

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

October 17, 2023

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

TIME AND ORDER OF ITEMS ARE APPROXIMATE AND MAY BE CHANGED AS TIME PERMITS

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

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

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

1. Call to Order
2. Pledge of Allegiance (Heidi Franco, Mayor)
3. Prayer/Thought by Invitation (Yvonne Barney, Council Member)

III. CONFLICT OF INTEREST DISCLOSURE:

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

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

V. CONSENT AGENDA:

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

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

VII. GENERAL BUSINESS ITEMS:

1. Big Brothers Big Sisters: Resources available to Heber City Residents (Thomas Tripodi) - *10 min*
2. Central Heber Replacement Project Update (Kyle Turnbow, Engineer) - *10 min*

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

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

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

IX. COMMUNICATION:

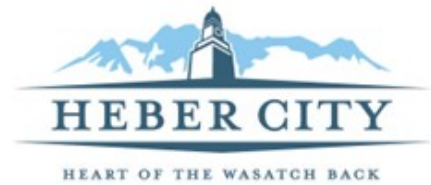
X. ADJOURNMENT:

Ordinance 2006-05 allows Heber City Council 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 10.12.2023, 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>. Notice provided to the Wasatch Wave.

Heber City Council Staff Report



MEETING DATE: 10/17/2023
SUBJECT: Park Standards and Specifications
RESPONSIBLE: Aubrey Larsen
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Vibrancy

SUMMARY

Heber City desires to establish a world-class park, trails, and open space system. As an emerging recreational destination and rapidly growing community, ensuring that all parks in the City reflect an acceptable standard is a critical step for achieving this goal. The Heber City Park Standards and Specifications create a coordinated and comprehensive park design and development framework for existing and future parks in order to meet the needs and expectations of the City and its current and future residents. The Heber City Park Standards and Specifications consist of the following three components:

1. Standard Landscape Drawings
2. Standard Landscape Specifications
3. Heber City Park Standards Manual

RECOMMENDATION

Staff recommends that the City Council review and discuss the Heber City Park Standards and Specifications at the work session meeting.

BACKGROUND

Project Timeline:

1. March 16, 2023: project kickoff with LDI planning consultants Mark Vlasic, Hugh Holt, and Aubrey Larsen, and Heber City staff Mark Rounds and Jamie Baron. Main discussion items included:

- The desire for the guide to be easy to understand with clear distinctions between "rules" and "guidelines" e.g. fixed vs. flexible.
- Needs and requirements for park irrigation, planting, amenities, signage, and fencing standards.
- Since the project kickoff, regular coordination and project check-in meetings have been held.

2. April 18, 2023: Jamie Baron provided the City Council with a project update during a working meeting. Key takeaways from the working meeting are as follows:

Fixed Standards

- Comfortable moving forward with the fixed standards.

Flexible Standards

a- Notes and Talking Points of Areas of Agreement

- Aesthetics and brand are important. Want something that says, “This is the Heber Valley”.
- Comfortable with North Village themes but want a lot of flexibility.
- There should be some sort of “fingerprint” on the flexible standards.
- Don’t think we need to reinvent the wheel; take a look at some of the parks and park systems that are interesting. St. George, such as Treehouse Park, and Ninja Parkour Park are examples.
- Lighting should be dark sky compliant, and possibly solar-powered.
- Want open green spaces, and keeping green lawns will be important, especially considering the increased density that is approaching.
- Waterwise considerations are important.

b- Notes and Talking Points of Areas of Difference

- Aesthetics are very subjective; recommend against a city-wide standard as all parks are individual and different. Should be careful to not over-regulate them. Against standardizing design themes, but would support standardization of signs.
- Wondering if we want to have more of a fixed look for signs, for example (maybe have a tweak depending on the location or area in the city a ’la SLC wayfinding signage). It is important to have variety and create places with different feelings and functions. But recommend a unified sign system.
- Have all parks include ADA/all-ability accessible play; however, might have one all-abilities park or one all-abilities playground as well.

c- Neutral Areas

- Brown Canyon sandstone is Heber iconic and should be a component of all signs (in addition to other materials) and in the parks.
- Olympic theme in Main Street Park (a nod to the Olympics).
- Recommend an agriculture-themed park, an airport park, and other themes specific to Heber (Provo River, Olympics, railroads, Fitzgerald Park with a historical theme and an interpretive center, etc.). NOTE: may want to develop some potential themes for all of the park sites in the city as a sort of starting/programming point of departure.
- Like the Blueways sign for the river as a starting point.

3. August 14, 2023: a draft of the Park Standards Manual and accompanying standard drawings and specifications were presented to the POST committee. The committee was generally happy with the guide and most comments pertained to the minimum standards/ point system. Since meeting with the committee, staff have continued to refine the guidebook’s language and layout and integrate feedback from the POST committee.

4. September 12, 2023: A draft of the Heber City Park Design Standards was presented to the Planning Commission during a working meeting.

5. September 26, 2023: The Planning Commission held a public hearing. No input was received, and the Commission forwarded a positive recommendation to the City Council with the following findings and conditions:

Findings:

1. The Planning Commission held a public hearing on September 26, 2023.
2. The Planning Commission forwarded a positive recommendation on September 26, 2023.
3. The proposed Heber City Park Design Standards are consistent with the General Plan.

Conditions:

1. Verify how tree calipers are measured.

DISCUSSION

There are two main discussion items for this Project:

1. Park Amenity Requirements:

In order to meet the needs and expectations of the City and its residents, all parks are required to provide a minimum level of amenities based on the size of each park in acres. To encourage quality park designs that encompass a range of appropriate amenities, a park amenity point system has been proposed. *At least 10 points per 0.1 acre or 100 points per acre are required in the design of Heber parks.* Staff have evaluated the point system against existing parks and have found that the point requirements are achievable. Some additional fine-tuning is expected. Staff is seeking feedback and direction on the proposed point system.

2. Signage:

Since a city-wide park signage system has not yet been developed, staff recommends that park signage standards be limited to *Naming Signs* (also known as Entry Signs). The Park Design Manual provides two different options: (1) stone monument/ landscape entry signs or (2) mixed material entry signs. Staff is seeking guidance on which direction the City Council would like to go with the park signage standard.

FISCAL IMPACT

The contract is \$28,250 and has been executed. Some additional cost for remaining work may be negotiated.

CONCLUSION

Staff and the City's consultants are working to finalize the Park Standards and are seeking input from the City Council on the proposed draft document and accompanying standard drawings and specifications.

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. Heber City Park Standards DRAFT 09-08-2023
2. Heber Standard Land Details 2023 09 25
3. Heber Standard Land Specs 2023 06 20
4. Tree Measurements changes to Heber std specs



HEBER CITY

HEART OF THE WASATCH BACK

PARK STANDARDS MANUAL

AUGUST 2023 **DRAFT**

DRAFT



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Heber City, Utah 84032
Phone: 435.654.0757
heberut.gov

ACKNOWLEDGMENTS

HEBER CITY COUNCIL

Heidi Franco, Mayor

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Mike Johnston

Rachel Kahler

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Dave Richards, Vice-Chair

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CITY STAFF

Jamie Baron, Planning Manager

Mark Rounds, Parks & Cemetery Director

Matt Brower, City Manager

PARKS, OPEN SPACE, TRAILS, AND TREES COMMITTEE

Ashley Farrell, Co-Chair

Scott House, Co-Chair

Yvonne Barney, Council Rep

John Crook

Sarah Simons

Nathanael Adams

Don Taylor

Mia Yue

Christen Thompson

PLANNING CONSULTANTS

LANDMARK DESIGN

Mark Vlastic, AICP, PLA, Principal-in-Charge

Hugh Holt, PLA, ISA, CPSI, Senior Landscape
Architect

Aubrey Larsen, Project Planner and Landscape
Designer



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1

INTRODUCTION

THE NEED FOR CONSISTENT STANDARDS

Heber City is set on establishing a world-class parks, trails, and open space system. As an emerging recreational destination and a rapidly growing community, ensuring that all parks in the city reflect an acceptable standard is a critical step for achieving this goal. The Heber City Park Standards establish a coordinated and comprehensive park design and development framework for existing and future parks in order to meet the needs and expectations of the city and its current and future residents.

Establishing minimum standards does not mean these spaces should be overly prescriptive or solely focused on meeting minimum requirements, looking identical, or containing the exact same features and equipment. Instead, it is anticipated that each park will be carefully designed to not only meet the minimum requirements, but also respond to the specific site, setting, and program, resulting in unique and engaging spaces.

PARKS STANDARDS GUIDING PRINCIPLES

COMPREHENSIVE RECREATION SYSTEM

Each park is part of a comprehensive recreation system that meets the needs and contributes to the high quality of life in Heber.

HIGH QUALITY DESIGN AND BRANDING

High-quality park design and activities promote the Heber City “brand”, improve livability, and attract tourism.

EQUITABLE ACCESS

Existing and future parks should be distributed in a manner that is equitable and ensures access within a maximum half-mile walking distance of every home in the community.

CONTEMPORARY STANDARDS

Existing parks should be upgraded and future parks designed to meet the established standards.

CONTEXT SENSITIVE

The site, setting and special needs of each park should be addressed through a professional design and development process.

ENVIRONMENTALLY RESPONSIBLE

The Heber City park system should be sustainable and easy to maintain with water-conserving landscapes and dark sky friendly lighting.

A LIVING DOCUMENT

The Heber City Park Standards is a living document that will change, be revised, updated and improved periodically as needed.

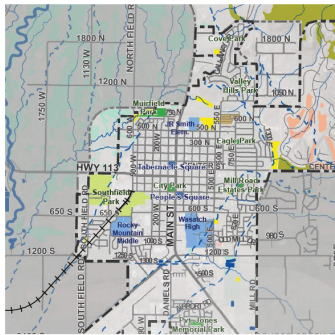
RELATIONSHIP TO OTHER CITY STANDARDS, PLANS, & ORDINANCES

The Heber City Park standards support the overall Heber City Vision and complement other key plans, standards, codes, and ordinances as follows.



HEBER CITY ENVISION 2050

This is a critical policy document that establishes the vision for Heber's future growth and development for the next several decades. It was established as part of highly engaged and comprehensive public involvement process that clarified the future vision for the park, trail, and open space system as well as other key aspects of the city. The plan includes a future land use map and graphic descriptions and development principles intended to ensure existing and future parks, trails and open spaces are implemented in a manner that meets long-term growth and development needs.



HEBER CITY PARKS, TRAILS AND OPEN SPACE MASTER PLAN

The Heber City Parks, Trails and Open Space Master Plan builds upon Heber City Envision 2050, providing more detail regarding existing conditions and future needs, park service gaps, park priorities and levels of service. The plan acknowledges that Heber City is an active community with an identity intrinsically tied to its natural environment, which should be addressed in the design and development of its parks, trails and open space system.



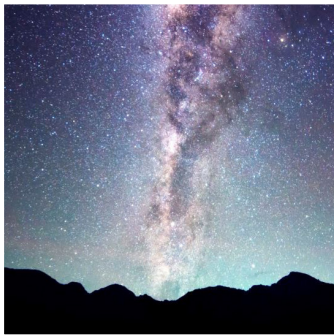
ENVISION CENTRAL HEBER

This planning process takes a careful look at the heart of the city, with a focus on Main Street, surrounding neighborhoods, and a planned recreation and tourism district near the train station. The plan explores growth and traffic enhancements in these areas while maintaining and enhancing the history, recreation opportunities, community spaces, business development opportunities and beauty of the greater downtown area.



WASATCH COUNTY REGIONAL TRAILS MASTER PLAN

This plan was developed in close collaboration with Heber City as a framework for creating a connected system of trails throughout Wasatch County. It addresses regional facilities in Wasatch County, including trails, bike lanes, bike routes and trailheads. The plan also identifies specific standards for bikeways, suggests improved multi-use trails and urban soft surface trails, improved pedestrian trails, backcountry trails, and trail signage and wayfinding systems. The plan includes phasing recommendations for implementing the trail system countywide and within Heber City specifically.



HEBER CITY TRAIL & LIGHTING STANDARDS

Heber City has adopted specific standards for trails and trail lighting, which have been codified in the Municipal Code (see [Chapter 17.30 - Trail Design Guidelines](#) and [18.78 - Lighting](#)). These serve as the basis upon which lighting standards for city parks were developed, and should be referenced as appropriate.



C-2 AND C-4 ZONES DESIGN STANDARDS & GUIDELINES

Although these design guidelines were developed for specific commercial districts, they are an excellent reference for understanding the Heber City brand, themes, and aesthetic vision (see [C-2 and C-4 Zones Design Standards & Guidelines](#)). Preferred colors, building materials, and architectural styles in addition to design principles and styles are described in detail.



HEBER CITY MUNICIPAL CODE

A compendium of key statutes, ordinances, codes and standards that apply in Heber City, including those that address design and development of parks. The following chapters provide specific guidance to the design and development of city parks:

6	<i>Animals</i>	15	<i>Buildings and Construction</i>
8	<i>Health and Sanitation</i>	17	<i>Subdivisions</i>
10	<i>Vehicles and Traffic</i>	18	<i>Zoning</i>
12	<i>Streets, Sidewalks and Public Places</i>	19	<i>Heber City Envision 2050</i>
13	<i>Public Services</i>		



HEBER CITY ENGINEERING STANDARDS

In addition to the engineering standards addressed in the Heber Municipal Code, standard Engineering Drawings and Specifications have been established that are aligned with the drawings and specifications for parks in this document. For current Heber City Engineering Standards see heberut.gov/158/Engineering.

Note: The municipal code is updated and modified on a regular basis. Visit heber.municipalcodeonline.com to ensure the latest version is used.

APPLYING THE STANDARDS

WHERE THE PARK STANDARDS APPLY AND WHERE THEY DO NOT

The Heber City Park Standards apply specifically to new park design as well as retrofit and rehabilitation of existing parks and recreational facilities. These standards apply to all public parks and private parks that are intended to become publicly owned and operated in the future. The standards are therefore encouraged to be used for the design of all private parks and recreation facilities as well.

FIXED VS. FLEXIBLE STANDARDS

A distinction is made throughout this document between fixed and flexible standards. Fixed standards are the same between all parks and are intended to be unchanging.



FIXED STANDARDS

As indicated by the name, fixed standards are predetermined and generally inflexible. They should be the same at all parks (*see Table 1.1*).

TABLE 1.1 - FIXED PARK STANDARDS

- | | |
|-------------------------------|-------------------------------|
| ▪ Level of Service (LOS)* | ▪ Fencing |
| ▪ Softscape (plant materials) | ▪ Signage (Park Name only) |
| ▪ Hardscape (paved surfaces) | ▪ ADA/Accessibility |
| ▪ Irrigation | ▪ Lighting/Electric/Utilities |

**Note that the LOS will change based on park type and size, but will establish the minimums for developments .*



FLEXIBLE STANDARDS

In order to ensure each park is unique and an example of great park design, flexible standards provide more flexibility while ensuring the minimum requirements are met (*see Table 1.2*).

TABLE 1.2 - FLEXIBLE PARK STANDARDS

- | | |
|--|--|
| ▪ Park Amenities <ul style="list-style-type: none">▪ Furnishings, Structures and Architectural Features such as restrooms, shelters, trellises and gazebos | ▪ Special features and structures <ul style="list-style-type: none">▪ Water features, splash pads, fountains and similar features▪ Special park features such skate parks and demonstration gardens▪ Themed elements and historic/cultural features▪ Environmental and interactive art features such as Low Impact Design (LID) systems stormwater conveyance system, labyrinths and interpretive walkways▪ Public art and sculpture |
| ▪ Recreation and Play Amenities | |

END USERS

PARK DESIGNERS

The Heber City Park Standards are not a substitute for professional expertise, experience, and aesthetic judgment. It is assumed that professional landscape architects (PLAs), licensed in the State of Utah, shall be responsible for the design of all parks in Heber City. They shall utilize these guidelines to help ensure public safety, health, regulatory, and permitting requirements associated with the design and implementation of parks are met, and shall ensure that all applicable local, state, and federal laws, codes, and regulations are addressed and incorporated as required. Generally, the design of parks and open space shall be undertaken by project owners and developers, and reviewed and revised by the city.

CITY STAFF

City staff will use these standards in conjunction with city policies and guidance documents, community desires and needs, and existing amenities in other parks when evaluating and managing park development projects. Their role is to help ensure that the design and specific elements for each park and open space meets the needs of the city and park system.

MEMBERS OF THE PUBLIC

These guidelines are available to the public to help clarify the processes and standards that are in effect.

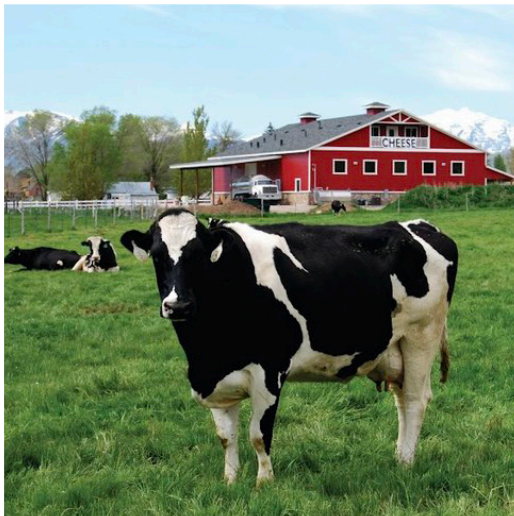
THE HEBER CITY IMAGE

Heber City is nestled in a green valley, brimming with historic agricultural uses, the beautiful Provo River, and unmatched views of the Wasatch Mountains. This image of Heber City creates a strong sense of place, and the consistent application of the City brand, themes, and aesthetic vision is essential for achieving a cohesive park system. Park designers should be familiar with the Heber City brand and central themes (*see Table 1.3*) as well as the characteristics of the unique City districts and future land use areas. For further clarification, a land use and district map are found on *pages 16 and 17* respectively, as well as in the *Heber City Envision 2050 General Plan (adopted 2020)* and *Central Heber Vision Scenario (proposed 2023)*.

TABLE 1.3 - HEBER CITY BRAND CENTRAL THEMES

Description: The central themes of the City address focal points and commonalities that residents and visitors universally cite when describing the Heber Valley.

- Sense of history and place in a beautiful mountain valley, and its welcoming and peaceful environment
- Open space & rural character
- Friendly neighborhoods and centers
- Diverse regional recreational opportunities



HEBER CITY DISTRICTS

In addition to the overall Heber City brand, specific design standards have been developed for specific areas of the city. For example, the Municipal Code includes a special section for the North Village to help ensure a unified design and quality development is achieved through the use of high-quality materials, architecture, landscaping, and open space, as defined in the General Plan (see Table 1.4). Note that the “Mountain Modern” style referenced throughout this section shares the characteristics of the North Village.

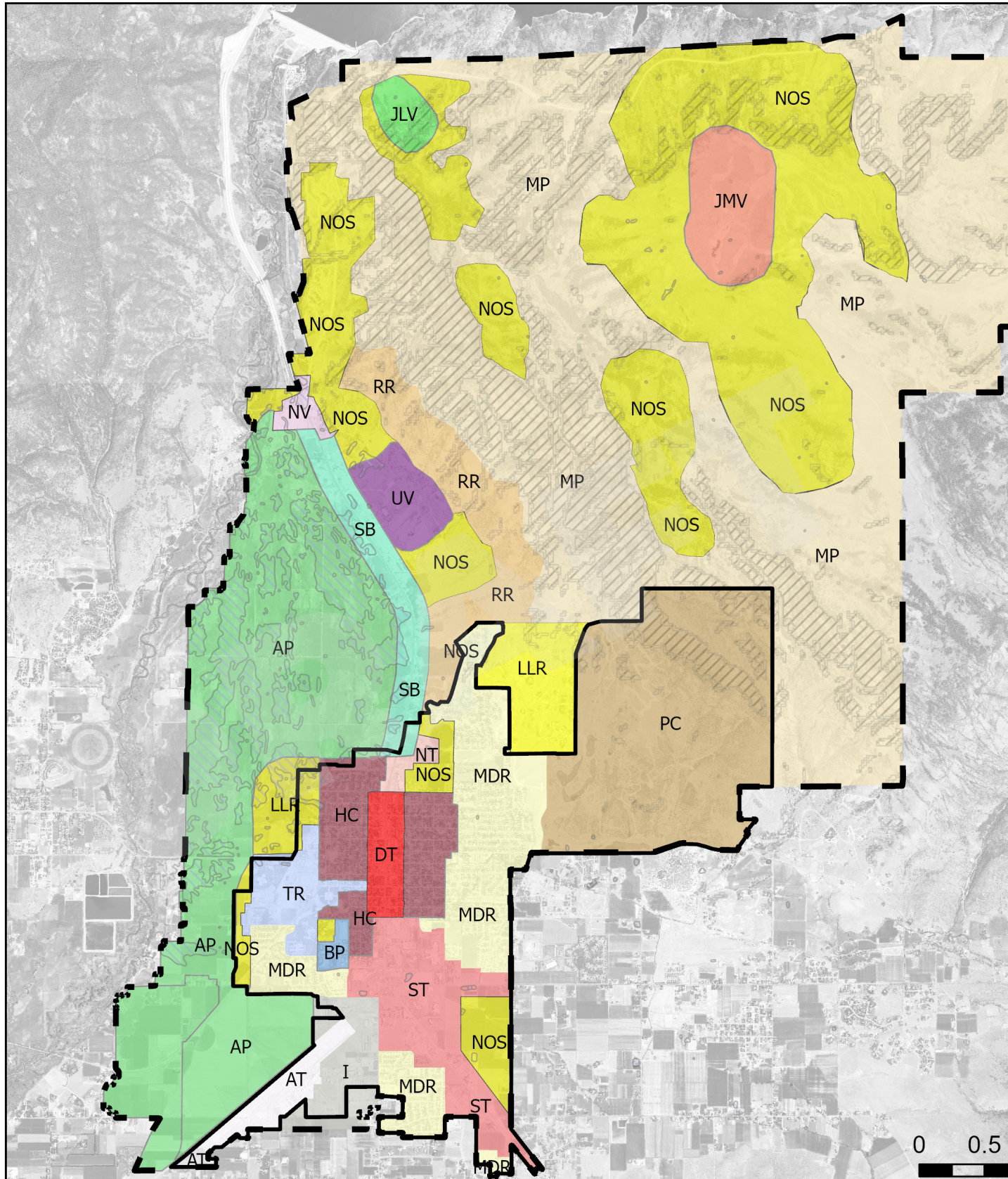
TABLE 1.4 - NORTH VILLAGE (NV) KEY CHARACTERISTICS

Description: A town center located at the major crossroads of Highway 40 and Highway 32, growth is anticipated to exceed many other areas of Heber due to the numerous developments occurring in both Summit and Wasatch Counties, including evolving ski resort destinations.

- Simple rustic detailing and ornamentation
- Stone/ brick or natural/ transparent stained wood
- Colors and materials blend with the natural setting
- Simple geometric forms
- Exposed structural elements

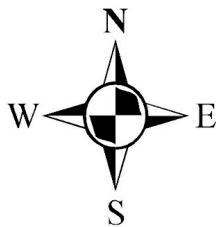


MAP 1.1 - HEBER CITY FUTURE LAND USE MAP



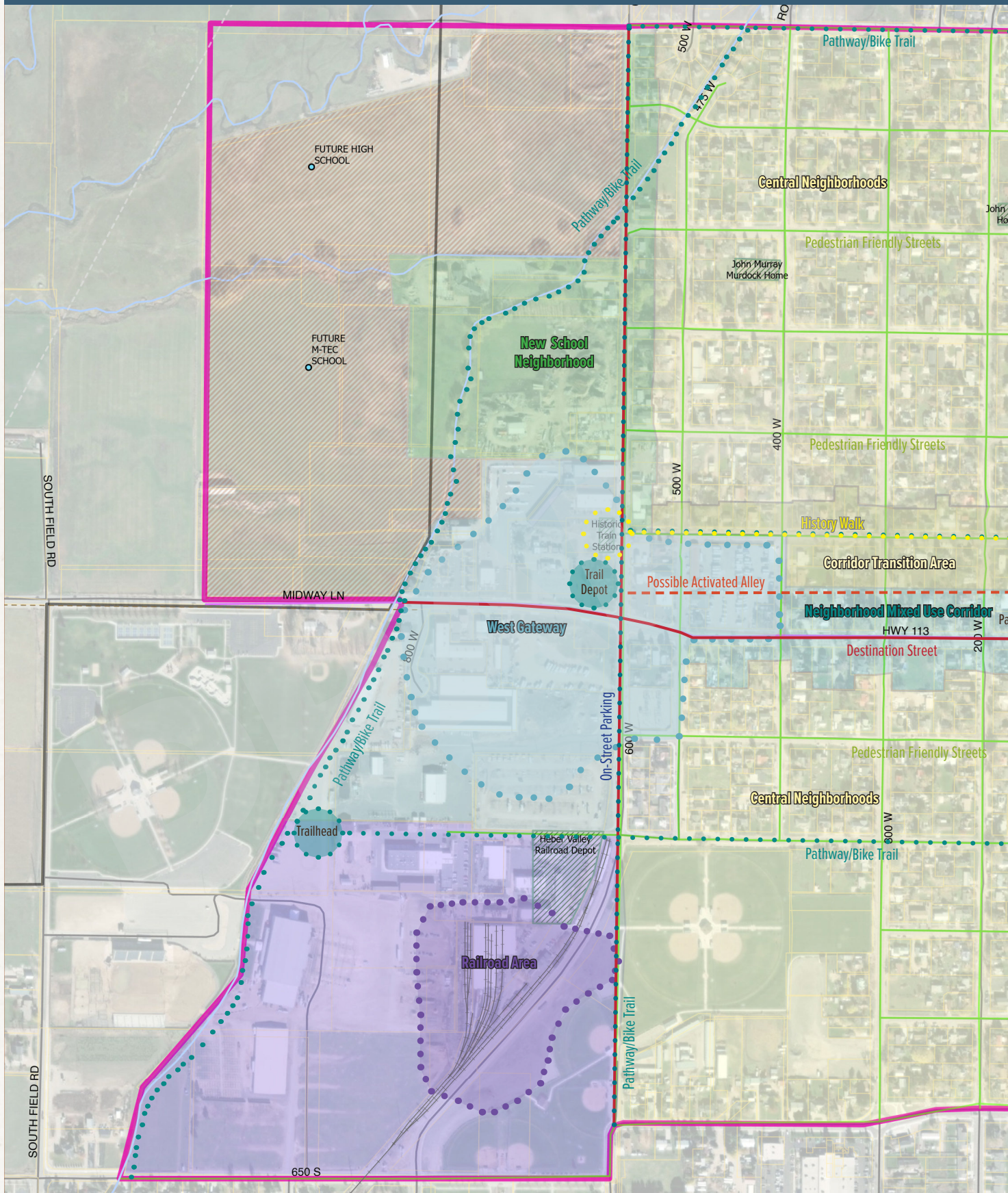
FUTURE LAND USE

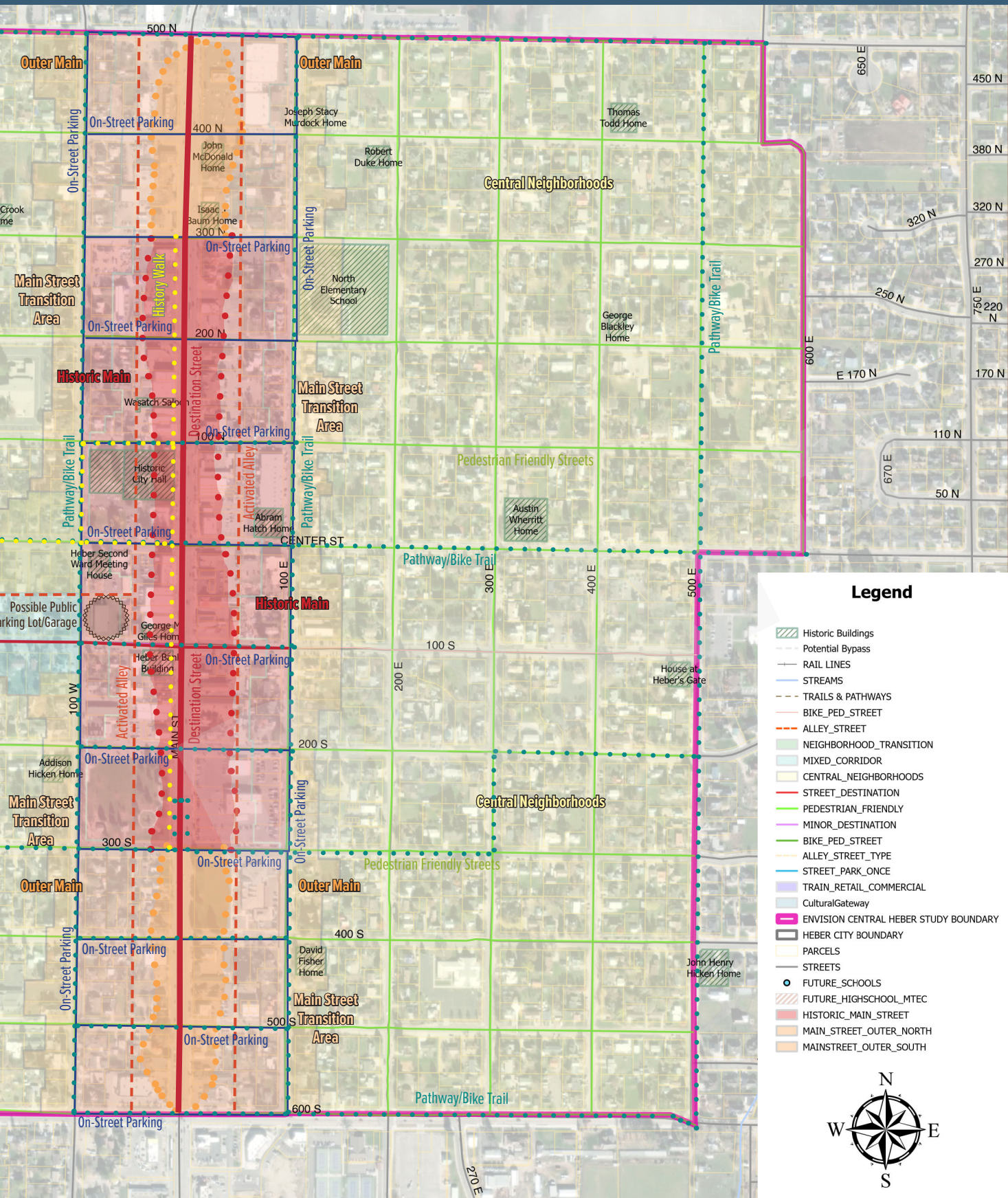
-  HEBER CITY
-  HEBER STUDY BOUNDARY
-  UNBUILDABLE SLOPES
-  WETLANDS
- FUTURE LAND USE**
- ACRONAME**
-  ST SOUTHTOWN
-  AP AGRICULTURE PRESERVATION
-  AT AIRPORT
-  BP BUSINESS PARK
-  DT DOWNTOWN
-  HC HISTORIC CORE
-  I INDUSTRIAL
-  JLV JORDANELLE LAKE VILLAGE
-  JMV JORDANELLE MOUNTAIN VILLAGE
-  LLR LARGE LOT RESIDENTIAL
-  MDR MEDIUM DENSITY RESIDENTIAL
-  MP MOUNTAIN PRESERVATION
-  NOS NEIGHBORHOOD W OPEN SPACE
-  NT NORTHTOWN
-  NV NORTH VILLAGE
-  PC PLANNED COMMUNITY
-  RR RURAL RESIDENTIAL
-  SB SCENIC BUFFER
-  TR TOURISM RECREATIONAL
-  UV UNIVERSITY VILLAGE



1 2 3 4 Miles

MAP 1.2 - ENVISION CENTRAL HEBER CITY DISTRICT MAP





EMERGING ENVISION CENTRAL HEBER DISTRICTS

The following districts were identified as part of the Envision Central Heber project with unique themes and characteristics for design professionals to consider (see *Table 1.5 - 1.7*):

TABLE 1.5 - RECREATION & TOURISM DISTRICT KEY CHARACTERISTICS

Description: An outdoor-oriented district that lets Main Street “shine” while supporting local recreational activities and regional recreational destination pursuits.

- Wide sidewalks
- Benches
- Outdoor dining areas
- Street trees
- Plaza space
- Fire pits/heaters
- Bike racks
- Activity structures
- Art/sculptures
- Planters
- Attractive streetlights
- Classic materials and features
- Modern/clean lines
- Preferred building materials: brick, wood/composite siding, sandstone, timbers
- Design standards requiring classic commercial features (e.g. storefront), but with flexibility for a variety of styles.



TABLE 1.6 - CENTRAL NEIGHBORHOODS DISTRICT KEY CHARACTERISTICS

Description: Pedestrian-friendly streets with an easy-to-access bike network, neighborhood parks, a potential alley pilot project between 100 South and Center Street, a history walk connecting the original train depot and the Civic Center Block, historic structures and homes enhanced.



TABLE 1.7 - MAIN STREET DISTRICT KEY CHARACTERISTICS

Description: Highly active destination Main Street featuring live/work/play/shop/dine/gather opportunities; historic/classic architecture in Historic Main District and historic themed but more flexible architecture in outer Main.

- Benches
- Outdoor dining areas
- Street trees
- Plaza space
- Fire pits/heaters,
- Bike racks
- Activity structures
- Art/sculptures
- Planters
- Attractive streetlights
- Mix of existing historic and new modern and traditional
- Preferred building materials: brick, sandstone, glass, timbers, rock
- Apply existing design standard for classic commercial requiring historic/classic commercial features (e.g. storefront), but with flexibility for a mix of styles
- Classical/historic building features encouraged.



FUTURE LAND USE DISTRICTS

In addition to the emerging Central Heber Districts, the following land uses described in the *Heber City Envision 2050 General Plan (adopted 2020)* provide general direction and guidance for future decisions to expand, modify, or rehabilitate City infrastructure.

In order to ensure the brand and aesthetic vision is current and up to date, it is the responsibility of each professional designer to verify that they have reviewed the current version of the General Plan and other adopted policies, plans, and documents.

DISTRICT TYPE	USES	KEY CHARACTERISTICS
Historic Core Neighborhood (HC)	Primary: single family dwellings on smaller lots, town homes, duplexes, triplexes, flexible infill, small multifamily buildings; consider bonus densities for higher quality architecture Secondary: connective and corner small scale retail/ restaurants, bed and breakfasts, community gardens, public facilities, churches	A mixed neighborhood emphasizing a variety of housing types. Strong street connections to the downtown and the tourist center; bicycle and pedestrian friendly.
Jordanelle Mountain Village (JMV)	Primary: commercial and service uses intended to reduce trip generation to other town centers Neighborhoods: low, medium and higher density residential areas on slopes less than 30%, clustering options, schools	A mixed use town center intended to serve the significant population on the upper mountain area, characterized by Mountain Modern architecture and mixed uses that include gathering spaces. Natural lands are preserved. Roads with swales and trails, clustering options, small lot and townhome options, significant open space, natural areas, schools.

DISTRICT TYPE	USES	KEY CHARACTERISTICS
Jordanelle Lake Village (JLV)	Primary: hospitality, mixed uses, service and commercial uses Secondary: medium to higher density residential, schools	A mixed use town center with adjacent neighborhoods to serve the region's growing recreation/tourism industry, characterized by Mountain Modern architecture and mixed uses that include gathering spaces. Development blends into the slopes, and natural lands are preserved. Roads with swales and trails, clustering options, small lot and townhome options, significant open space, natural areas.
Utah Valley University Village	Primary: an array of uses supportive to the University, including hospitality, training centers, small retail, gathering places, mixed use, and student housing. Secondary: tech uses, affordable housing	A mixed use village created to support the growth and desirability of the UVU campus, characterized by Mountain Modern architecture and vibrant pedestrian gathering places.
New Neighborhoods with Open Space (NOS)	Primary: SFDs Secondary: townhomes, small lot and attached housing	Small lot clusters, townhomes and open space achieved through clustering and generally located adjacent to centers.
Agricultural Preservation (AP)	Agricultural uses on large lot (20 acres), with minor residential use	Dairy, grazing and grazing supportive crops with a homestead. Agricultural areas provide separation between communities.
Mountain Preservation (MP)	Recreational uses using the preserved natural areas	Steep slopes over 30%, stream corridors, wetlands, areas providing separation between communities. Clustered housing with density transfers to the villages.

DISTRICT TYPE	USES	KEY CHARACTERISTICS
Scenic buffer (SB)	Scenic highway corridors with adjacent trail systems, storm water retention and significant use setbacks	Natural and enhanced landscapes with trail systems adjacent to existing and proposed highways.
Rural Residential (RR)	Residential and agricultural mix in clustered patterns of development	Rural streetscapes with clustered housing and large open spaces in a natural, grazing, or agricultural use.
Medium Density Residential (MDR)	Primary: single family residential uses	Existing single family neighborhoods with a mix of suburban and rural street standards.
Large Lot Residential (LLR)	Primary: single family residential uses	Mostly existing single family neighborhoods with expansive views due to large separations between homes.
Planned Community (PC)	Primary: large lot single family homes	Existing neighborhood with significant open space and recreation uses.
South Town Center (ST)	Primary: regional commercial/ office uses, health services, light manufacturing and tech businesses Secondary: medium to high density residential	A mix of businesses catering to the regional larger scale needs of Wasatch County. Includes big box retail opportunities.
North of Downtown Center (NT)	Primary: regional commercial/ office uses, health services, incubator business complexes Secondary: medium to high density residential	A secondary regional hub.
Business Park (BP)	Office and tech uses	High quality design and architecture.
Airport (AT)	Airport and air traffic related uses	Runways, hangars, service shops and supportive commercial uses.
Light Industrial (LI)	Manufacturing uses located generally within enclosed buildings, plus office warehouse uses	Limited outdoor storage and activity; may allow for accessory apartments.





A background image of a playground with several play structures featuring peaked roofs. A large, semi-transparent blue number '2' is centered over the image.

2

PARK TYPE STANDARDS

LEVEL OF SERVICE (LOS) STANDARDS

As detailed in the *Heber City Parks, Trails and Open Space Master Plan (adopted 2021)*, establishing a clear Level of Service (LOS) for parks is essential for ensuring that existing and future park needs are met. The plan calls for a future LOS of 4.0 acres of park land to be provided for every 1,000 residents, equitably distributed throughout the city so that eventually a park or trail will be available to every household within a maximum half-mile walking distance. Generally, an emphasis should be placed on the quality of parks rather than the quantity (acreage).

Existing and future parks are expected to meet the high aspirational standards for quality amenities and design. In addition, extra vigilance is necessary to ensure existing and future parks are distributed in a manner that is equitable and achieves the ambitious goal of ensuring a maximum walking distance from home to the nearest park.

MINIMUM STANDARDS FIXED STANDARD

Establishing minimum standards is not meant to be prescriptive or to suggest that every park should look similar and contain the same or indistinguishable features and equipment. Rather, it is assumed that each park will be funded at a level to allow the park to meet the established standard, and carefully designed to ensure each site is unique and aligned to the specific location.

In order to meet the needs and expectations of the city and its residents, all parks are required to provide a minimum level of amenities based on the size of each park in acres. “Amenities” encompass a broad range of features that will be used by park users, such as playgrounds, sport fields, furnishings, and restrooms. Individual park amenities, paired with a park’s overall design and setting contribute to the character and function for each park. **At least 10 points per 0.1 acre or 100 points per acre are required in the design of Heber parks** (see Table 2.2).

SENSITIVE SITE ELEMENTS

Heber City recognizes that not all land is buildable or appropriate for development and that there are areas on which the intensity or type of development should be modified. Areas commonly referred to as “sensitive lands” provide beneficial uses, distinctive features, and natural settings that should be enhanced or preserved (see [Municipal Code Chapter 18.67 - Sensitive Lands](#)). At the discretion of the planning commission and city council, sensitive lands characteristics (see Table 2.1) may grant an applicant some leniency in determining amenity requirements. Points will be awarded based on the quality and usability of the land.

TABLE 2.1 - SENSITIVE LANDS CHARACTERISTICS	
- Steep slopes - Significant rock outcroppings - Wetlands - Avalanche zones - Intermittent or constant flow stream corridors - Ridgelines - Springs	- Significant gullies - Species protection - Wildfire/urban interfaces - Flood plains - Animal migration routes - Soils and geotechnical considerations, such as fault lines, soil types, and depth to bedrock, and shallow water table levels



PARK AMENITY REQUIREMENTS (POINTS WILL BE FINE-TUNED)

The following elements may be used to achieve the 10 points that are required per 0.1 acre (or 100 points per acre). Park features or elements that are not included in this table may be proposed by an applicant and are assigned points by the planning commission and city council. All parks are required to provide a mixture of amenities that are reflective of the park type (see pages 28-32).

TABLE 2.2 - AMENITIES/ PARK FEATURES	POINTS
Sports court (6,600 sq. ft. or 55' x 120')	100
Restroom (min. 190 sq. ft. and 2 stalls) (80 points per additional 2 stalls)	100
Multi-purpose sport fields (needs dimension)	50
Passive recreation area (needs dimension)	50
Trail, hard or soft surface (min. width to maximum 8ft.), excluding sidewalks along streets (per 100 linear feet). Trail and bike lane connections to other parks, open spaces, recreation amenities and community destinations should be included	6-8
Drinking Fountain (freeze resistant w/pet bowl & bottle filler)	5
Pavilion (per 100 sq. ft.)*	4
Shade structure (per 100 sq. ft.)	4
Public art or sculpture, artist commissioned	4
Picnic or dining table (6'-8'); bench or other seating (6'-8'), trash receptacle or similar furnishings. High-quality metal, powder-coat, selected from same series or model**	2
Bicycle rack (4+ bikes)	2
Trees (5)	2
Playground equipment, splash pad, skate, or other specialty play feature (per \$1,000)	2
Sensitive lands characteristics as determined by Heber City (awarded based on the quality and usability of the land)	0-100
Other special amenities and features approved by Heber City	0-100

* 1 picnic table or equivalent is required for every 100 sq ft.

** A minimum of one trash can is required for every pavilion and/or picnic/dining table

DIFFERENT PARK TYPES

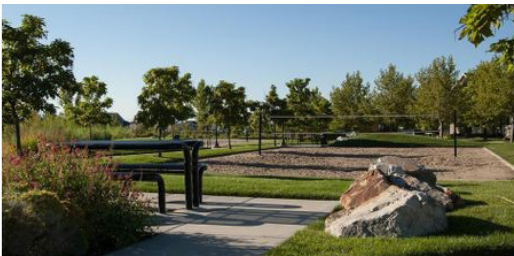
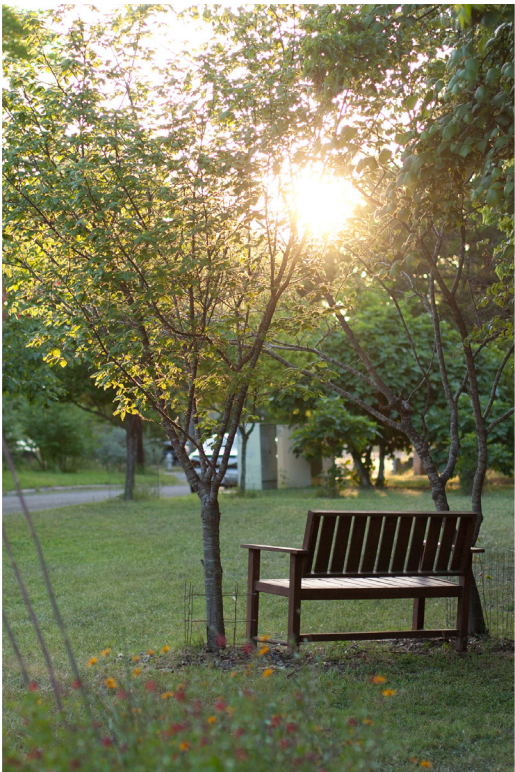
LOCAL PARKS

5 ACRES OR LESS

Local Parks are small (typically less than 5 acres) and provide limited amenities. They are also referred to as Common, Green, or Pocket Parks. While it should be noted that Local Parks are generally not supported in the *Heber City Parks, Trails and Open Space Master Plan (adopted 2021)*, they should include the following minimum amenities in order to match their size and function (see Table 2.3):

TABLE 2.3 - LOCAL PARK MINIMUM AMENITIES

- Trees
- Picnic tables, benches, or other site furnishings
- 1 drinking fountain for anything larger than 2 acres or as otherwise determined by City staff
- Passive multi-use area(s)
- A covered shelter, pavilion or shade structure or a small playground, sport court or activity area
- Restrooms are costly and are not typically included (if restrooms are desired in the future, additional funding will be required)
- Focus on natural park functions and trail access rather than developed park amenities such as courts and fields



NEIGHBORHOOD PARKS

3-10 ACRES

Neighborhood Parks are recommended as the primary park type for filling gaps in the park system. They generally provide the best value to the City and its residents by striking a balance between convenient access, and the level of amenities they provide. While the established size range for Neighborhood Parks is 3-10 acres, **a minimum of 5 acres should be the goal for future parks**, as this is considered the minimum threshold for ensuring efficient maintenance routines and for providing the highest level of play and recreation opportunity. Neighborhood Parks should include the following amenities (*see Table 2.4*):

TABLE 2.4 - NEIGHBORHOOD PARK MINIMUM AMENITIES

- Trees
- Picnic tables or benches
- 1 drinking fountain for every 5 acres
- Passive multi-use area(s)
- Small/Medium Pavilion(s)
- A restroom
- Sport court(s) (basketball, volleyball, pickleball and tennis)
- Playground(s)
- Sports field(s) (baseball, soccer, football and similar sports for casual play, pick-up games and training)
- Trail and bike lane connections to other parks, open spaces, recreation amenities and community destinations
- Perimeter walking trail(s) where appropriate



COMMUNITY PARKS

10 - 30 ACRES

Community Parks are larger parks that meet the needs of the entire community. They should be between 10-30 acres and include the following (see *Table 2.5*):

TABLE 2.5 - COMMUNITY PARK MINIMUM AMENITIES

- All the amenities and features in Neighborhood Parks
- At least one large pavilion
- At least one specialty regional recreation feature, such as a sports complex, an aquatics facility, splash pad or arboretum
- At least one restroom, depending on size and need
- Community event infrastructure



REGIONAL PARKS

30+ ACRES

Regional Parks are large, typically greater than 30 acres in size. They are the largest and most diverse park type, providing a wide range of amenities and features. Future city and county-owned Regional Parks should include the following (see *Table 2.6*):

TABLE 2.6 - REGIONAL PARK MINIMUM AMENITIES

- All the amenities and features in Community Parks
- Two or more specialty regional recreation features, such as a sports complex, an aquatics facility, splash pad or arboretum
- Two or more restrooms, depending on size and need
- Community event infrastructure



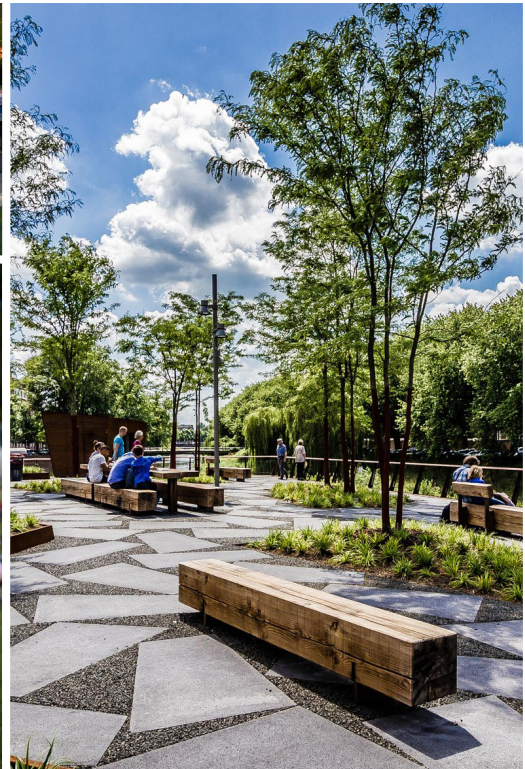
URBAN GATHERING PLACES

VARY IN SIZE

Urban Gathering Places are important for activating Heber’s destinations and town centers. As such, they should provide the highest level of amenities. They are intended to provide high quality gathering places, incorporating amenities and features that engage local residents and encourage visitors to join in and return again and again. Urban gathering spaces vary in size, but should include many of the same minimum amenities and features found in Community and Regional Parks while also incorporating special amenities that provide a regional draw. They should include amenities that support 24/7 activity and contribute to a unified look and appeal as defined in the General Plan and Envision Central Heber. In summary, Urban Gathering Places should include the following (see *Table 2.7*):

TABLE 2.7 - URBAN GATHERING PLACES MINIMUM AMENITIES

- Amenities and features similar to those found in Community/Regional Parks as well as features such as plaza spaces, fire pits/ heaters, bike racks, activity structures, art/ sculptures, planters, fitness stations, and attractive streetlights
- Special destination amenities that provide a regional draw such as a performance and event venue, food and eating elements, destination play/water features, and special programming/ branding
- Amenities that support 24/7 activity and contribute to a unified look and appeal as defined in the general plan



CONSIDERATION OF SPECIAL PARK NEEDS & CHARACTERISTICS

These general park standards are primarily a function of the size and purpose of each park. In some cases, other characteristics may need to be considered when determining how to apply the standards.

For example, a park that is located in a natural setting should build upon those conditions, resulting in a simpler and less developed park better matching the context and setting. Another example is a park that is located in a district or neighborhood with a special theme, brand, or look. In such cases, those special conditions should be considered and evaluated in addition to the general standards.







3

PARK DESIGN

Great parks require great designs. They rarely, if ever, just “happen.” Nearly all communities have public spaces and features that evolved without any type of strategic plan or organized process, and while these places are appreciated, they are not the destinations they could have been with the application of solid design approaches.

This section outlines seven park design principles that, when applied strategically, will result in quality, well-thought-out park spaces.

PARK DESIGN PRINCIPLES



INCLUSIVE & WELCOMING

Great parks make you feel good as soon as you arrive. They are open in their design, welcoming, and park visitors sense that they are in a safe place where they can relax, exercise, play with their kids, or make new friends.



SUSTAINABLE & RESILIENT

Great parks embody environmentally responsible development strategies. Heber's parks are not only great places for people, but they incorporate natural systems and processes, conserve water and other natural resources, balance dark-sky lighting principles with public safety, and are designed with ecological processes in mind — incorporating them seamlessly.



BEAUTIFUL

Great parks are filled with beautiful elements that are organized in ways that create balance, unity, rhythm, proportion, and interest.



SENSITIVE TO CONTEXT

Great parks are a reflection of their context. For example, a park adjacent to a school will take into consideration the needs of the students next door and will be designed in such a way that their experience is maximized. A park located in a wooded or river setting will build upon those features, celebrating the unique features associated with those natural elements.



DESIGNED TO EVOLVE

Great parks have longevity while also being able to respond to changes over time. A great park can adapt to meet the needs of new generations and respond to evolving activities and uses.



TIMELESS

Great parks are timeless, reflecting the era in which they were designed. Some of the most innovative park designs retain their original look and feel even after being modified and changed to meet new needs.



MAINTAINABLE

Great parks always involve and consider the needs of maintenance staff in the planning and design process, ensuring efficient maintenance processes and budgetary limitations are integrated into the design.





4

SOFTSCAPE & HARDSCAPE

The process of landscape design involves programming both the hard and soft areas of a site in order to achieve desired goal and needs. When planning Heber's parks, one should consider hardscape and softscape activity requirements, maintenance, aesthetics, and functionality.

SOFTSCAPE FIXED STANDARD

Softscape refers to the horticultural elements of a park that are composed of plant materials such as shrubs, trees, lawns and ground covers, and similar live and growing elements. Softscape also includes permeable surface treatments associated with the planted areas such as mulches (*see Table 4.1*).

Softscape requires regular maintenance such as weed and nuisance management, lawn management and watering, and similar activities that ensure the park is functional and usable. **See the appendices** for softscape standard specifications and details.

TABLE 4.1 - SOFTSCAPE

Description: Horticultural elements of a park composed of plant materials or other similar live, growing elements.

- Plant materials such as shrubs, trees, lawns, ground covers, and similar live and growing elements
- Surface treatments associated with planted and live materials such as mulches
- Requires regular weeding, nuisance management, lawn management, watering, and similar activities

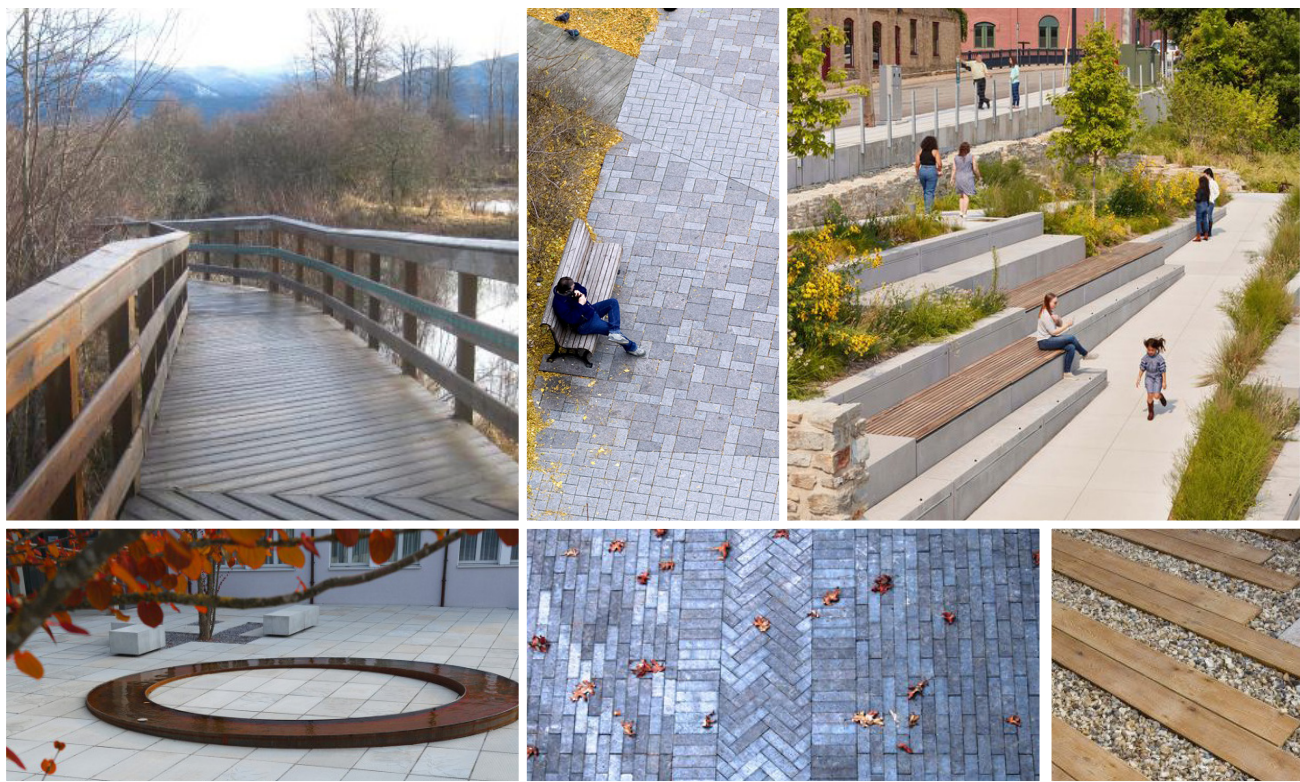


HARDSCAPE FIXED STANDARD

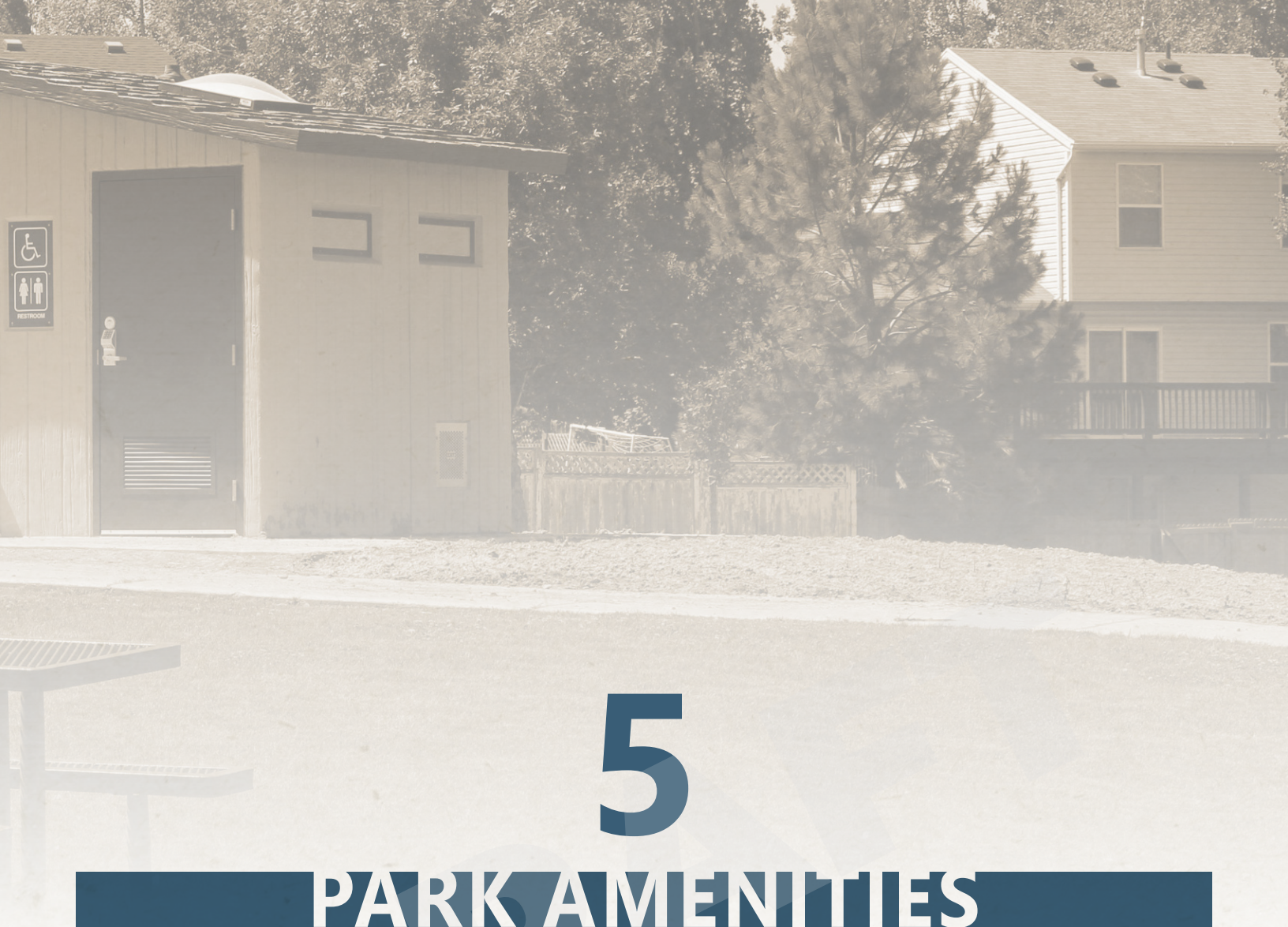
Hardscape refers to hard landscape materials in the built environment that are incorporated into a landscape. Hardscapes are typically impermeable, and include paved surfaces, driveways, retaining walls, stairs, walkways, and any other hard-wearing materials composed of wood, stone, metal and concrete (see Table 4.2).

Hardscape can also be defined spatially (e.g. plazas, gathering areas, sidewalks, paths and trails), by use (e.g. edging), and by material (e.g. concrete, asphalt, stone, decomposed and crushed stone, gravel, asphalt, metal and wood). See the appendices for hardscape standard specifications and details.

TABLE 4.2 - HARDSCAPE	
Description: Hard landscape elements and materials in the built environment that are incorporated into a landscape.	
- Includes paved surfaces, driveways, retaining walls, stairs, walkways, and other hard-wearing materials - Hardscape can be defined spatially (plazas, gathering areas, sidewalks, paths, and trails)	- Hardscape can be defined by use (edging) - Hardscape can be defined by material (concrete, asphalt, stone pavers, decomposed and crushed stone, gravel, asphalt, metal, and wood)







5

PARK AMENITIES

Park amenities encompass man-made features and structures in a park. Examples include:

- Furnishings such as benches, picnic tables, and trash receptacles
- Architectural features and structures (large and small) such as arbors, shelters, shade structures, restrooms, and storage facilities
- Playgrounds and play features
- Smaller features such as fences, walls, and lighting
- Special features that complete the park and make it unique such as public art, monuments, fountains, water features, and statues

In short, park amenities encompass all of the features that enhance one's enjoyment and comfort at the park. Park design often begins by addressing the primary use areas and ends with the selection of amenities that make the park a place that people want to visit regularly.

The following are typical standards and qualities that should be considered when designing and selecting park amenities in Heber City. Standard details and specifications are contained in the [appendices](#).

PARK FURNISHINGS FLEXIBLE STANDARD

Park furnishings should be limited to a select and unified range of features. Standards for park furnishings are as follows:

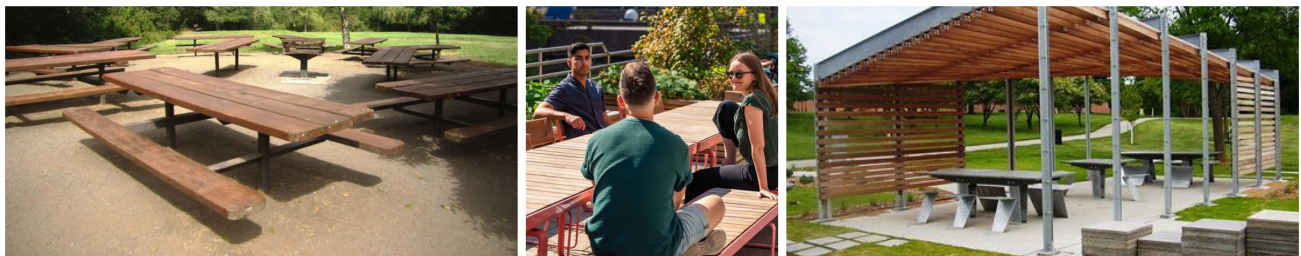
SEATING AND BENCHES

When selecting seating and benches, the function of each park and the anticipated park users should be carefully considered. For example, if the park is located in a neighborhood with a greater concentration of elderly users, more benches and seating should be provided that include support for the arms and back. Materials should be selected that are comfortable, durable, and easy to clean such as powder-coated metal and recycled wood. The benches and seats should be selected from standard model lines, with flexibility provided for branding with the Heber City logo or the park name.



PICNIC AND DINING FURNITURE

Picnic and dining furniture should be selected in a similar manner to park seats and benches, with special attention to ensure the needs of elderly, disabled, and users with special needs are addressed. These furnishings should complement the design and style of the other park furnishings, also incorporating opportunities for branding with the Heber City logo or park name.



TRASH RECEPTACLES

To ensure the parks remain clean and attractive, an adequate number of trash receptacles should be located throughout the park with the greatest concentration in areas near picnic and dining areas, seating and assembly areas, and locations where people tend to gather such as entry plazas. The receptacles should complement the other park furnishings and be optimally located near seating and activity areas — close enough to be functional, yet far enough away to separate park users from any generated smells. Specific models should be selected that facilitate simple and routine maintenance.



BIKE RACKS

Heber is an active community that will soon be connected by a coordinated trail system. Since many people will be riding their bikes to the city's parks and open spaces, the provision of robust bike racks at park destinations is essential. Factors such as ease of locking, proximity to the destination point, and high visibility should be taken into consideration. Bike racks should be embedded or surface mounted with tamper-proof bolts and feature thick metal bars at an appropriate height for easy and effective locking (meaning the bike frame and at least one wheel can easily be secured). Bike racks should be unified with the design of the other park furnishings.



DRINKING FOUNTAINS

Drinking fountains should be located in high-activity areas of the park such as picnic areas and sports facilities. They should be carefully selected to match the health and utility standards in Heber City, and should generally match the look and appearance of the other park furnishing. Drinking fountains should be fabricated from materials that are weather proof, vandal resistant, and easy to maintain. Drinking fountains should be selected to meet special needs such as filling water bottles and providing drinking water for dogs.



BUILDINGS AND ARCHITECTURAL FEATURES

Building and architectural features will vary depending on the specific needs and requirements of each park, requiring a high level of flexibility when designing and selecting these features. Whether specially designed or pre-fabricated, buildings and architectural features should meet the functional and design needs of the city, the surrounding neighborhood or district, and the park itself. Examples of key park buildings and architectural features include park shelters, pavilions, arbors, shade structures, and restrooms.



RESTROOMS

Restrooms are critical for conveying a high-quality impression of Heber's parks. They should be specially-designed or customized to ensure they meet both the functional and aesthetic needs of the park. Restrooms preferably are custom designed, and if a pre-fabricated structure is used it should meet the same design, functional needs, and requirements.



SPECIAL AMENITIES AND FEATURES

Special amenities and features include water features, splash pads, monuments, sculpture and public art, to name a few. Such features will vary depending on the specific function and vision for each park, and can contribute to a more complete park experience. Due to the variability of such features, they should be implemented with a higher level of flexibility and review than more standard park features and elements.



LIGHTING FIXED STANDARD

Park lighting should build upon the established lighting standards (see [Municipal Code Chapter 18.78 - Lighting](#)) and the engineering standard drawings and specifications for trail lighting. Park and park pathway lighting styles should be coordinated with the other park furnishings to provide a unified appearance while allowing flexibility to meet the specific needs of each park.

Park lights should utilize a coordinated system of bollards and pedestrian-scale light poles in addition to the lighting of key buildings and structures. Specific light fixtures should be selected from a single model-line. Park lighting should meet established lighting requirements, be high quality, dark-sky compliant, and utilize powder-coated metal poles and rust-resistant lighting housings.



FENCING FIXED STANDARD

In order to ensure Heber City parks are safe and secure, a unified and consistent fencing treatment is required.

DIFFERENT FENCES FOR DIFFERENT PURPOSES

Fences are structures which serve as an enclosure, barrier, or boundary and a fence's design should reflect its purpose. The outer edges of Heber City parks should be a split rail or open farm fence style, similar to those found throughout the Heber Valley. In areas of the park that abut residential and commercial properties, a solid privacy fence is required. A greater level of flexibility and latitude is provided to meet special or unanticipated fencing needs. See the [Appendices](#) for details and specifications.

FENCING PRINCIPLES

SAFE AND FUNCTIONAL

The type of fencing should reflect the type of park or playground and be sensitive to those who frequent it. Playgrounds for small children, dog parks, and areas that are secured at night should utilize fencing that prevents climbing or jumping over. Fence openings should be tight enough to prevent a child or pet from getting stuck. Areas of the park that need to be secured should include lockable gates. Sports fields usually require taller fences in locations closest to direct play areas and lower barriers further from active play. If a fence is required in a natural park or walking trail, a more organic design would be appropriate.

STRONG AND DURABLE

All fence types should be high-quality, durable, and match the specific need, setting, and park design vision. Wood and timber fences will decompose over time and may require more maintenance while metal fences typically last longer and tend to be stronger.

ATTRACTIVE AND SUITABLE

An attractive fence that matches the aesthetics of the park and reinforces the Heber City “brand” will help ensure the look of each park is unified and attractive as well as safe and secure.

MEETS REGULATION AND CODE REQUIREMENTS

Heber City zoning regulations and codes control many of the aspects of fence selection. The height, type, distance from the road, and other physical details of a fence must match the legal requirements of the city.



SIGNAGE FIXED STANDARD

Park signage performs multiple functions. It provides information and directions to help people find their way around the park, enhances learning experiences, helps maintain the image of the park, and communicates park rules. The best park signage is usually minimized, providing the necessary information and message without demanding undue attention. Park signage can be specific for the park system or part of a unified wayfinding signage system, but in either case it should be clear and concise.

Since a city-wide park signage system has not yet been developed, Heber City's parks should be limited to Naming Signs (also known as Entry Signs). These signs alert pedestrians, cyclists, and motorists that they have arrived at a specific park. The size of the signs vary according to the intended group of users with vehicle-oriented signs generally being larger than pedestrian or cyclist-oriented signage.

Signage for the site must be developed and integrated into the overall site during site design stages rather than as an afterthought, giving consideration to placement of landscaping areas. **CHOSEN SIGN TYPE** must meet the standards of **Chapter X** of the code.

STONE MONUMENT/ LANDSCAPE ENTRY SIGNS

Large engraved rock and natural stone entry monument signs re-enforce the Heber City brand identity while offering a unique range of shapes and sizes.



MIXED MATERIAL ENTRY SIGNS

Description pending decision.



RECREATION AND PLAY AMENITIES



FLEXIBLE STANDARD

Playgrounds are essential, safe places where children can get out and be active while developing cognitive, physical, social, and emotional skills. They are important amenities where people of all ages, abilities, and backgrounds gather to play, exercise, and interact.

The best playgrounds are carefully designed to maximize “play value” and similar opportunities for children to explore, exercise, and build confidence. Each park playground must be designed in such a way to best serve children, families, and the community.



PLAYGROUND PRINCIPLES

ALIGNED WITH CITY VISION

Playgrounds should be aligned with the Heber City vision.

PERSONAL SAFETY

Playgrounds should be safe. Heber's parks should be designed according to Crime Policing Through Environmental Design (CPTED) principles, which alter the playground environment to prevent and reduce crime, and reduce criminal opportunities. Visit cpted.net to learn more.

PROVIDE HIGH PLAY VALUE

Playgrounds should provide high play value and include different types of play opportunities. While many playgrounds focus on active, physical types of play, the best playgrounds challenge children to explore and grow by providing opportunities to engage in different types of play (see Table 5.1):

TABLE 5.1 - HIGH VALUE PLAY

- **Active Play:** Running, jumping, climbing, twirling, swinging, spinning, and rolling around. Moving your body up, down, and around.
- **Sensory Play:** Touching different interesting textures, smelling flowers and plants, hearing music and sounds, seeing different perspectives and angles in addition to beautiful shapes and colors.
- **Creative Play:** Role playing, acting, singing, drumming, and dancing. Creative expression allows children to communicate and connect.
- **Reflective Play:** Watching, resting, reflecting, thinking, and daydreaming.
- **Imaginative Play:** Dressing up, make-believe, and pretend play. Play houses, pretend ships, vehicles, and props allow children to act out imaginary scenes and adopt roles.
- **Manipulative Play:** Handling, building, molding, manipulating, sifting, pouring, scooping, stacking, combining, and altering.
- **Social Play:** Talking, sharing, cooperating, taking turns, following rules, and playing sports.



DESIGN SAFETY

Playgrounds should provide safe play equipment and structures. This begins by investing in the most up-to-date equipment that adheres to strict safety guidelines and professional installation practices.

CONTEXT SENSITIVE

Playgrounds need to consider the surrounding environment and setting in order to ensure play value is maximized.

AGE APPROPRIATE

Playgrounds should be age appropriate, with separate play areas and amenities provided for children under 5 years old and those from 5 to 12 years and older.

INCLUDE VARIETY

Playgrounds should include a variety of equipment, and be supported by other amenities such as benches and seating areas, tables, shade structures, and trash receptacles. They should include comfortable places for caretakers to sit and observe, and for children to take breaks between play.

INCLUDE HIGH QUALITY FALL SURFACING

Playgrounds should include high-quality and safe “fall surfacing” that meets playground safety standards, is aesthetically appealing, and easy to maintain.

SENSE OF PLACE

Playgrounds should create a sense of place which fosters a sense of community pride and belonging.

ENCOURAGE CREATIVITY

Playgrounds should be designed with trust for children’s creativity. Children are creative and will find ways to play that often aren’t anticipated. A good playground should encourage children’s creativity to take the lead.

ENCOURAGE EXPLORATION

Playgrounds should provide opportunities for exploring. The magic of a playground sometimes lies more in the little details than the structures and large features. A well-designed playground includes small wonders that can be discovered while playing.

PROVIDES WELL-CONNECTED ELEMENTS THAT “FLOW”

Playgrounds should “flow”. Children at play do not move in straight lines. Good flow allow children to find different directions and explore each time they step into the play space. A playground that flows has well-connected play components.

ALL ABILITIES

Playgrounds should be designed for all abilities and beyond. Consider the needs of children of different mental and physical abilities, ages, and strengths, but avoid segregating children of different abilities. Focus instead on opportunities for children of all abilities to interact and play together.

DESIGN WITH NATURE

Playgrounds should work with, not against nature. Incorporate nature into your design as much as possible, and think about how to work with the natural features that already exist in your space.







6

ACCESSIBILITY & ADA REQUIREMENTS

PARK ACCESSIBILITY STANDARDS

Parks and recreation facilities play a critical role in community wellness by providing a positive environment for physical activity and inclusion. When barriers prohibit use of the park by a child with special needs, the opportunity for play and physical activity is lost. The presence of physical barriers can prevent children with disabilities from accessing all play elements on the playground. Most significantly, inclusive play between children with disabilities and children without disabilities is diminished when the playground does not have accessible equipment and surfaces. Physical barriers also prohibit adult caregivers with disabilities from engaging with their children and responding when a child is in need of assistance.

The Department of Justice's Americans with Disabilities Act (ADA) of 1990 is a federal law prohibiting discrimination on the basis of disability, ensuring equal access and benefit to all people. Stemming from ADA, [the 2010 ADA Standards for Accessible Design](#) establishes accessibility standards for public facilities that can be enforced under a federal court of law.

Before proceeding with the design of Heber City parks, visit [ada.gov](#) for up-to-date information on ADA requirements and accessible play areas.

ADA STANDARDS FIXED STANDARD

APPLYING ADA STANDARDS TO PARK DESIGN

According to ADA, an accessible playground is one that offers a range of play experiences to children of varying abilities. Accessible playgrounds provide the following elements (*see Table 6.1*):

TABLE 6.1 - ACCESSIBLE PLAYGROUNDS

- An accessible path from the building or parking lot to the edge of the play area.
- An accessible path from the edge of the play area to the play equipment.
- Surfacing that complies with ASTM 1951 (Determination of Accessibility of Surface Systems Under and Around Playground Equipment).
- Accessible parking spaces nearby that meet ADA standards.
- Outdoor play areas for children ages 2 or older should be given equal opportunity to play. Playground equipment and facilities constructed or altered on or after March 15, 2012, must comply with the 2010 ADA Standards for Accessible Design.
- Once a child is in the play area, they must be able to access the play equipment by either moving out of their mobility device onto the playground structure (such as a transfer station) or by direct play structure access in their mobility device (such as a ramp).



ACCESSIBLE PLAYGROUND DISTINCTIONS

The very philosophy of public parks is that all people—regardless of race, ethnicity, age, income level, physical ability, sexual orientation, gender or religion – can take advantage of the park facilities, places, and spaces that make Heber a great community. There are many terms that define all abilities parks and play, which are for the most part interchangeable. However, there are some differences.

ADA COMPLIANT PARK OR PLAYGROUND

An ADA compliant park or playground meets all of the Americans with Disabilities Act regulations for playgrounds. It is the least you can do according to the law. In Heber City's parks and playgrounds, **meeting ADA requirements is the baseline, and accessible and inclusive park elements should always be considered.**

ACCESSIBLE PARK OR PLAYGROUND

Accessibility refers to the ease at which something can be used, reached, or entered. Accessible playgrounds are those that have gone beyond ADA to ensure that people using wheelchairs or other mobility devices can use the playground. **In Heber City, all parks and playgrounds should be accessible.**

INCLUSIVE PARK OR PLAYGROUND

Inclusion is ensuring that people feel that they belong, are engaged, and connected. Inclusive playgrounds are designed specifically to ensure that children of all abilities can play together — going beyond simply being wheelchair accessible. All inclusive playgrounds are accessible, but not all accessible playgrounds are necessarily inclusive. **In Heber City, all parks and playgrounds strive to be inclusive to the greatest degree possible.**







7

PARK UTILITIES, INFRASTRUCTURE, & IRRIGATION

The electrical, sewer, water, and other utilities required in Heber's parks must meet established engineering and code requirements. Similarly, roadways, parking, stormwater, and similar infrastructure must meet current planning and engineering requirements. See Heber City Engineering and Planning codes for general details, and contact city staff to ensure these applicable city standards are understood and correctly addressed in the park design.

GREEN INFRASTRUCTURE FLEXIBLE STANDARD

Green infrastructure (also known as Low Impact Development or LID) offers a way to strategically create or enhance park amenities through more natural systems. Green infrastructure practices help infiltrate stormwater and enhance park topography, reduce maintenance, improve drainage, reduce erosion, improve vegetation health, and eliminate standing water. Substituting high maintenance vegetation (such as turf) to lower maintenance native vegetation can reduce the need for supplemental water and other inputs such as fertilizers and pesticides. Mowing and weeding frequency may also be reduced through the proper implementation of low impact development principles.



IRRIGATION FIXED STANDARD

It is well documented that Utah is one of the driest states in the nation, second only to Nevada. This fact, along with a traditionally high level of water consumption and rapid population growth, has brought water conservation to the forefront of the natural resource issues we face.

Parks are often seen as a sort of “welcome mat” for the community. The promise of soft, green grass, robust sports fields, and well-tended trails often conflicts with the need to conserve water. Taking proactive steps in water use and turf-management strategies will only become more important over time and Heber City should ensure that the park irrigation standards address the changes ahead.

The Municipal Code and **appendices** provide up-to-date, water-conserving design and irrigation ordinances, standards, details, and specifications. When designing a water-conserving irrigation system, key elements to be considered include the following (*see Table 7.1*):

TABLE 7.1 - WATER CONSERVING IRRIGATION SYSTEM KEY ELEMENTS

- | | |
|---|---|
| <ul style="list-style-type: none">▪ Backflow Preventers▪ Booster Pump Assembly▪ Controller▪ Flow Meter▪ Meter | <ul style="list-style-type: none">▪ Piping▪ Quick Couplers and Valves▪ Sprinkler Heads▪ Baseball/Softball infield Irrigation |
|---|---|



STANDARD LANDSCAPE DRAWINGS

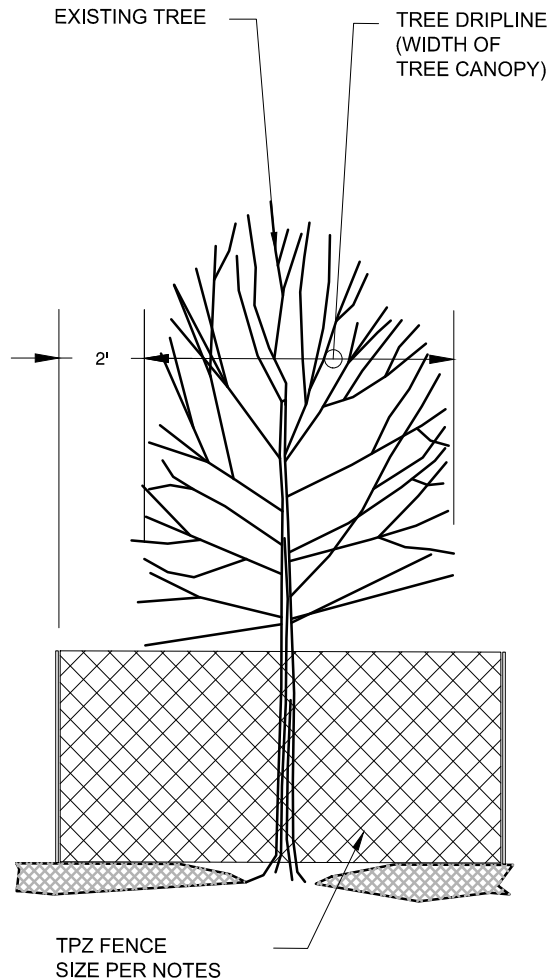
TABLE OF CONTENTS

<u>Drawing No.</u>	<u>Last Rev.</u>	<u>Drawing Name</u>
Tree Protection-1	06/23	Temporary Tree Protection
Tree Protection-2	06/23	Temporary Tree Protection - Sign
Tree Protection-3	06/23	Temporary Tree Protection - Notes
Landscape Irrigation-1	06/23	Point of Connection (POC) Schematic – PI Larger than 2”
Landscape Irrigation-2	06/23	Point of Connection (POC) Schematic – PI 2” and Smaller
Landscape Irrigation-3	06/23	Point of Connection (POC) Schematic – Culinary Larger than 2”
Landscape Irrigation-4	06/23	Point of Connection (POC) Schematic – Culinary 2” and Smaller
Landscape Irrigation-5	06/23	Stop and Waste Valve
Landscape Irrigation-6	06/23	Isolation Valve
Landscape Irrigation-7	06/23	Main Line Filter
Landscape Irrigation-8	06/23	Filter Flush Sump - Large
Landscape Irrigation-9	06/23	Filter Flush Sump - Small
Landscape Irrigation-10	06/23	Backflow Preventer (1”-2”)
Landscape Irrigation-11	06/23	Backflow Preventer (4”-8”)
Landscape Irrigation-12	06/23	1-1/2” – 2” Master Valve / Flow Sensor
Landscape Irrigation-13	06/23	3”- 6” Master Valve / Flow Sensor
Landscape Irrigation-14	06/23	Quick Coupler
Landscape Irrigation-15	06/23	Manual Drain Valve
Landscape Irrigation-16	06/23	Pipe Trenching
Landscape Irrigation-17	06/23	Pipe Sleeves
Landscape Irrigation-18	06/23	Automatic Control Valve
Landscape Irrigation-19	06/23	Spray/Bubbler/Rotory Head
Landscape Irrigation-20	06/23	Rotor Head
Landscape Irrigation-21	06/23	Automatic Drip Control Valve
Landscape Irrigation-22	06/23	Pop-Up Drip System Indicator
Landscape Irrigation-23	06/23	PVC Header and Emitter Tubing
Landscape Irrigation-24	06/23	PVC-Emitter Tubing Transition and Staking
Landscape Irrigation-25	06/23	Drip Line Flush Valves
Landscape Irrigation-26	06/23	Typical Dripline Layout
Landscape Irrigation-27	06/23	Tree Root Watering System
Landscape Irrigation-28	06/23	WeatherTRAK Optiflow XR Front Entry Enclosure
Landscape Irrigation-29	06/23	Irrigation Controller Grounding
Landscape Irrigation-30	06/23	Irrigation 2-Wire Grounding

STANDARD LANDSCAPE DRAWINGS

TABLE OF CONTENTS

<u>Drawing No.</u>	<u>Last Rev.</u>	<u>Drawing Name</u>
Landscape Planting-1	06/23	Deciduous Tree Planting
Landscape Planting-2	06/23	Deciduous Tree Staking
Landscape Planting-3	06/23	Evergreen Tree Planting
Landscape Planting-4	06/23	Evergreen Tree Guying
Landscape Planting-5	06/23	Shrub Planting
Landscape Planting-6	06/23	Planting Bed Preparation



EXISTING TREE PROTECTION

1. EXISTING TREES WITHIN CONTRACT LIMIT LINE SHALL BE PROTECTED WITH A TREE PROTECTION FENCE.
2. CONTRACTOR TO SUBMIT A TREE PROTECTION PLAN FOR APPROVAL. PLAN TO INCLUDE METHODS OF FENCING, EMPLOYEE EDUCATION, SIGNAGE, TEMPORARY IRRIGATION, ETC.
3. ENGAGE A CERTIFIED ARBORIST FOR ANY REQUIRED PRUNING, ANALYSIS, AND RECOMMENDATIONS. ARBORIST MUST VISIT THE PROJECT AT LEAST MONTHLY AND PROVIDE AN OBSERVATION REPORT.
4. TREE PROTECTION FENCE TO BE GENERALLY TWO FEET PAST THE DRIP LINE OF THE TREE. CONTRACTOR TO COORDINATE WITH HEBER CITY ARBORIST AND PROJECT MANAGER FOR EXACT LOCATIONS.
5. PRUNING AND ANY TIEBACK OF LIMBS WILL BE COMPLETED BY HEBER CITY WITH PROJECT FUNDING.
6. PROVIDE FENCING (4' MINIMUM HEIGHT) AND SIGNAGE INDICATING THE FENCE IS FOR TREE PROTECTION.
7. PROVIDE TEMPORARY IRRIGATION. CONTRACTOR TO WATER AS NOTED IN TREE PROTECTION PLAN.
8. DO NOT STORE OR PLACE CONSTRUCTION MATERIALS, VEHICLES, OR MACHINERY WITHIN THE FENCED PROTECTION AREA.
9. TREE PROTECTION FENCING MUST BE IN PLACE BEFORE DEMOLITION AND GRADING ACTIVITIES BEGIN.

TEMPORARY TREE PROTECTION

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HEBER CITY
STANDARD DRAWING

Tree Protection Zone

DO NOT REMOVE, ADJUST, OR
ENCROACH ON THIS FENCING.

NO CONSTRUCTION RELATED MATERIALS, SUPPLIES OR
EQUIPMENT ARE PERMITTED WITHIN THE FENCED AREA.

FOR MORE INFORMATION CALL:

OWNER'S AUTHORIZED REPRESENTATIVE -
XXX-XXX-XXXX
CONTRACTOR'S REPRESENTATIVE -
XXX-XXX-XXXX

TREE PROTECTION ZONE SIGNAGE INSTRUCTIONS

SIGN TO BE 8.5" X 11" MINIMUM.

REPRODUCE THIS SIGN ENOUGH TIMES THAT IT CAN BE PLACED ON EACH LINEAR SPAN OF TREE
PROTECTION FENCE .

PLASTIC LAMINATE THE SIGNS FOR WEATHER RESISTANCE.

AFFIX THE FILLED IN AND LAMINATED SIGNS TO THE TREE PROTECTION FENCING USING ZIP OR TWIST TIES.

PLACE SIGN ON FENCING SO IT IS VISIBLE TO CONSTRUCTION PERSONNEL AND FROM THE SIDEWALK.

KEEP THE SIGN IN READABLE CONDITION FOR THE ENTIRE DURATION OF THE PROJECT.

TEMPORARY TREE PROTECTION - SIGN

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HEBER CITY
STANDARD DRAWING

TREE PROTECTION-2 Page 75 of 246

TREE PROTECTION NOTES
PROJECT CONSTRUCTION DOCUMENTS REQUIRE THE PROTECTION OF TREES DURING CONSTRUCTION.

THE URBAN FOREST CONTRIBUTES GREATLY TO THE ENVIRONMENT, QUALITY OF LIFE AND PROPERTY VALUE. TREE PROTECTION IS DESIGNED TO PRESERVE AND PROTECT TREE HEALTH BY AVOIDING DAMAGE TO TREE ROOTS, TRUNK AND CROWN. PROTECTING AND PRESERVING TREES WILL REDUCE LONG TERM MAINTENANCE COSTS AND TREE REPLACEMENT COST.

TREE ROOTS SERVE FOUR PRIMARY FUNCTIONS: ABSORPTION, CONDUCTION, STORAGE, AND ANCHORAGE. ALTHOUGH ROOT CUTTING USUALLY DOES NOT RESULT IN IMMEDIATE VISIBLE CHANGES TO THE TREE, CONSTRUCTION ACTIVITIES CAN CAUSE IRREPARABLE DAMAGE TO TREES SUCH AS THE DEATH OF THE ENTIRE TREE OR LARGE PORTIONS OF THE TREE, AND COMPROMISED ANCHORAGE FROM DESTROYED ROOT SYSTEMS, ALL OF WHICH ARE GREAT PUBLIC SAFETY CONCERNS BECAUSE OF THE INCREASE OF THE LIKELIHOOD OF TREE FAILURE.

TREE ROOTS OFTEN SPREAD TWO TO THREE TIMES WIDER THAN THE DRIP LINE OF THE CANOPY. NINETY PERCENT OF A TREE'S ROOTS ARE FOUND IN THE TOP EIGHTEEN INCHES OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES

PRIOR TO BEGINNING DEMOLITION OR CONSTRUCTION WORK NEAR TREES ON SITE, THE FOLLOWING TREE PROTECTION PLAN SHALL BE IMPLEMENTED:

1. TREE PROTECTION PRACTICES WILL INCLUDE ESTABLISHING THE TREE PROTECTION ZONE (HEREIN KNOWN AS TPZ). THE TPZ WILL BE THE AREA WITHIN THE DRIP LINE PLUS 2-FEET. **WHEN TREES ARE IN THE PARKSTRIP OR NARROW LANDSCAPE, THE TPZ WILL BE THE ENTIRE LANDSCAPE AREA OF THE PARKSTRIP FROM CURB TO SIDEWALK OR BUILDING.** THE TPZ WILL BE DEFINED BY 6' TALL CHAIN LINK FENCING. FENCING WILL BE ERECTED WITH FREE STANDING POSTS, NOT POSTS DRIVEN INTO THE GROUND/ROOT SYSTEM. THERE SHALL BE APPROPRIATE SIGNAGE POSTED ON EACH LINEAR SPAN OF THE FENCE (SEE DETAIL). THE TPZ FENCING AND SIGNAGE WILL REMAIN UNTIL THE PROJECT IS COMPLETE OR CERTIFICATE OF OCCUPANCY HAS BEEN AUTHORIZED.

THERE WILL BE NO MECHANICAL DIGGING, TRENCHING, OR GRADING; AND NO STORING OF MATERIALS OR EQUIPMENT IN THE TPZ.

2. ALL TREES ARE TO REMAIN PROTECTED, UNLESS GIVEN APPROVAL AND PERMITTED FOR REMOVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. IF TREES ARE DAMAGED OR DESTROYED (ABOVE GROUND OR BELOW GROUND) DUE TO CONSTRUCTION ACTIVITY, THE CONTRACTOR WILL BE ASSESSED THE APPRAISED VALUE OF THE TREES PAYABLE TO THE OWNER.

3. TREES TO BE PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TPZ AS SHOWN ON ALL PLANS.

4. ONLY TUNNELING OR BORING WILL BE ALLOWED IN THE TPZ AT A DEPTH OF 36 INCHES MINIMUM. THE ACCESS PIT MUST BE LOCATED OUTSIDE OF THE TPZ. IF THIS IS NOT FEASIBLE, WRITTEN AUTHORIZATION MUST BE OBTAINED FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ALTERING THE TPZ.

5. NO EQUIPMENT (EXCEPT FOR A SOD CUTTER) SHALL BE ALLOWED INSIDE THE TREE PROTECTION ZONE. IF SPECIAL PROVISION FOR EXCAVATION IS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE, IT SHALL BE DONE BY HAND OR A SOIL VACUUM.

6. USE TUNNELING OR BORING FOR IRRIGATION AND UTILITIES. NO ROOTS LARGER THAN 4" IN DIAMETER WILL BE CUT. ALL ROOTS WILL BE CUT CLEANLY WITH A SAW. IN SITUATIONS WHERE A ROOT HAS BEEN

DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.

7. IF REPLACING THE PAVEMENT, NO ROOTS LARGER THAN 4" IN DIAMETER SHALL BE CUT. OTHER ALTERNATIVES SUCH AS RAMPING OR A RADIUS OR ARCH AROUND THE EXISTING TREES WILL BE USED. ROOTS WILL NOT BE RIPPED OUT WITH A BACK HOE. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN, MADE WITH A SAW. ANY EXPOSED CUT ROOTS WILL BE COVERED AS QUICKLY AS POSSIBLE TO PREVENT THEM FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF TREE ROOTS ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

8. TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

9. DO NOT CHANGE THE SOIL GRADE BY CUTTING OR FILLING IN THE TPZ.

10. MINIMIZE EXCAVATION FOR PLANTING IN TPZ.

11. TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:

- A. ESTABLISHED TREES NEED DEEP WATERING ONCE EVERY TWO WEEKS WITH LOW PRESSURE AT THE DRIP LINE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 8 INCHES. GENERALLY 5 GALLONS PER INCH OF TRUNK DIAMETER AT BREAST HEIGHT.
- B. YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS, DEPENDING ON TEMPERATURE.

UNDERGROUND UTILITY WORK

WHEN GIVEN APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE TO WORK IN THE TPZ TO REPLACE OR RESTORE UNDERGROUND UTILITIES, USE ONLY A SOIL VACUUM OR HAND DIG, LEAVING ROOTS LARGER THAN 4" IN DIAMETER UNTOUCHED.

1. WHERE POSSIBLE WHEN REPLACING EXISTING UTILITIES SUCH AS WATER OR SEWER LINES VERY NEAR TO PRESERVED TREES, ABANDON THE LINES AND REINSTALL FARTHER AWAY FROM THE TREE.

2. TUNNELING OR BORING WILL ALWAYS BE DONE AT A MINIMUM DEPTH OF 36". THIS SHALL BE PERFORMED IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.

3. WHERE LARGE ANCHORAGE ROOTS ARE ENCOUNTERED, HAND DIGGING AND BRIDGING OF ROOTS SHALL BE DONE, LEAVING ROOTS INTACT.

4. WHEN ENCOUNTERING ROOTS OVER 4" IN DIAMETER THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE CONSULTED PRIOR TO CUTTING TO FIND SOME OTHER COURSE OF ACTION. ANY CUTTING OF TREE ROOTS SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, AND PRESERVE THE ROOTS. ROOTS WILL NOT BE RIPPED OUT WITH A BACK HOE. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN, MADE WITH A SAW.

TREE PRUNING

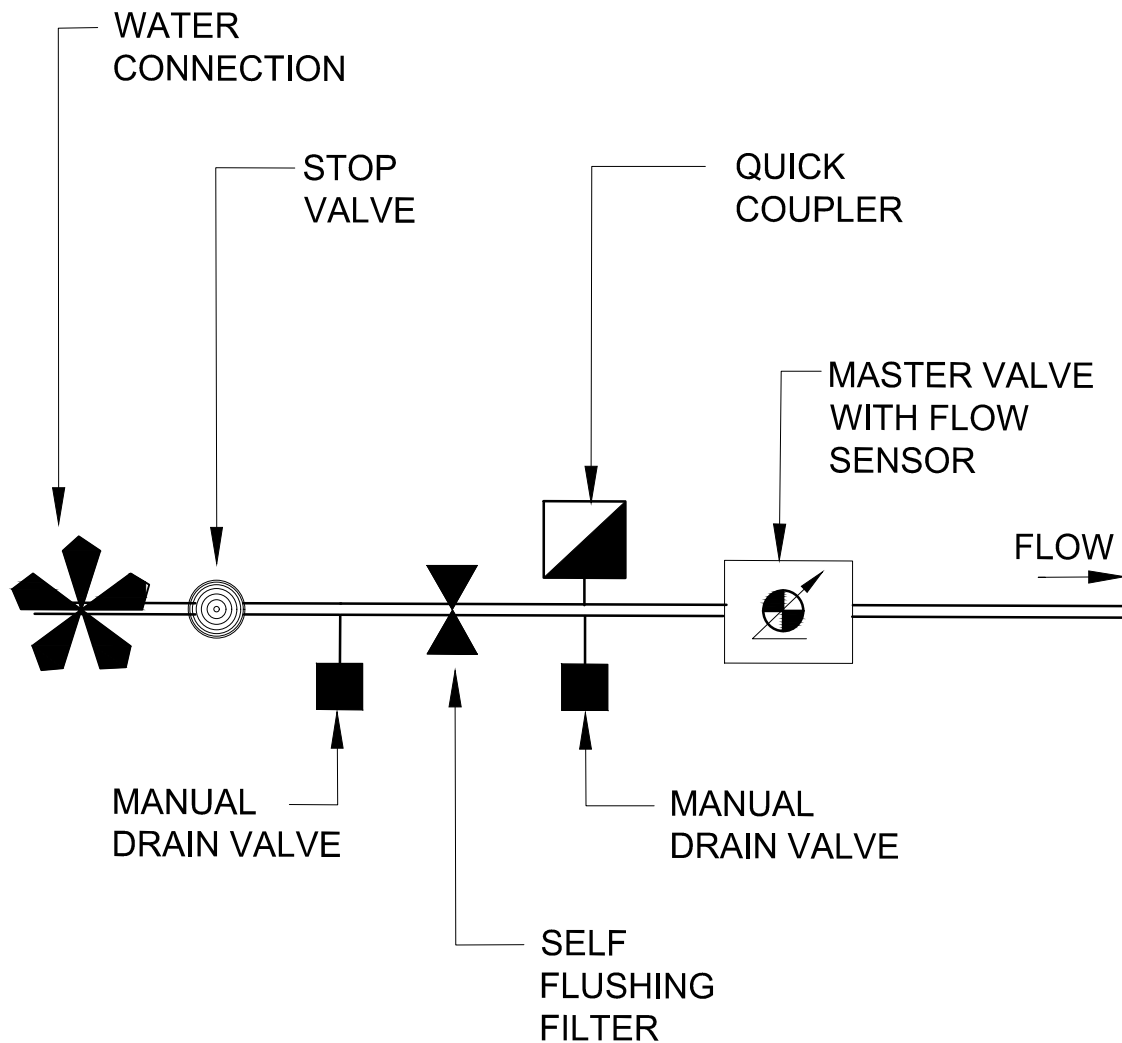
ALL PRUNING ON TREES WILL BE APPROVED AND COMPLETED BY THE HEBER CITY ARBORIST. NO PRUNING WILL BE ALLOWED THAT WILL COMPROMISE THE AESTHETICS OR STRUCTURAL INTEGRITY OF A PRESERVED TREE.

TEMPORARY TREE PROTECTION - NOTES

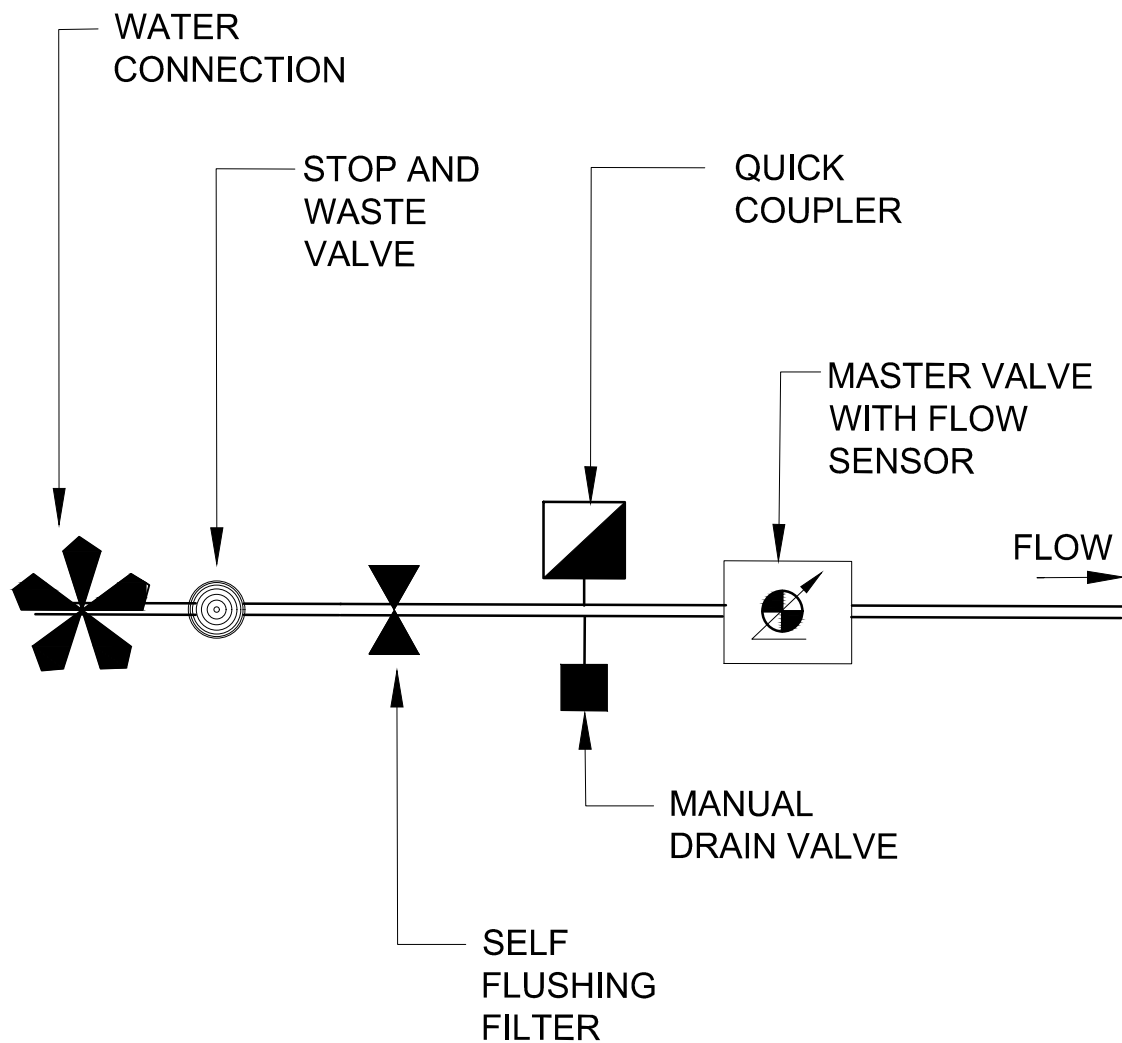
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**HEBER CITY
STANDARD DRAWING**



POINT OF CONNECTION (POC) SCHEMATIC -
PRESSURIZED IRRIGATION WATER (PI), LARGER THAN 2"



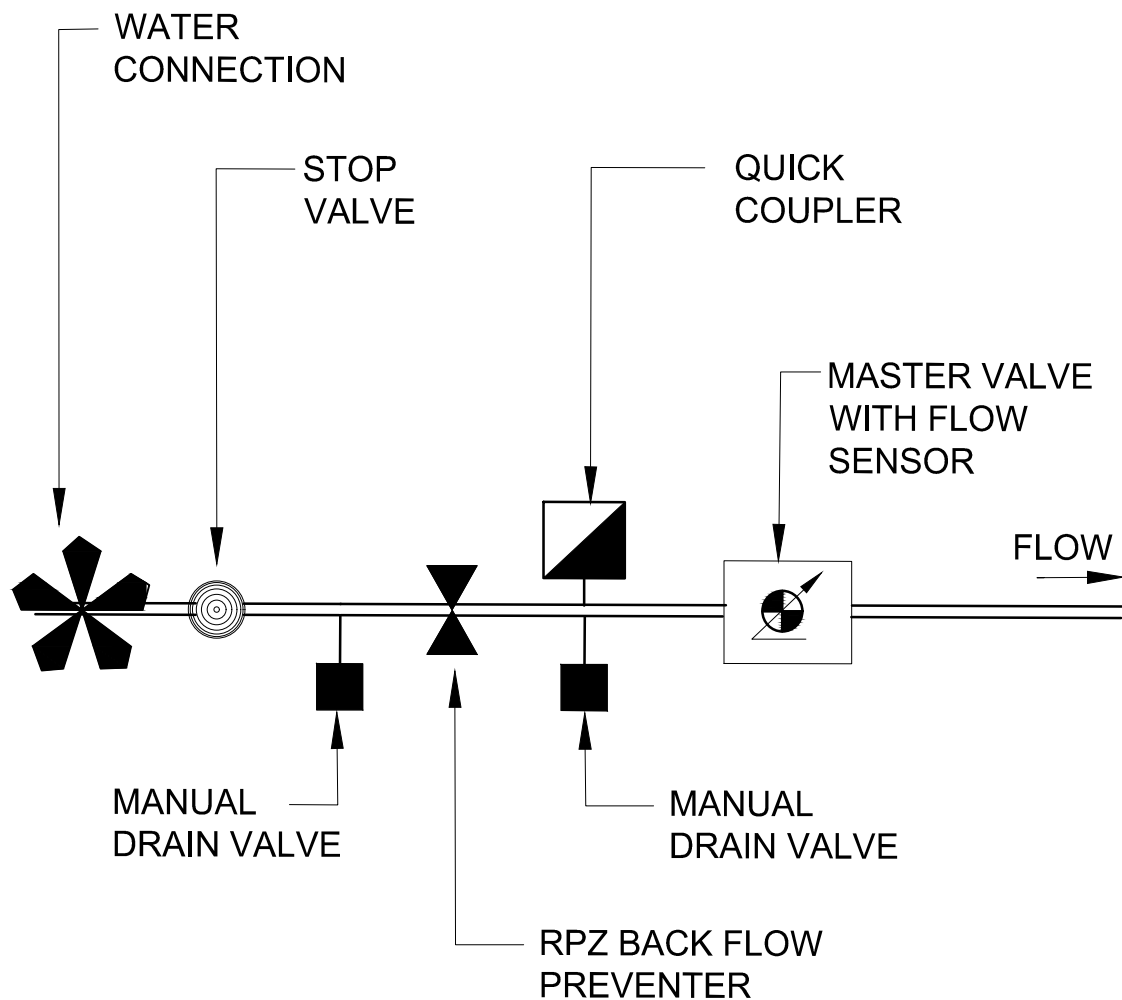
POINT OF CONNECTION (POC) SCHEMATIC -
PRESSURIZED IRRIGATION WATER (PI), 2" AND SMALLER

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HEBER CITY
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LANDSCAPE IRRIGATION-2



POINT OF CONNECTION (POC) SCHEMATIC -
CULINARY WATER, LARGER THAN 2"

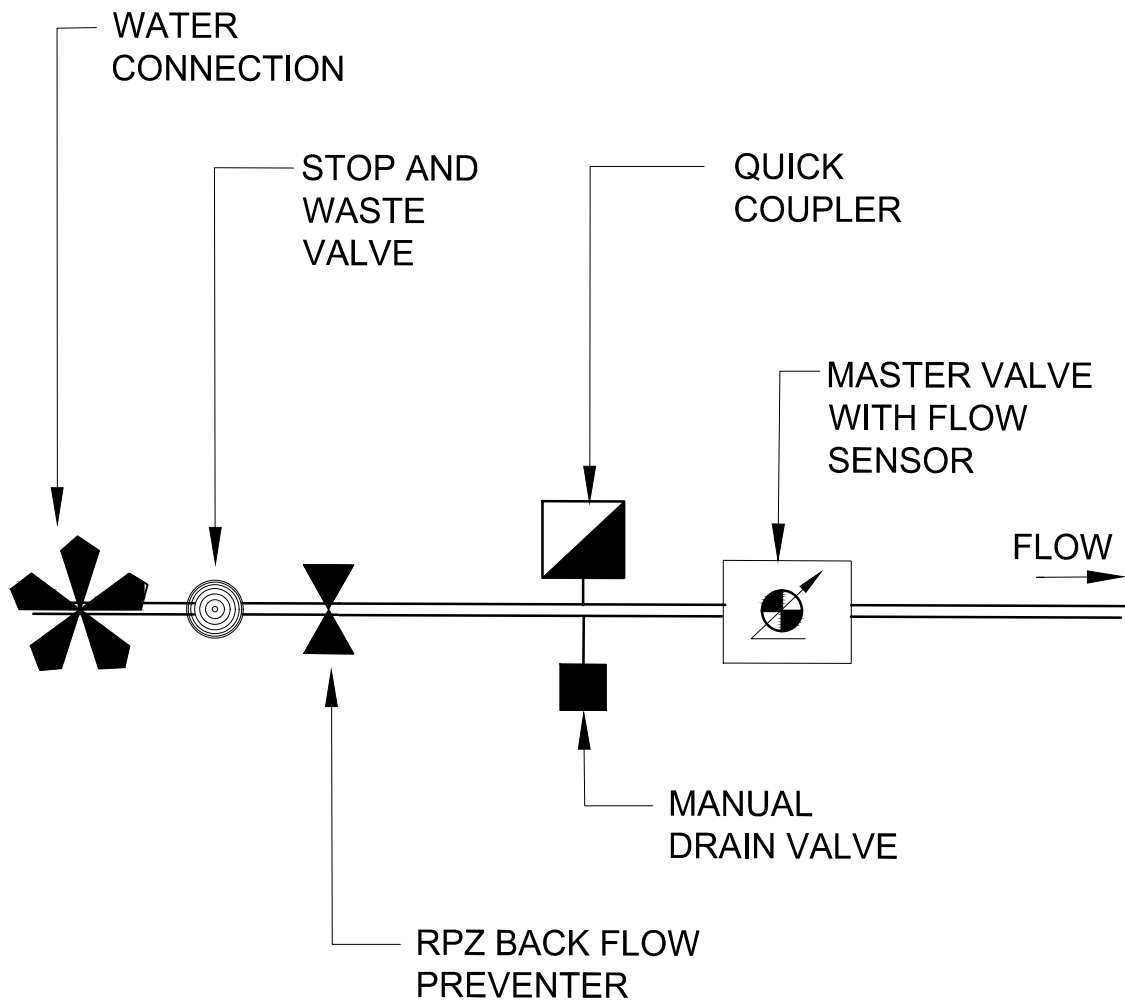
DATE: APRIL 2023
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HEBER CITY
STANDARD DRAWING

LANDSCAPE IRRIGATION-3

Drawing: P:\PROJECTS\PLANNING_CURRENT\HEBER_PARKS_STANDARDS_OCTOBER2022\2-DRAFT PLAN\7-Appendix\2-Details\HEBER STANDARD DETAILS.s.dwg

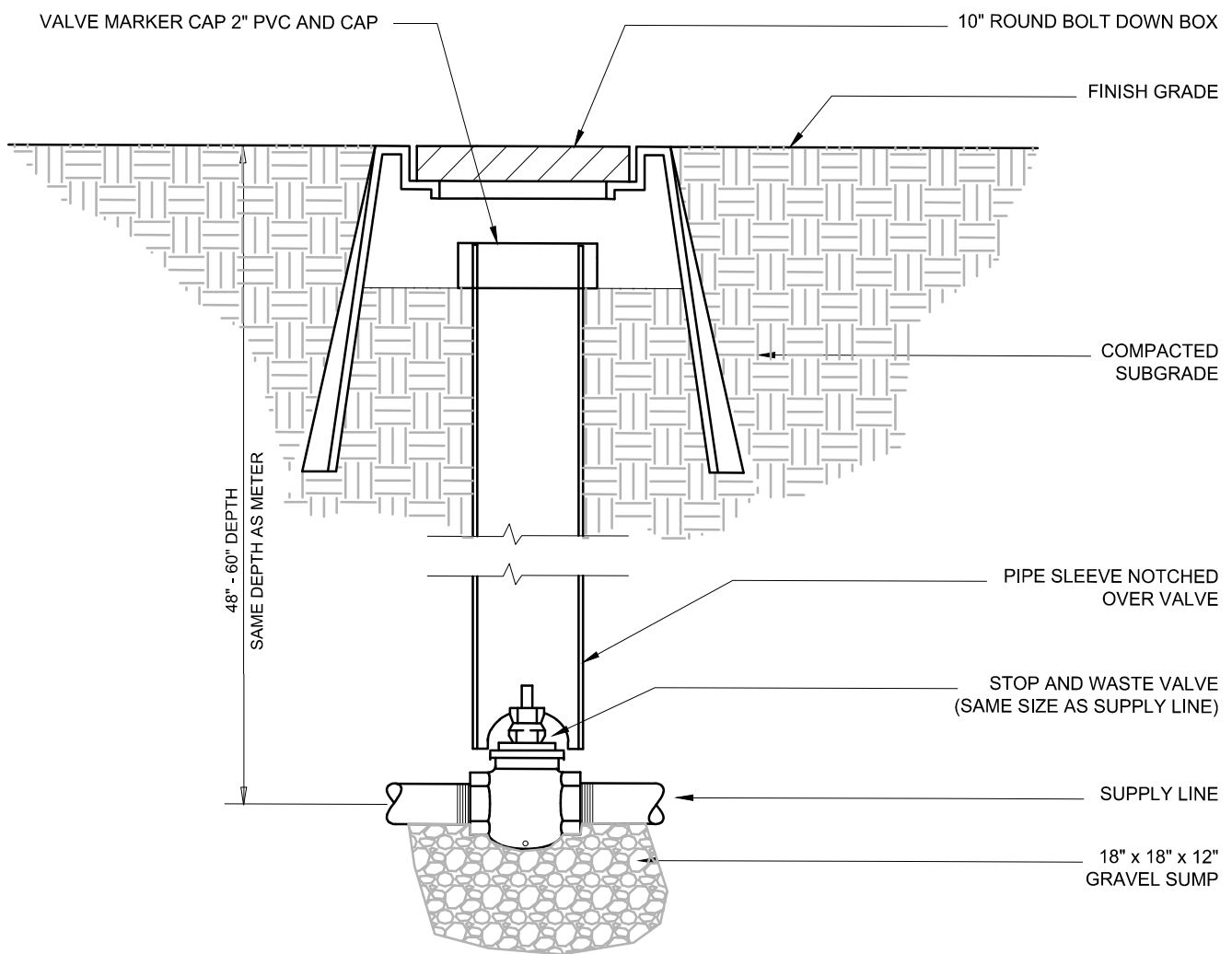


POINT OF CONNECTION (POC) SCHEMATIC -
CULINARY WATER, 2" AND SMALLER

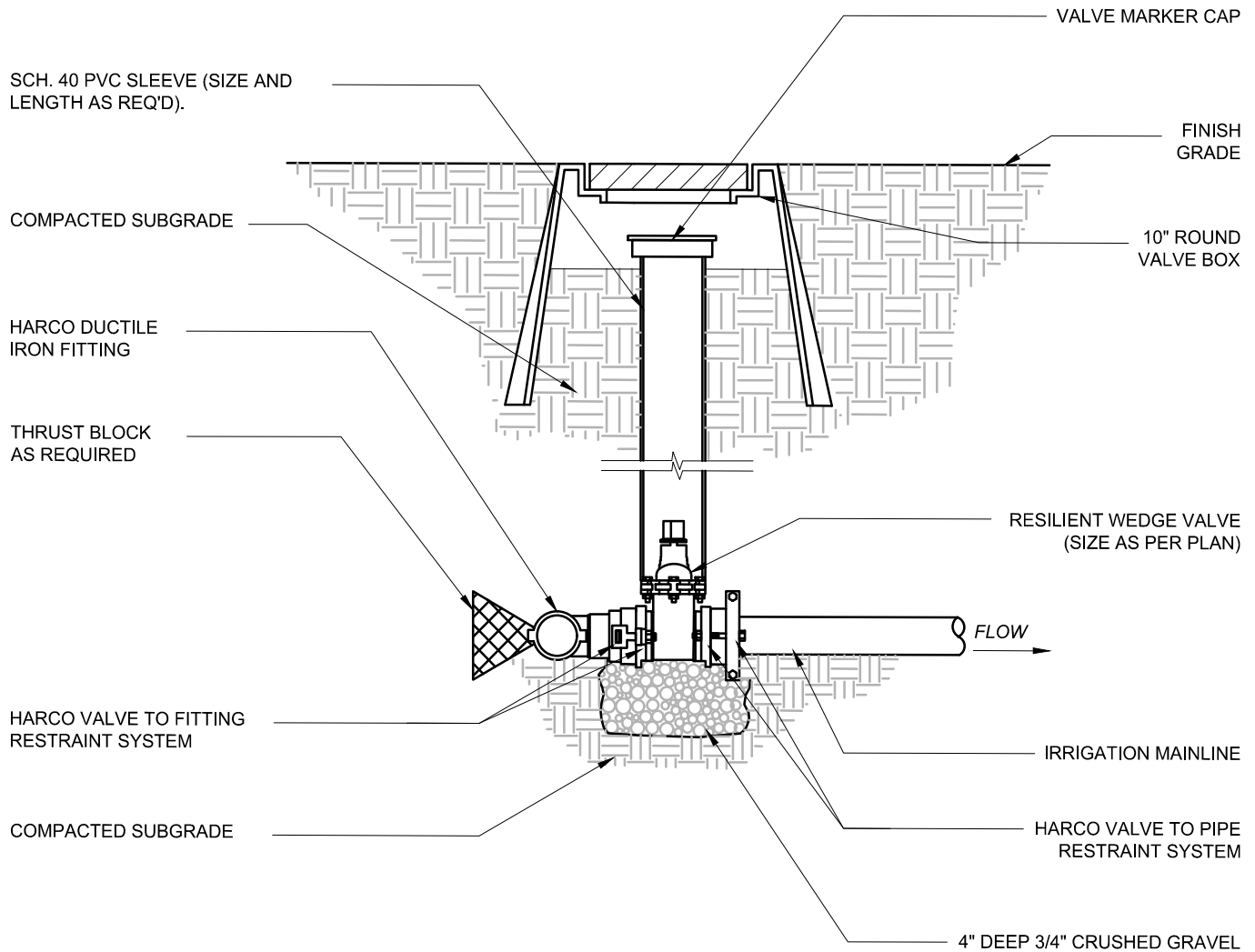
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HEBER CITY
STANDARD DRAWING
LANDSCAPE IRRIGATION-4



STOP AND WASTE VALVE



COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.

ISOLATION VALVE

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HEBER CITY
 STANDARD DRAWING

LANDSCAPE IRRIGATION-6

ENCLOSURE SIZED TO
ACCOMODATE FILTER ASSEMBLY

FILTER PER PLAN

FLANGE FITTING

FLANGE FITTING

ISOLATION VALVE

ISOLATION VALVE

GALVANIZED SUPPLY LINE

GALVANIZED SUPPLY LINE

POURED CONCRETE BASE 5" THICK
EXTEND 6" BEYOND ENCLOSURE

GEOTEXTILE FABRIC

3/4" WASHED GRAVEL

COMPACTED BASE

SECTION / ELEVATION

POURED CONCRETE BASE 5" THICK
EXTEND 6" BEYOND ENCLOSURE

ENCLOSURE SIZED TO
ACCOMODATE FILTER ASSEMBLY

FILTER PER PLAN

PLAN VIEW

MAIN LINE FILTER

DATE: APRIL 2023

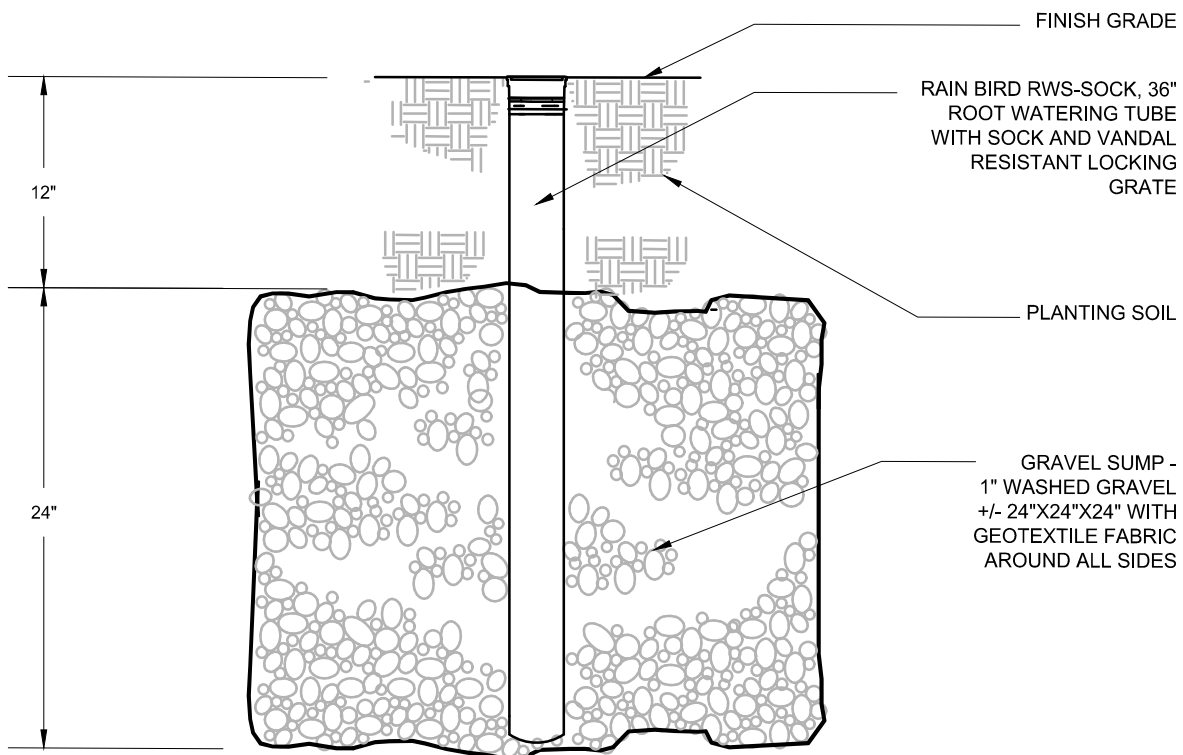
SCALE: N.T.S.

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HEBER CITY
STANDARD DRAWING

LANDSCAPE IRRIGATION-7



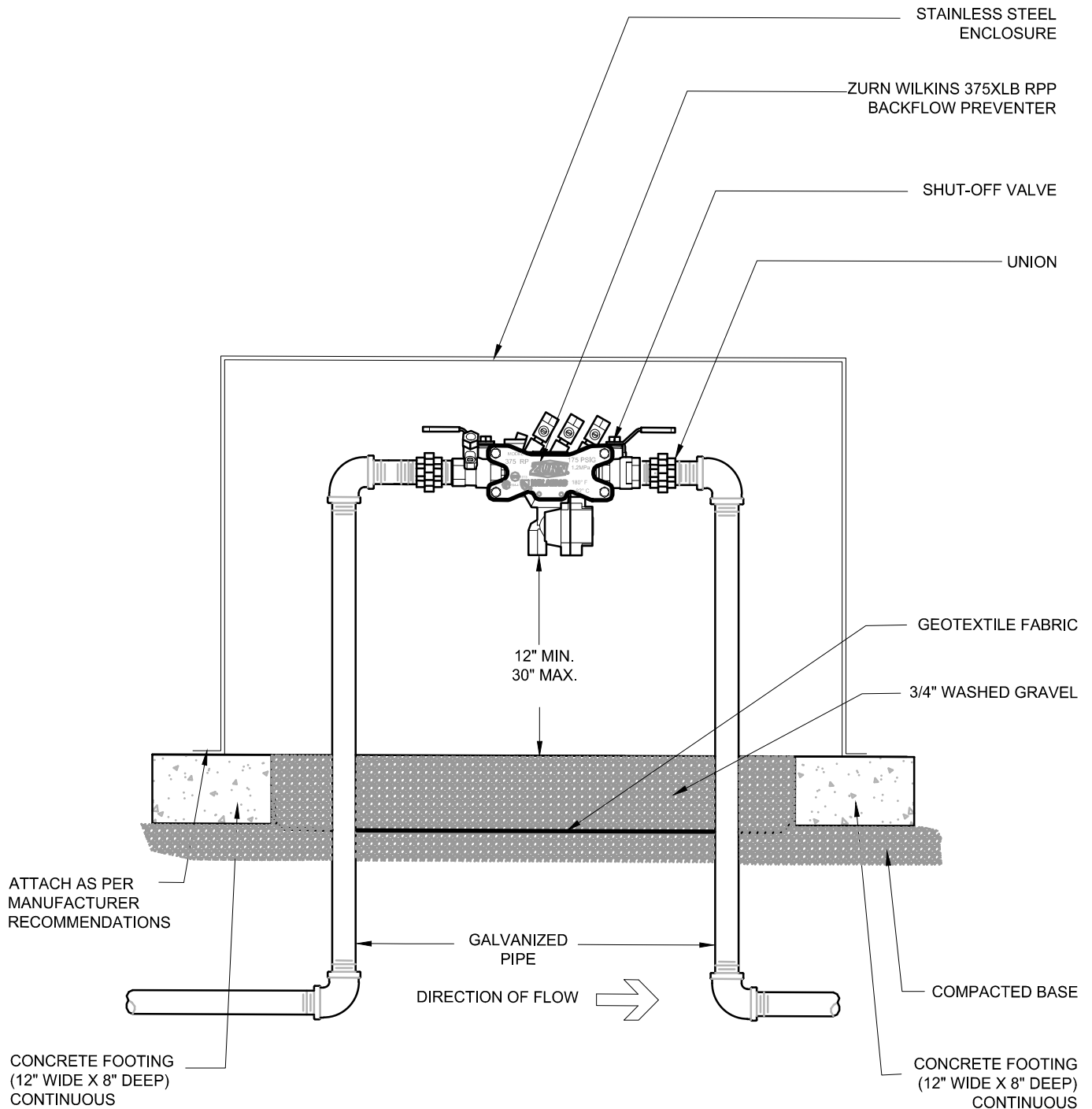
FILTER FLUSH SUMP - SMALL

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SCALE: N.T.S.
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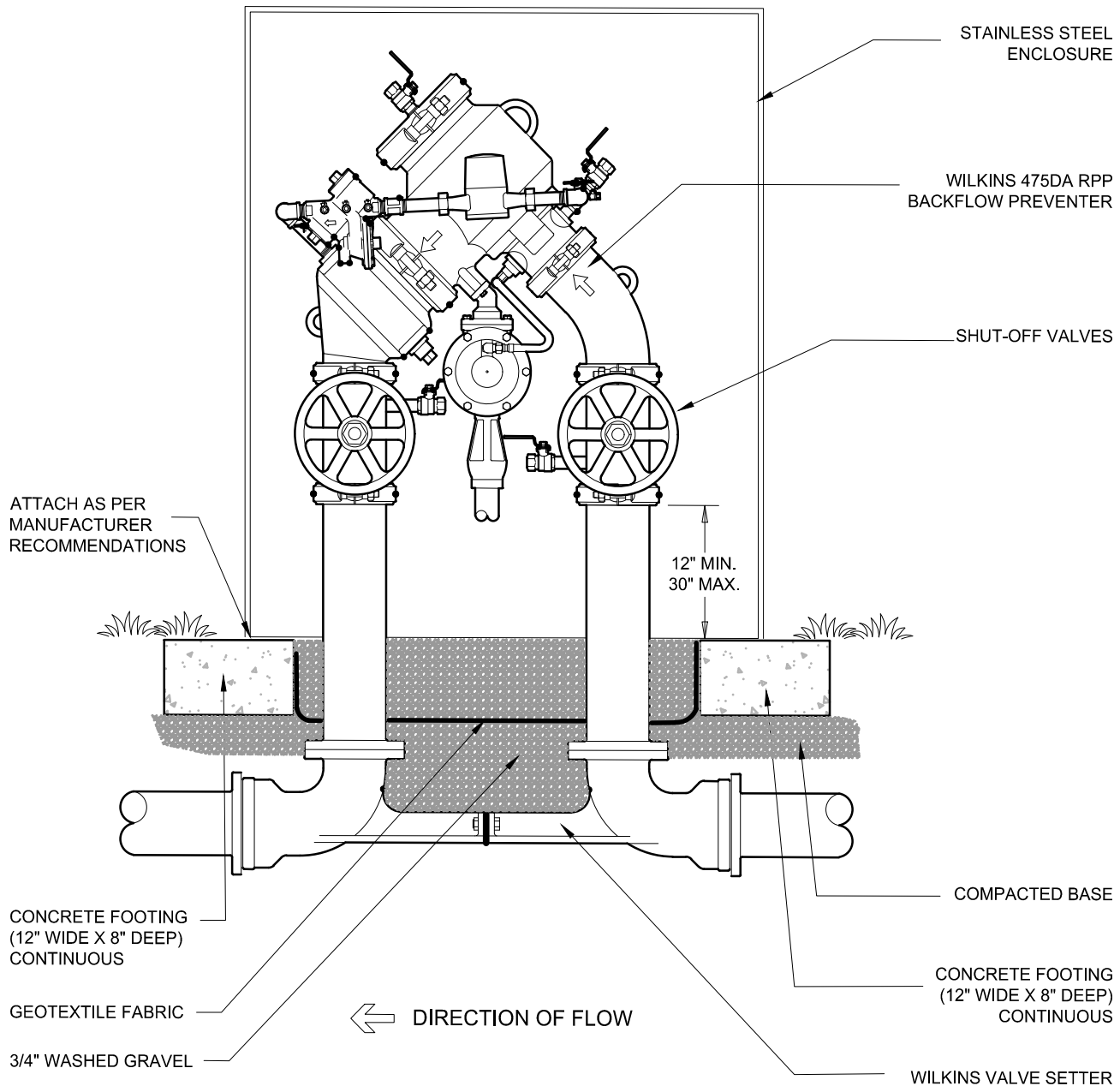


HEBER CITY
STANDARD DRAWING

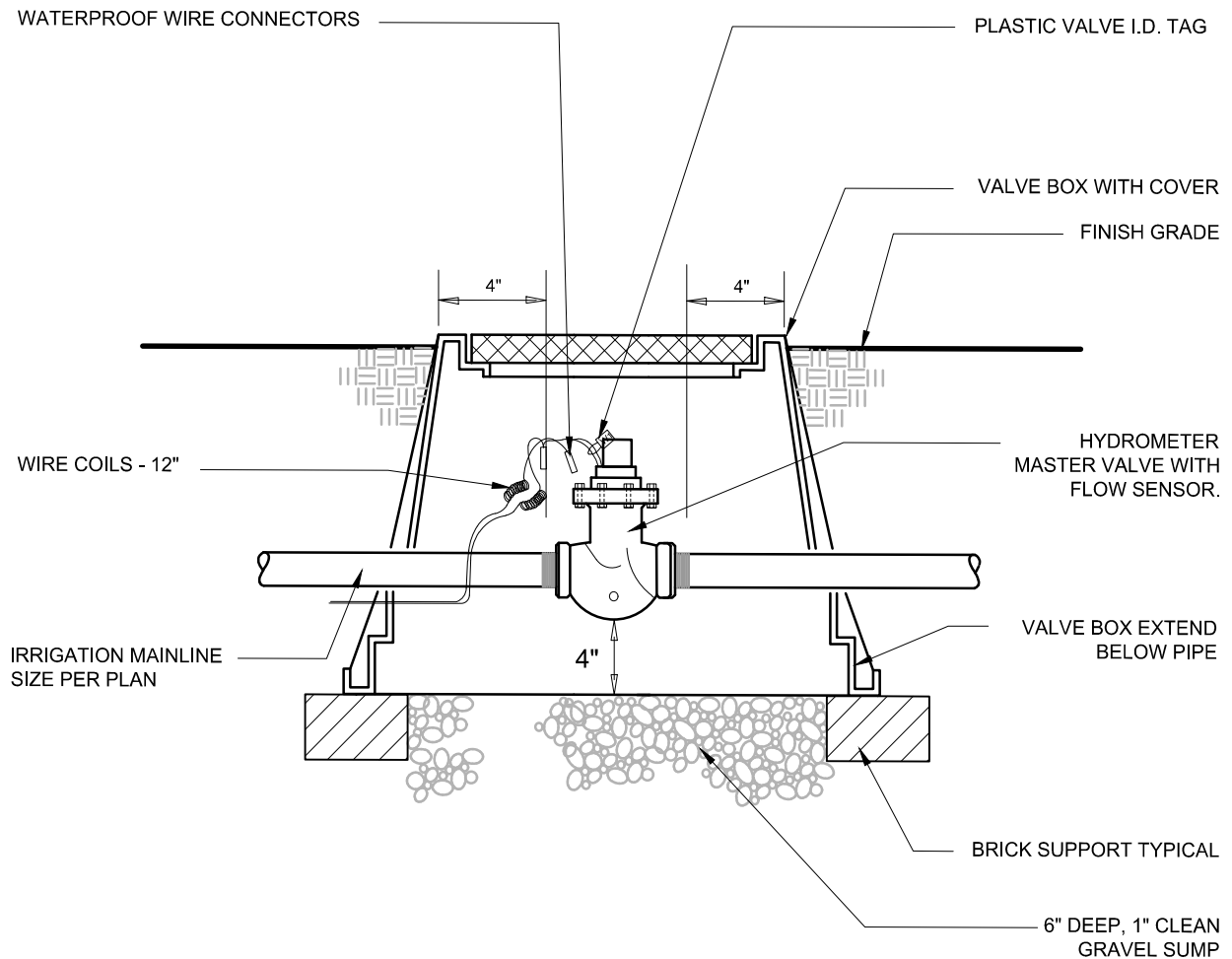
LANDSCAPE IRRIGATION-9



BACKFLOW PREVENTER (1" - 2")



BACKFLOW PREVENTER (4" - 8")



NOTE:
 VALVE END CONNECTIONS:
 1 1/2" - MALE PIPE THREADS
 2" - FEMALE PIPE THREADS
 3", 4", 6", 8" - FLANGED

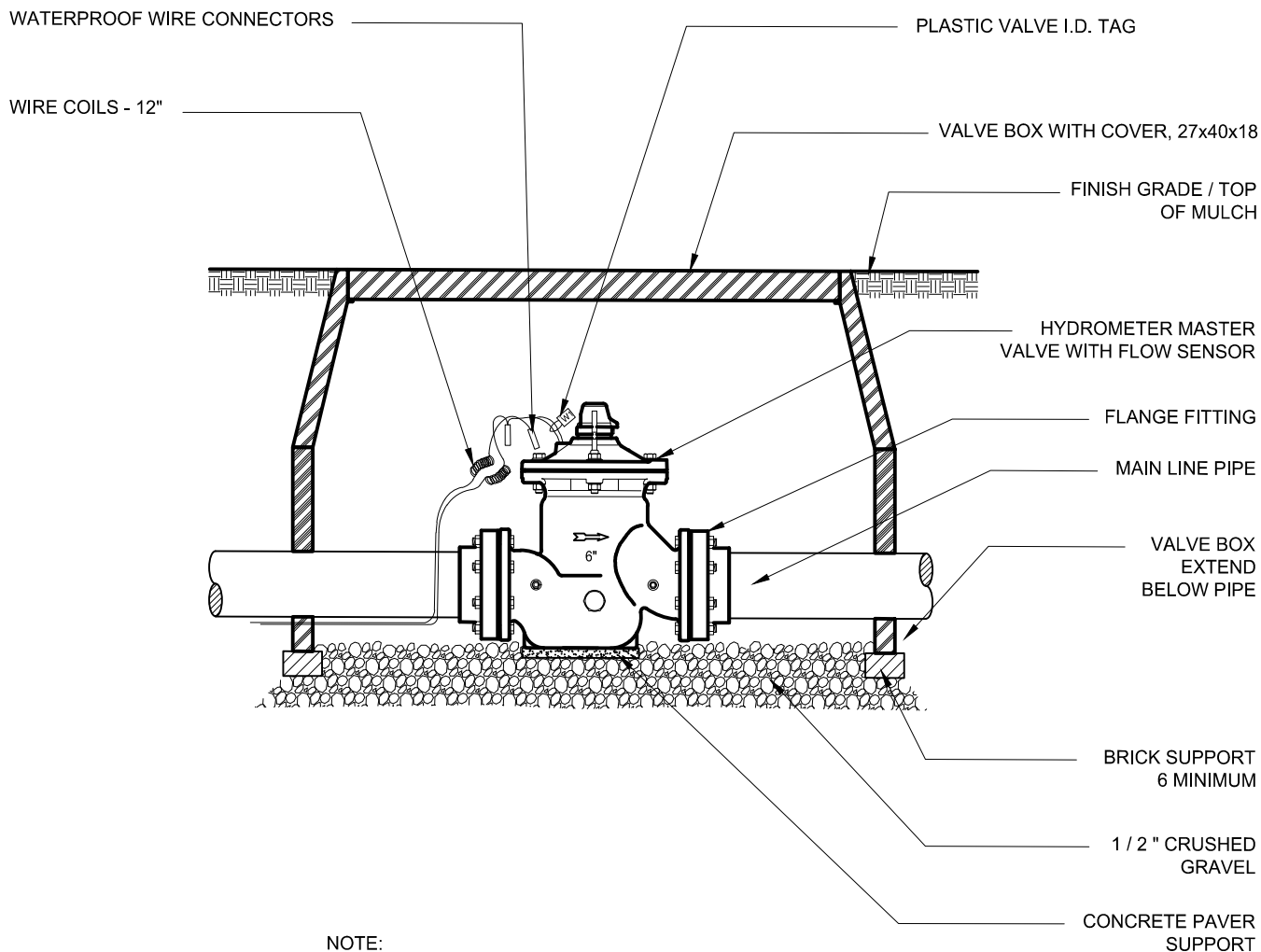
1-1/2" - 2" MASTER VALVE / FLOW SENSOR

DATE: APRIL 2023
 SCALE: N.T.S.
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HEBER CITY
 STANDARD DRAWING

LANDSCAPE IRRIGATION-12



NOTE:
 VALVE END CONNECTIONS:
 1 1/2" - MALE PIPE THREADS
 2" - FEMALE PIPE THREADS
 3", 4", 6", 8" - FLANGED

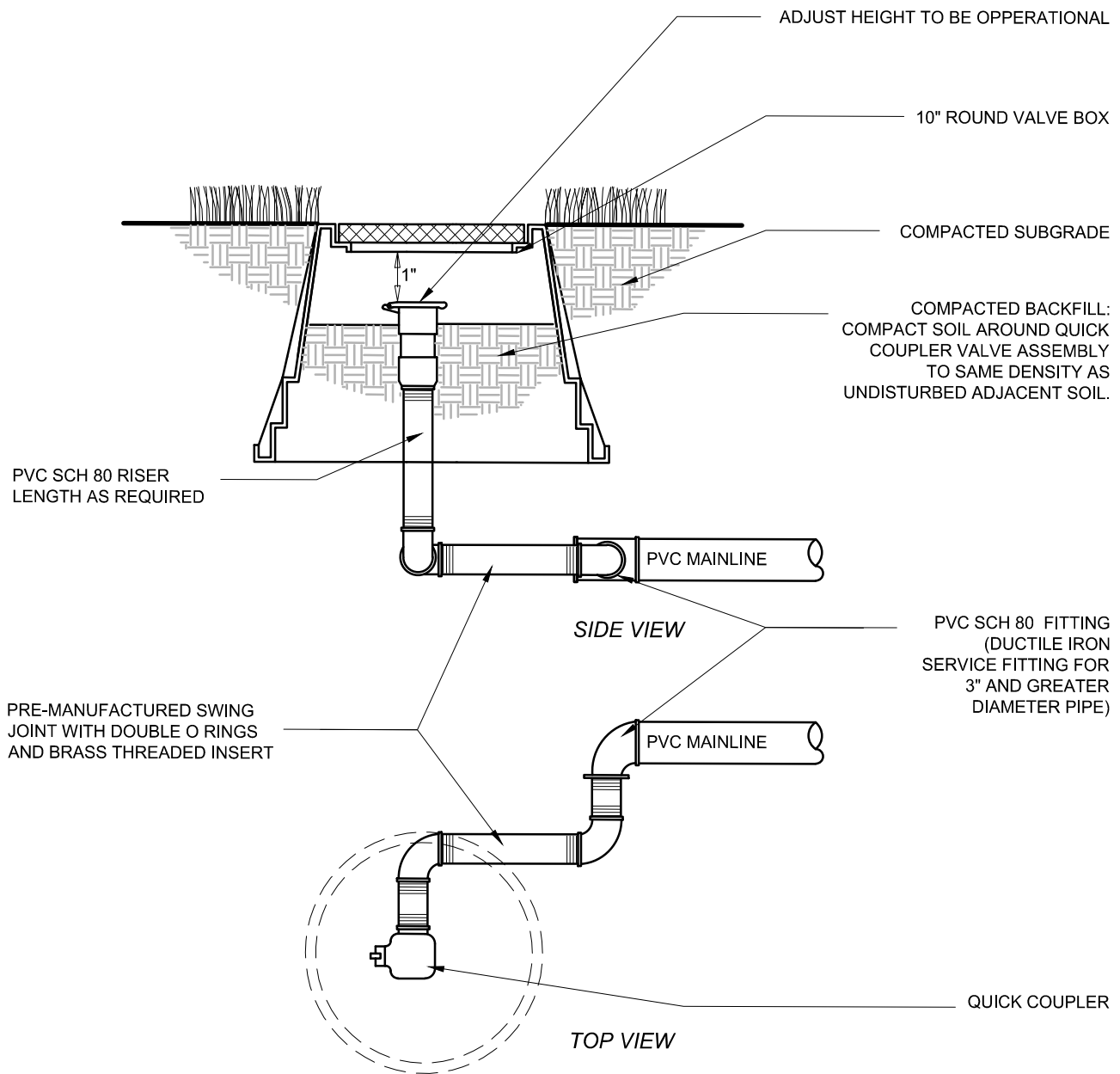
3" - 6" MASTER VALVE / FLOW SENSOR

DATE: APRIL 2023
 SCALE: N.T.S.
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HEBER CITY
 STANDARD DRAWING

LANDSCAPE IRRIGATION-13



QUICK COUPLER

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HEBER CITY STANDARD DRAWING

LANDSCAPE IRRIGATION-14

10" ROUND CARSON VALVE BOX WITH BOLT
DOWN "T" TYPE LID

COMPACTED
SUBGRADE

FINISH GRADE

4" MIN.

GRAVEL SETTING BED TO
SECURE SLEEVE

1 1/2" PVC SLIP CAP

1 1/2" SCH. 40 PVC SLEEVE
(LENGTH AS REQ'D.), FEMALE
THREAD X SLIP

6" PVC SCH 80 NIPPLE

PVC MAINLINE AS
PER PLAN

MUELLER 3/4" STOP VALVE

SCH. 80 TEE
MAINLINE SIZE

MARLEX STREET ELL TURNED
DOWNWARD

GRAVEL SUMP - 1 1/2" DRAIN ROCK,
4 CU. FT. MIN.

MANUAL DRAIN VALVE

DATE:
APRIL 2023

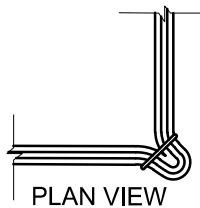
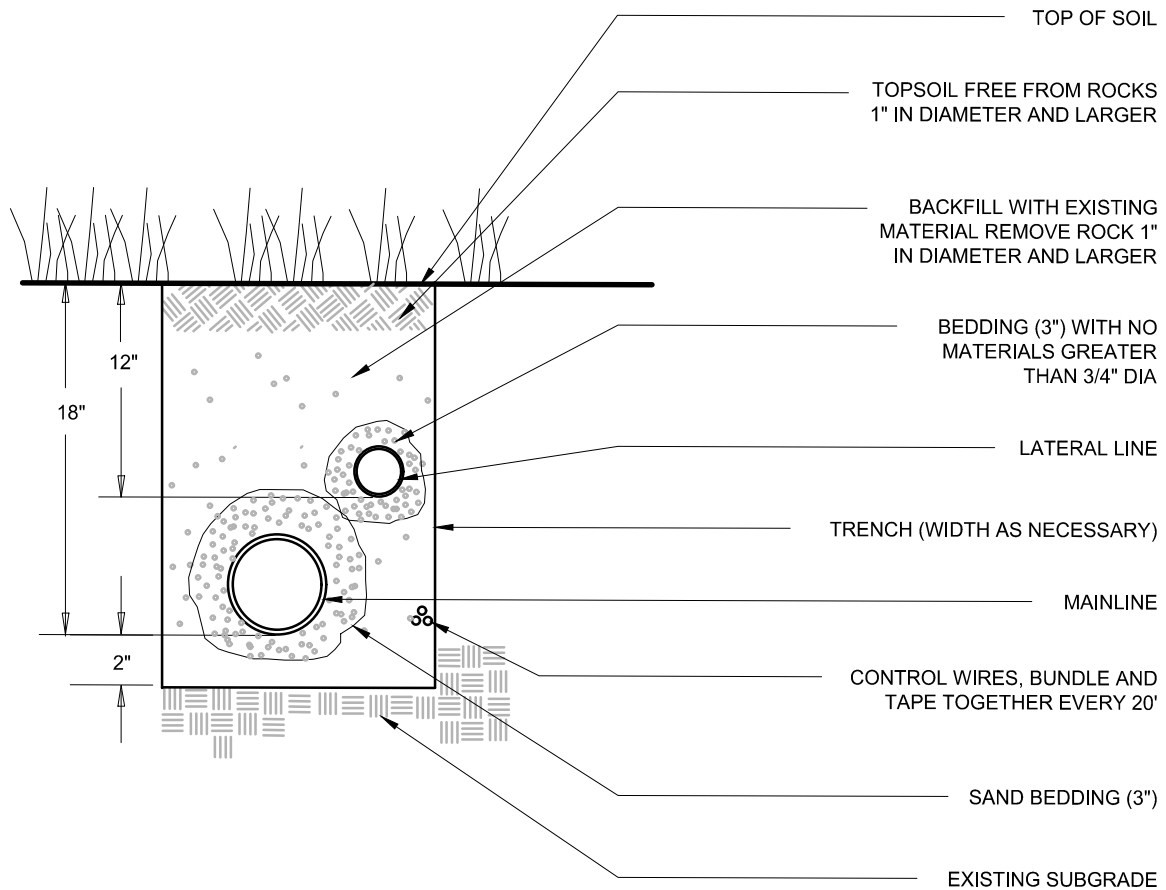
SCALE:
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HEBER CITY STANDARD DRAWING

LANDSCAPE IRRIGATION-19



TIE A LOOSE 20" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30 DEGREES. UNTIE ALL LOOPS AFTER CONNECTIONS HAVE BEEN MADE.

PIPE TRENCHING

DATE: APRIL 2023
 SCALE: N.T.S.
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 HEBER CITY, UTAH 84032
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HEBER CITY STANDARD DRAWING

LANDSCAPE IRRIGATION-18

SLEEVE SIZE CHART

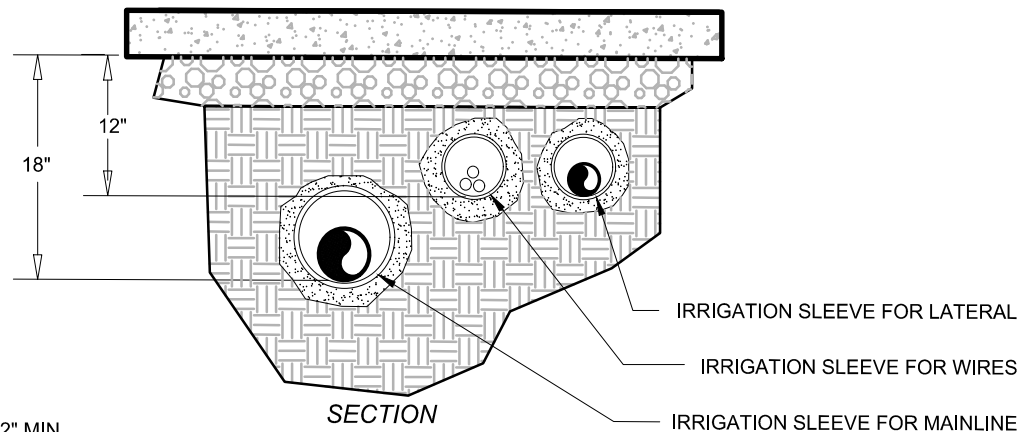
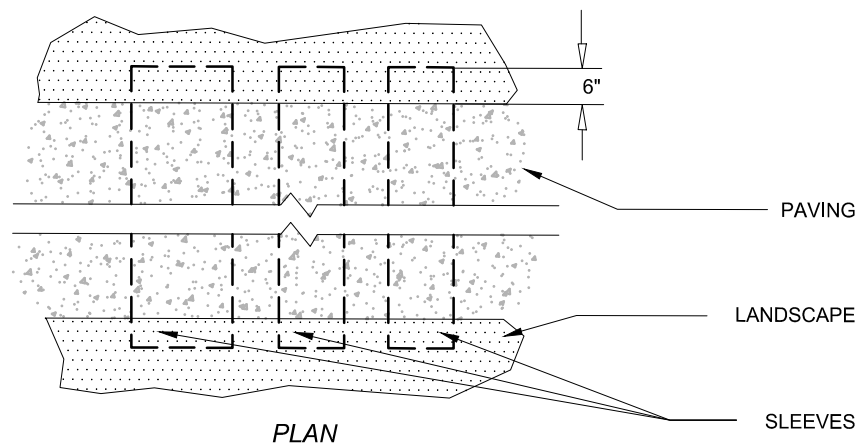
PIPE SIZE	MIN. SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
2 1/2"	4"
3"	6"
4"	8"
6"	8"
8"	10"

*WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH, ADD REQUIRED SLEEVE SIZES TOGETHER FOR 1 SLEEVE SIZE.

WIRE CONDUIT SIZES

NUMBER OF WIRES	MIN. CONDUIT SIZE
1 - 4	3/4"
5 - 7	1"
8 - 11	1 1/2"
12 - 22	2"
23 - 31	2 1/2"
32 - 36	3"

*WIRES SHALL BE IN SEPARATE CONDUIT AS PER CHART BELOW.



SURROUND ALL SLEEVES IN 2" MIN. SAND ALL AROUND

SIZE ALL SLEEVES AND CONDUIT ACCORDING TO PROVIDED SIZING CHARTS UNLESS OTHERWISE NOTED.

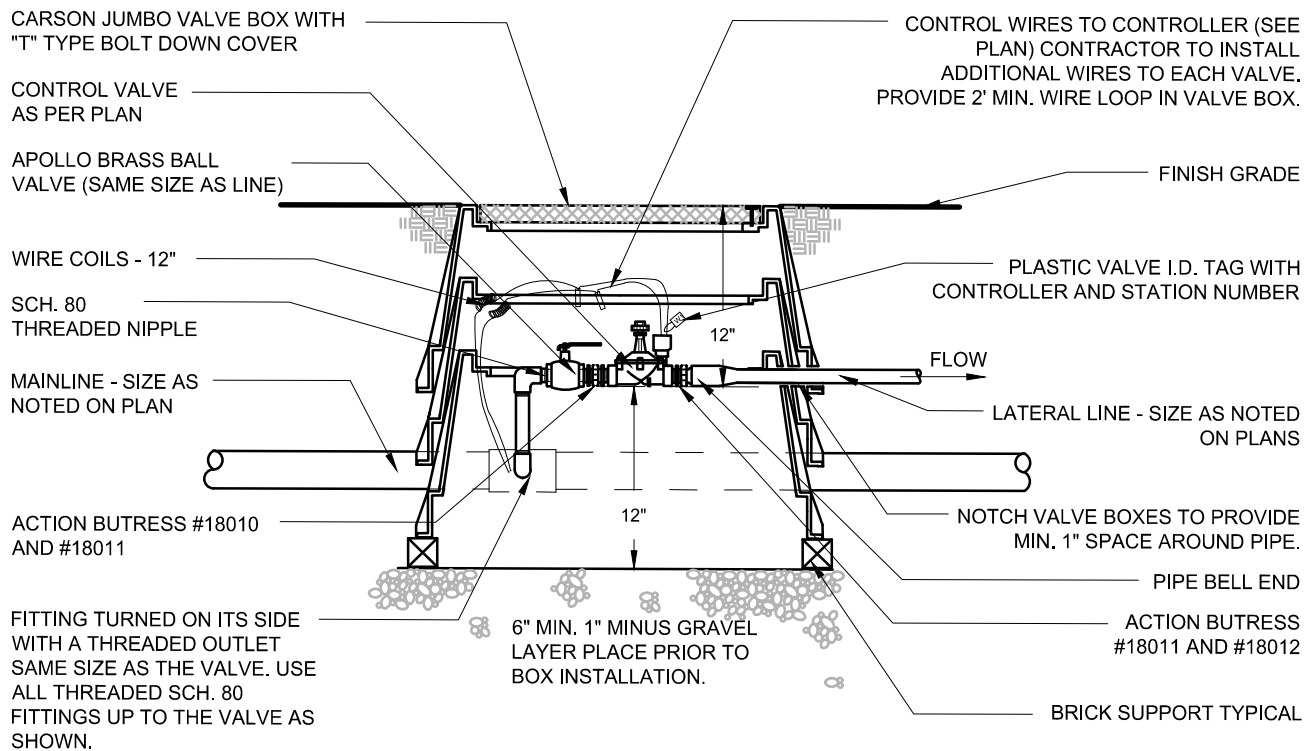
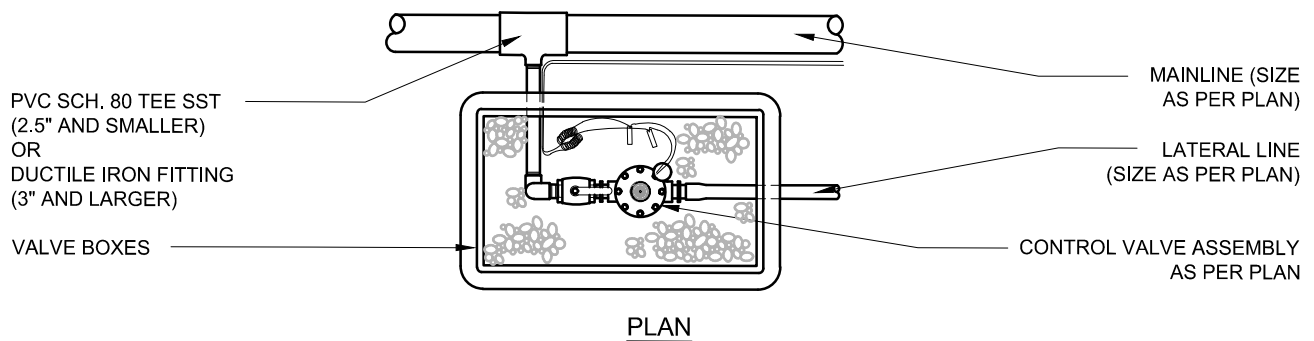
PIPE SLEEVES

DATE: APRIL 2023
SCALE: N.T.S.
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HEBER CITY STANDARD DRAWING

LANDSCAPE IRRIGATION-17



SECTION

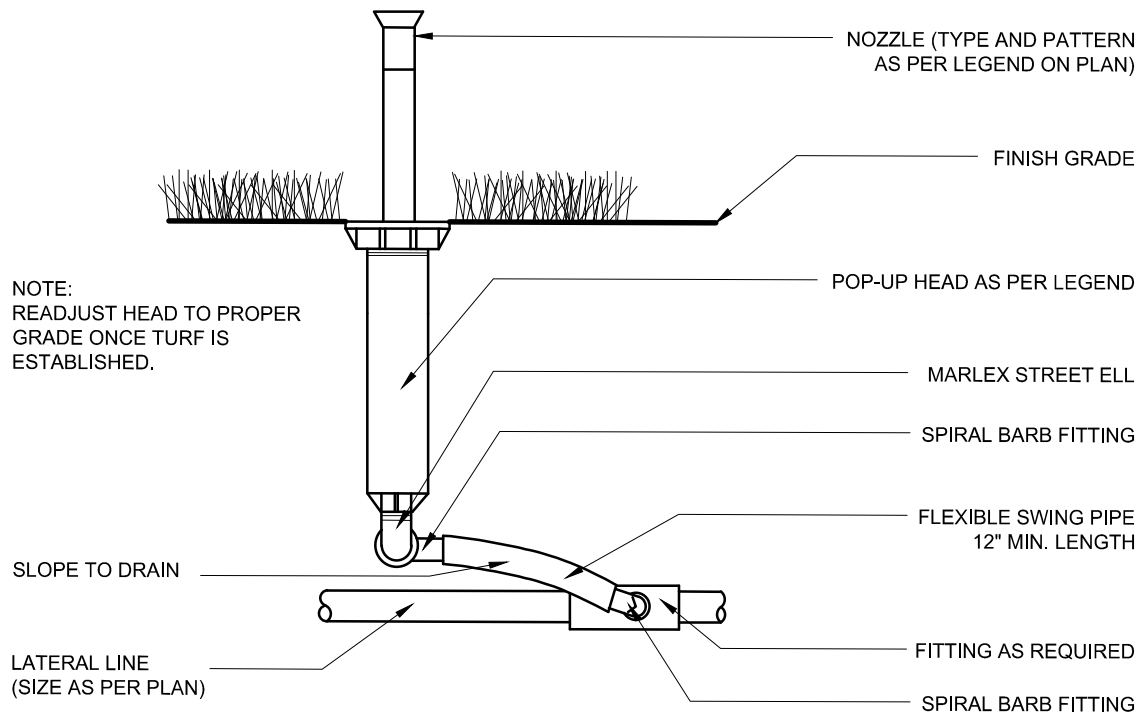
AUTOMATIC CONTROL VALVE

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**HEBER CITY
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LANDSCAPE IRRIGATION-18



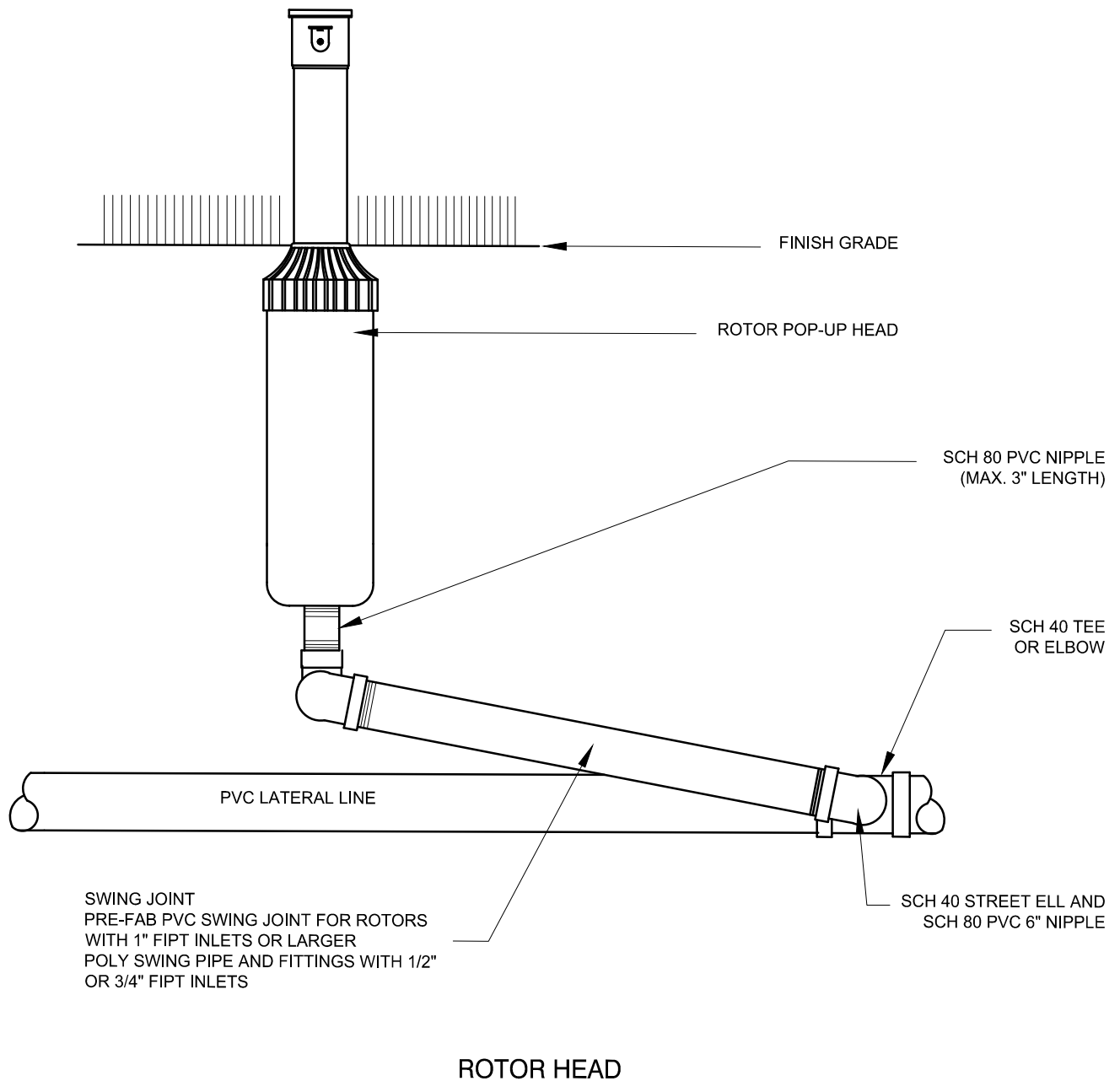
SPRAY / BUBBLER / ROTORY HEAD

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LANDSCAPE IRRIGATION-19



DATE: APRIL 2023

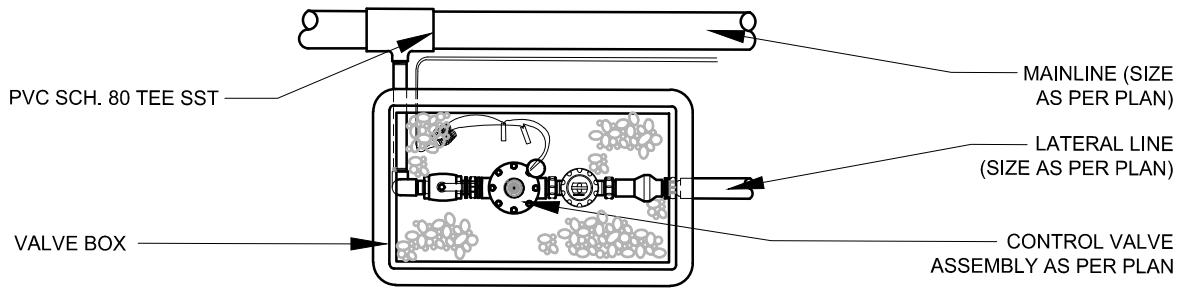
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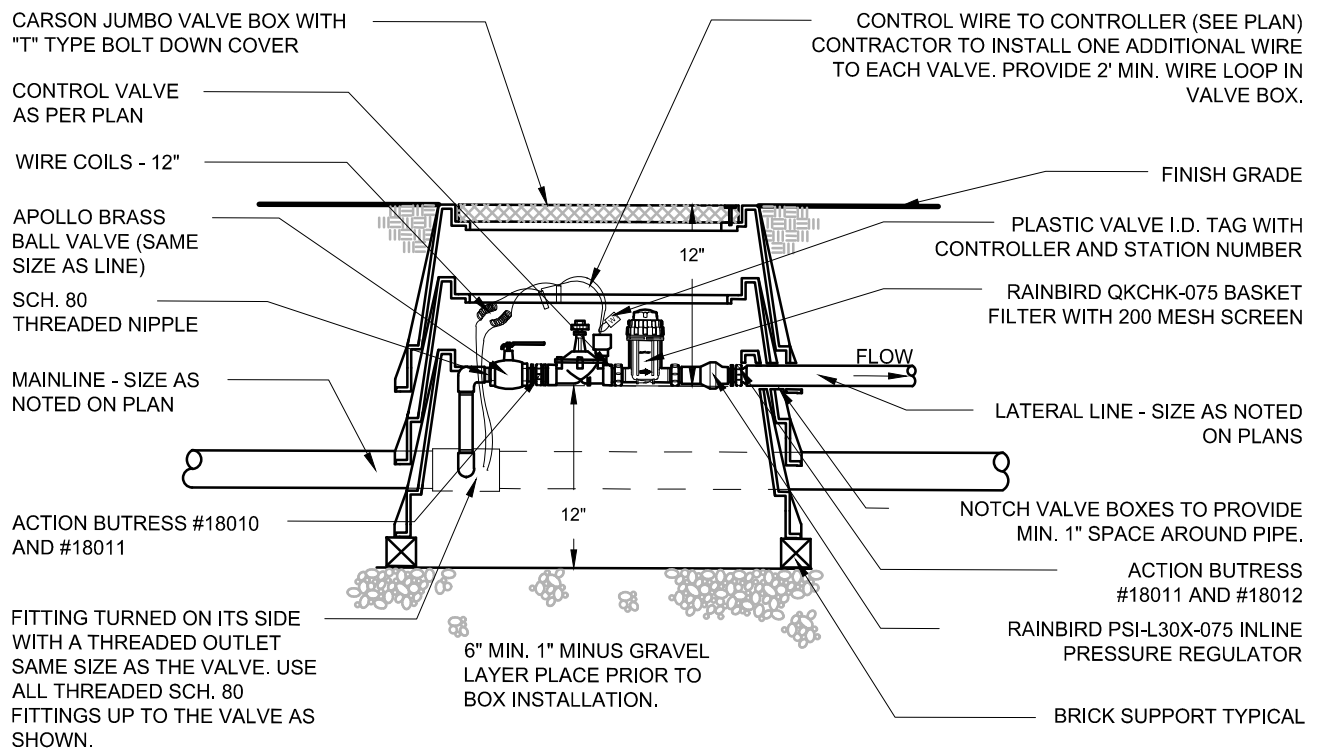


HEBER CITY STANDARD DRAWING

LANDSCAPE IRRIGATION-20



PLAN

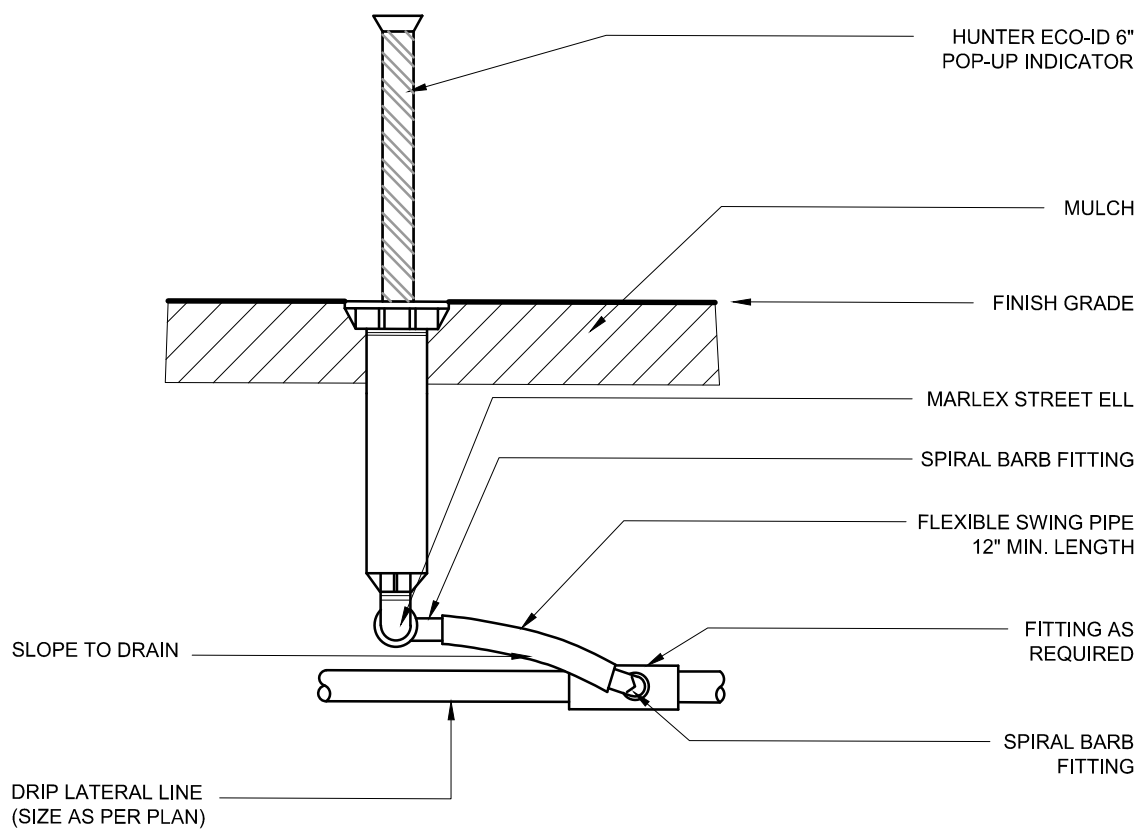


AUTOMATIC DRIP CONTROL VALVE

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PLACE ONE INDICATOR HEAD PER DRIP ZONE
IN A VISIBLE LOCATION AWAY FROM WALKS

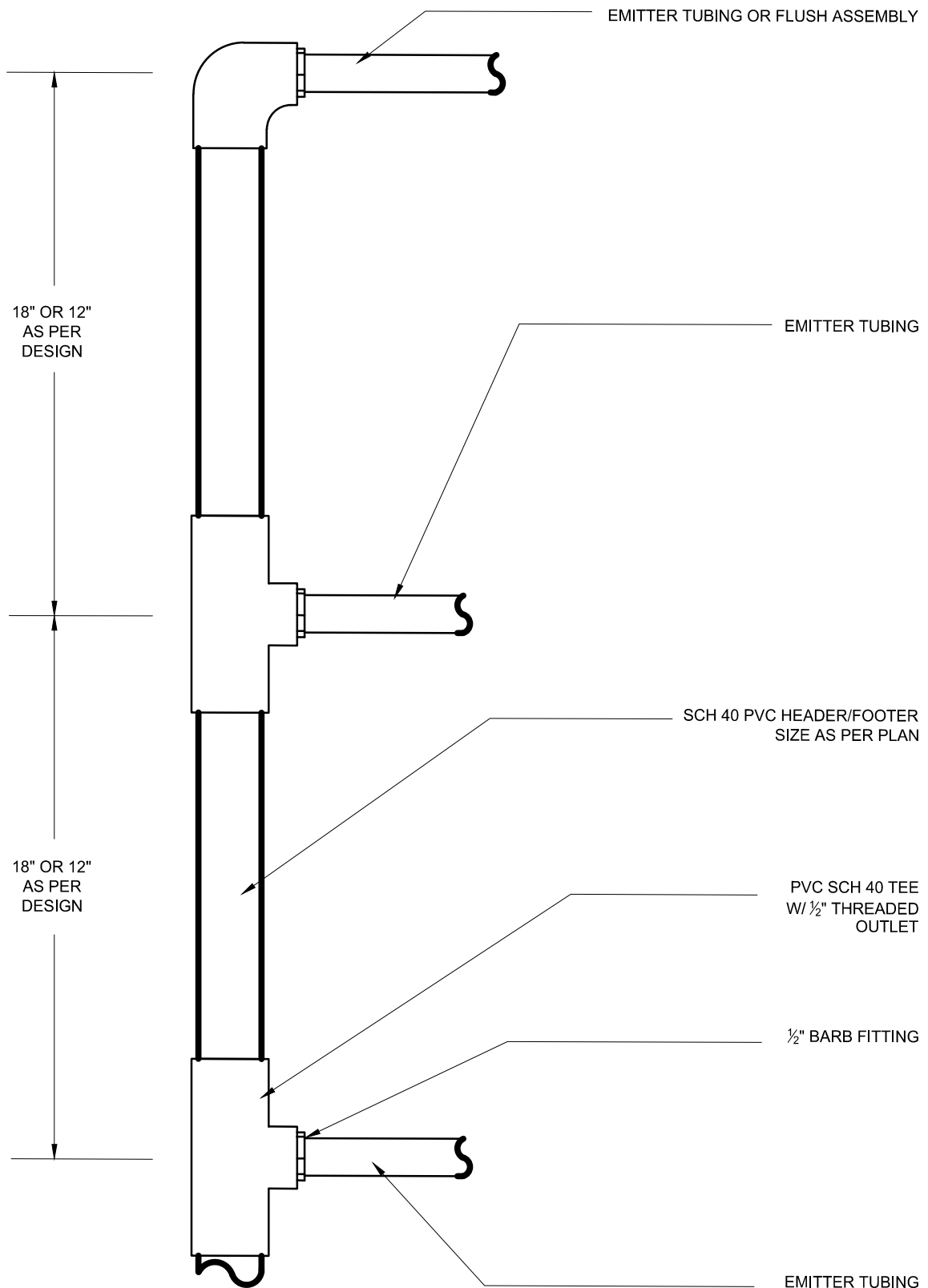
POP-UP DRIP SYSTEM INDICATOR

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LANDSCAPE IRRIGATION-22



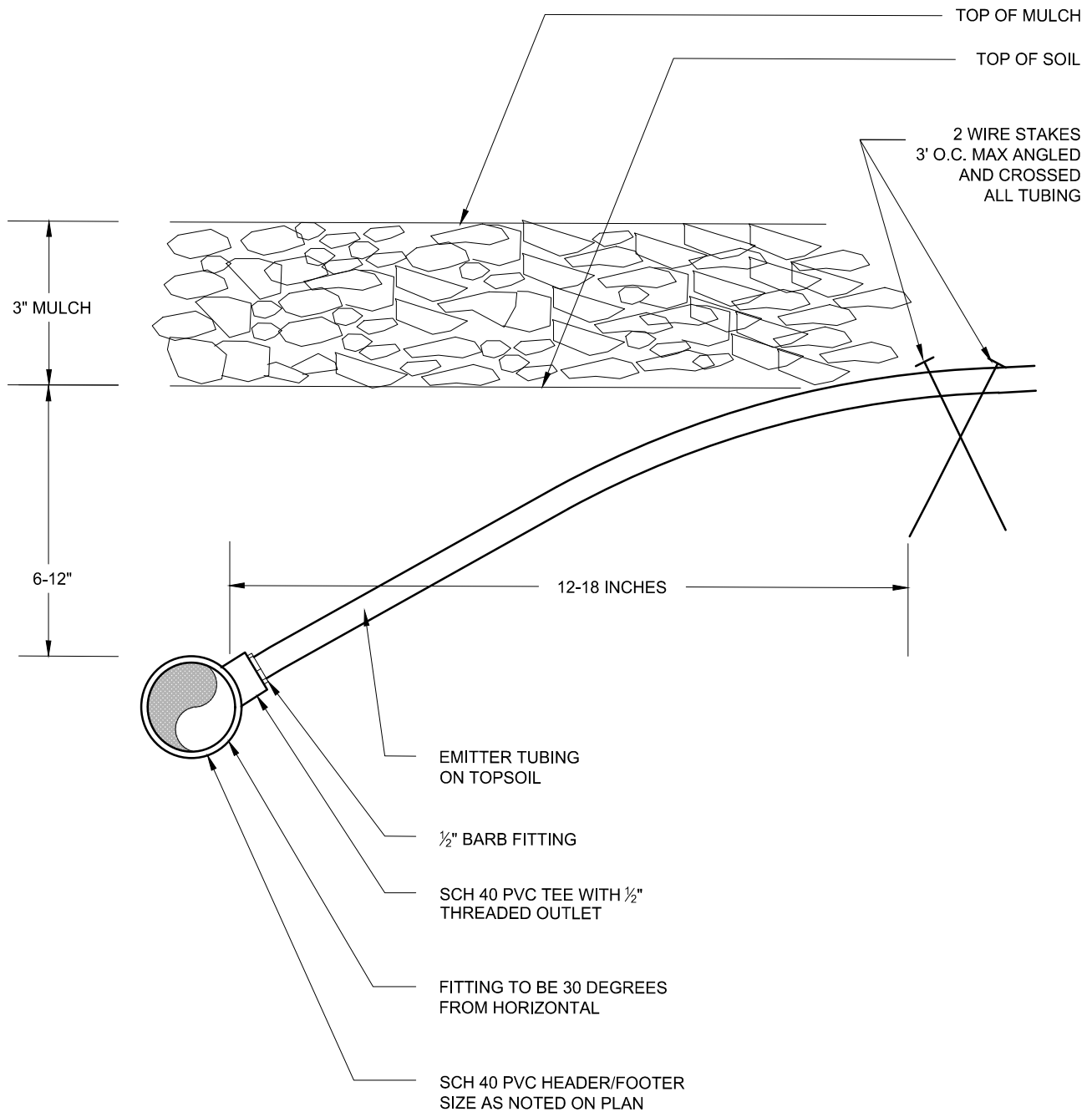
PVC HEADER AND EMITTER TUBING

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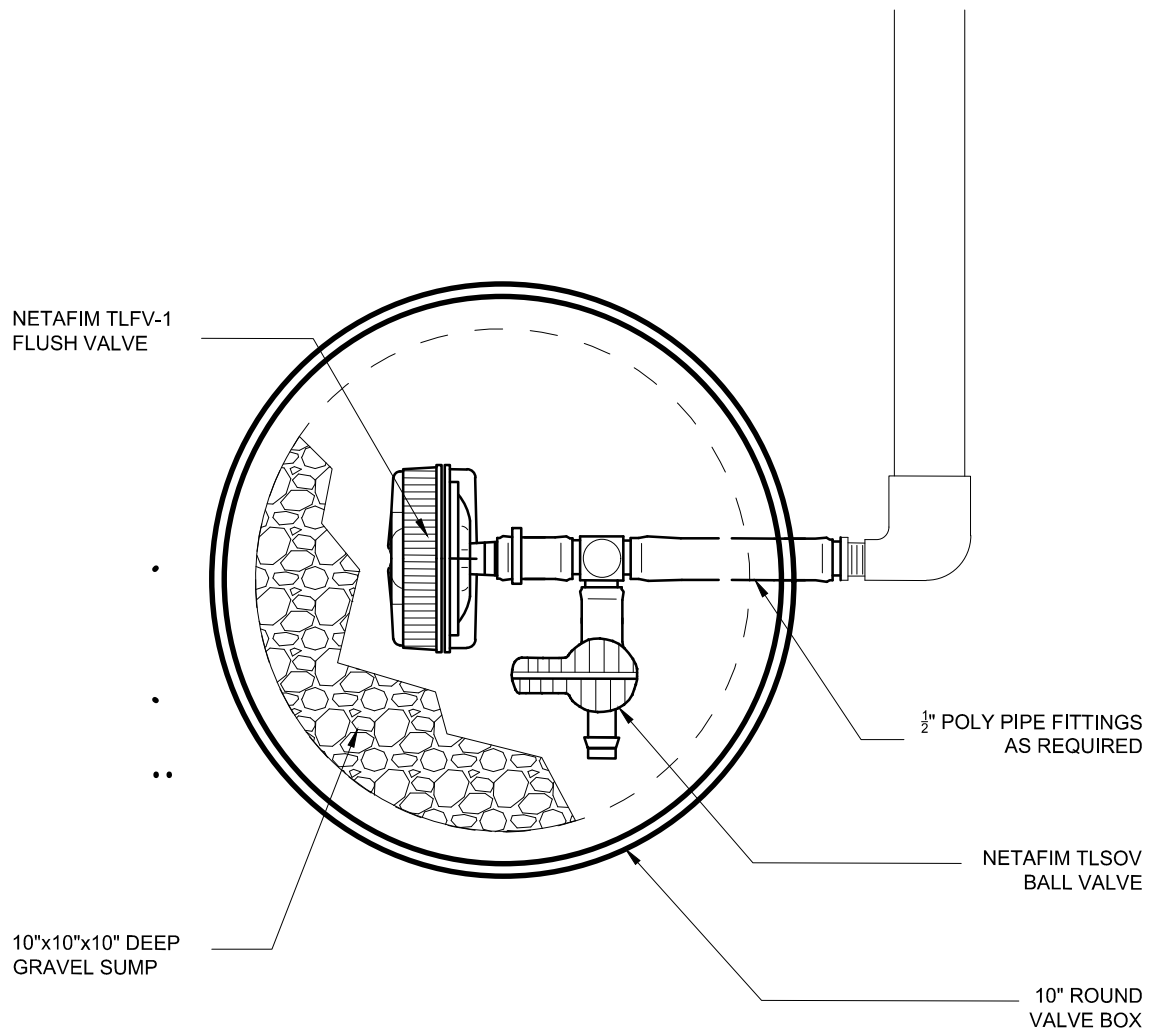


HEBER CITY
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LANDSCAPE IRRIGATION-23



PVC-EMITTER TUBING TRANSITION AND STAKING



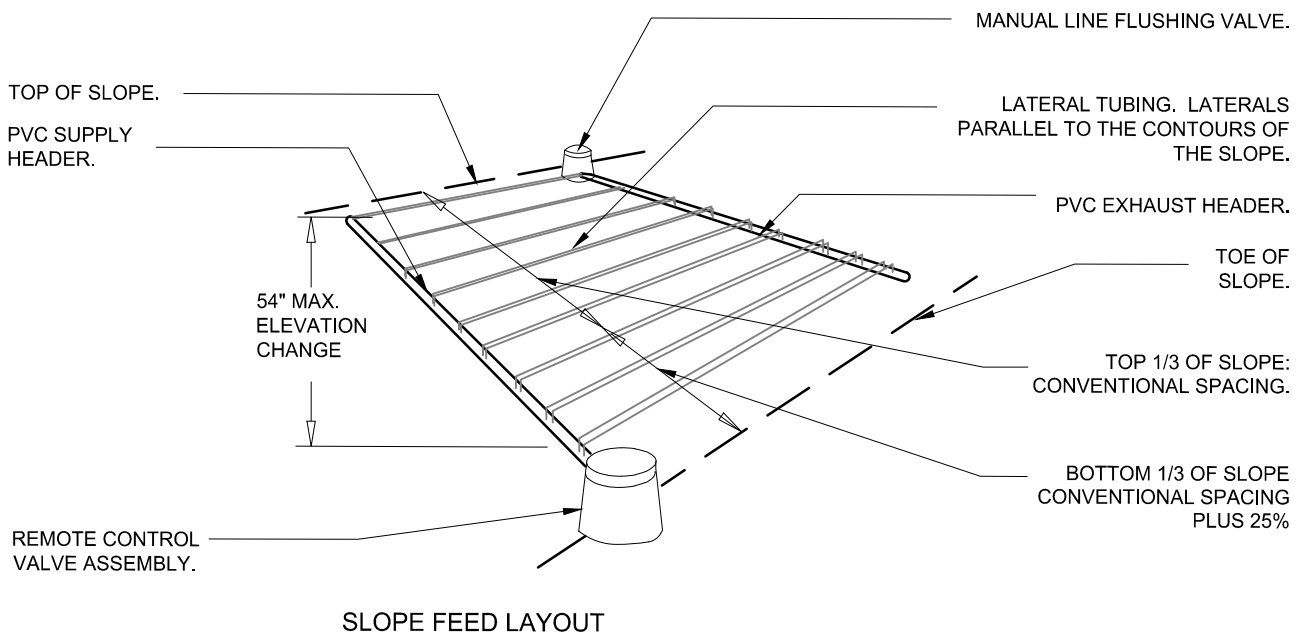
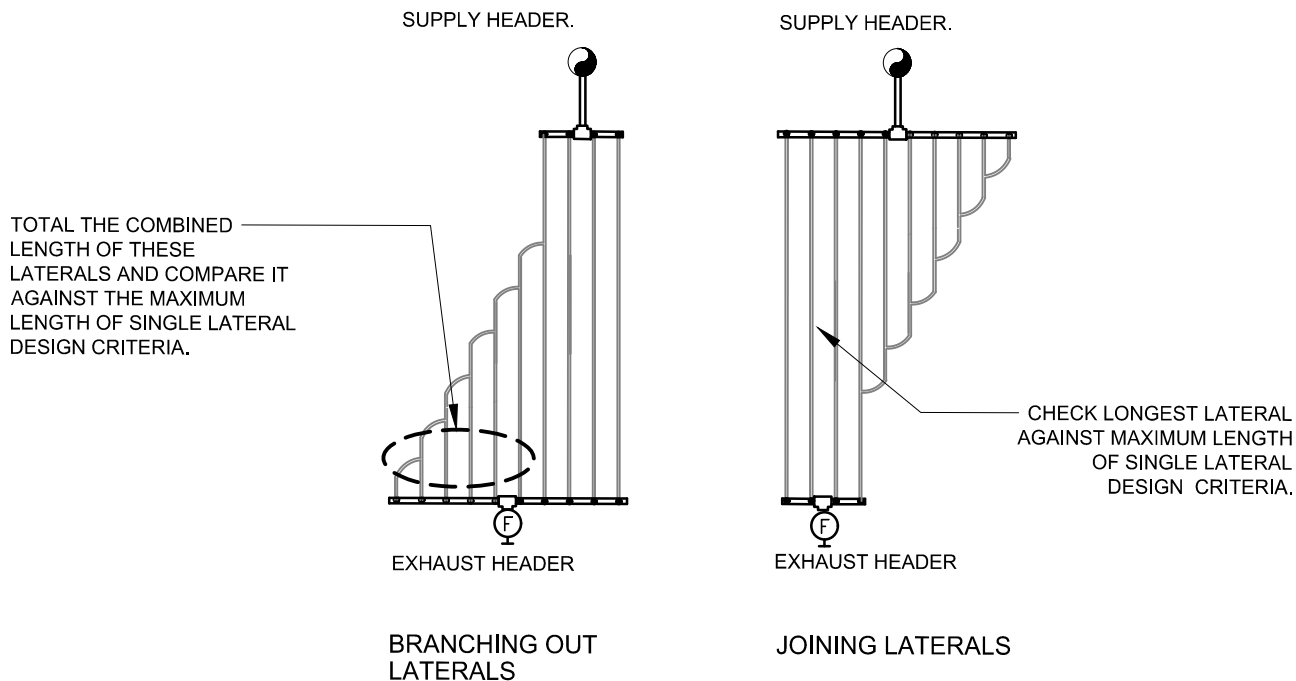
DRIP LINE FLUSH VALVES

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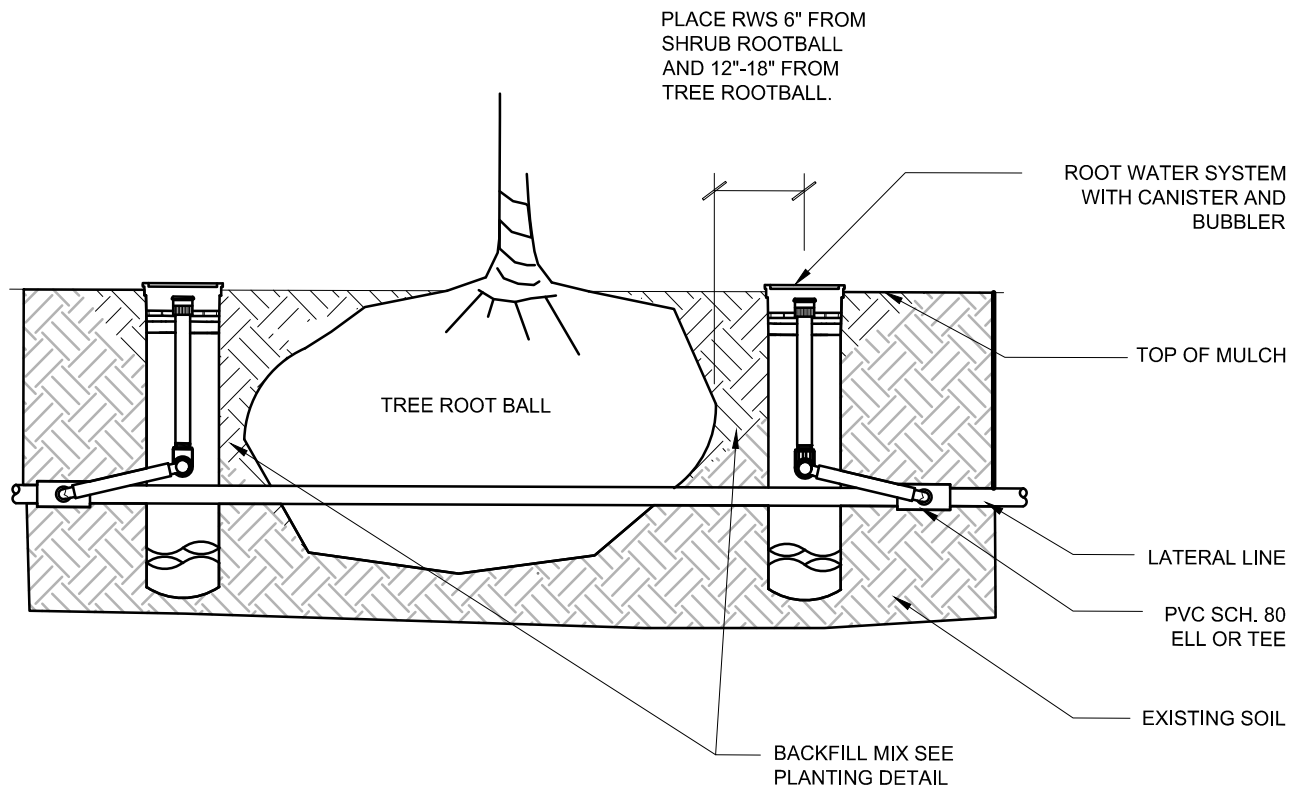


HEBER CITY
STANDARD DRAWING

LANDSCAPE IRRIGATION



TYPICAL DRIPLINE LAYOUT



NOTES:

1. TREE ROOT WATERING SYSTEM (RWS) - THREE RWS PER TREE TYP. PLACE TWO ROOT WATERING SYSTEMS ON UPHILL SIDE OF TREE ROOTBALL IF SLOPE EXISTS.
2. DO NOT USE TREE ROOT WATERING SYSTEMS IN LAWN AREAS.

TREE ROOT WATERING SYSTEM

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HEBER CITY
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LANDSCAPE IRRIGATION-27

NOTE: ALL CONTROLLER WORK SHALL BE DONE BY INDIVIDUALS WITH WEATHERTRAK LEVEL 2 TRAINING CERTIFIED BY HYDROPOINT. PROOF OF TRAINING IS REQUIRED.

RAIN SENSOR WITHIN VIT RAIN SENSOR ENCLOSURE (PT# RGVRS) PER SPEC.

1" PVC SWEEP ELL AND CONDUIT FOR 120 VAC FROM METERED POWER SUPPLY.

3" PVC SWEEP ELL AND CONDUIT FOR CONTROL WIRES.

2" PVC SWEEP ELL AND CONDUIT FOR OPTIONAL CONVENTIONALLY WIRED FLOW SENSOR AND MASTER VALVE WIRES.

1" PVC SWEEP ELL AND CONDUIT FOR GROUNDING WIRE. WIRE SHALL BE AS STRAIGHT AS POSSIBLE. GROUND CONTROLLER PER ASIC GUIDELINES.

LOW PROFILE ANTENNA

STAINLESS STEEL AUTOMATIC CONTROLLER ENCLOSURE ASSEMBLY. SEE IRRIGATION LEGEND FOR MAKE AND MODEL.

WEATHERTRAK OPTIFLOW XR SERIES CONTROLLER. SEE DRAWINGS AND SPECS FOR ADDITIONAL INFORMATION.

UNIVERSAL RADIO REMOTE INTERFACE (TYPICAL).

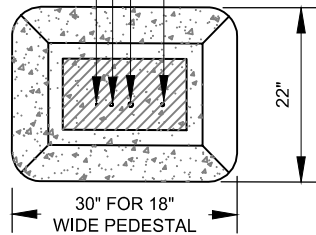
NEATLY BUNDLE WIRES AND SECURE WITH WIRE TIES (TYPICAL).

CONTROLLER TRANSFORMER.

GFI ON/OFF POWER SWITCH RECEPTACLE. (OPTIONAL)

1" PVC SWEEP ELL AND CONDUIT FOR 120 VAC FROM METERED POWER SUPPLY.

3" PVC SWEEP ELL AND CONDUIT FOR CONTROL WIRES.



FLOW SENSOR CABLE AND MASTER VALVE WIRES PER SPECIFICATIONS.

FINISH GRADE. 2" BELOW TOP OF CONCRETE BASE.

POURED CONCRETE BASE. SLOPE TO DRAIN.

FILL VOIDS WITH CONCRETE SLURRY MIX.

1" PVC SWEEP ELL AND CONDUIT FOR GROUNDING WIRE. WIRE SHALL BE AS STRAIGHT AS POSSIBLE. GROUND CONTROLLER PER ASIC GUIDELINES.

2" PVC SWEEP ELL AND CONDUIT FOR OPTIONAL CONVENTIONALLY WIRED FLOW SENSOR AND MASTER VALVE WIRES.

NOTE: MINIMUM CONCRETE BASE REQUIREMENTS. CONTRACTOR SHALL VERIFY NUMBER AND SIZE OF CONDUITS REQUIRED FOR EACH ENCLOSURE INSTALLATION. USE ENCLOSURE MANUFACTURER'S TEMPLATE FOR PROPER LAG BOLT PLACEMENT. PROVIDE A MINIMUM 2" OF CONCRETE FROM LAG BOLT TO OPENING IN CONCRETE BASE FOR CONDUITS.

WEATHERTRAK OPTIFLOW XR FRONT ENTRY ENCLOSURE

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STANDARD DRAWING

LANDSCAPE IRRIGATION

PLACE 100 LB POWER SET SOIL AMENDMENT TO EACH PLATE AS PER MANUFACTURER'S RECOMMENDATIONS.

COPPER GROUND PLATE
(4" X 96" X .0625")

#6 AWG SOLID BARE COPPER
WIRE (TYP.)

CONTROLLER

ELECTRODE SPHERE OF
INFLUENCE BOUNDARIES
1.5'x24' AND 10' DIAMETER

DO NOT INSTALL ANY OTHER
WIRES OR CABLE WITHIN THE
SPHERE OF INFLUENCE

NOTE:
REQUIRED GROUNDING KIT
CONSISTS OF GROUNDING ROD,
COPPER GROUND PLATE, AND
EXOTHERMIC WELD
CONNECTION.

CONTRACTOR TO TIE EXISTING
UTILITY GROUND TO NEW
IRRIGATION GROUND TO MEET
NEC COMPLIANCE.

DO NOT BACK FILL OVER
GROUND PLATE UNTIL
INSPECTED BY OWNER
CONTRACTOR TO PROVIDE
GROUNDING TEST CERTIFICATION
OF 10 OHM OR LESS.

PLAN VIEW

CONCRETE PAD

CONTROLLER. SEE PLAN FOR UNIQUE
INSTRUCTIONS AND LOCATIONS.

CARSON 10" RND. VALVE BOX WITH "T"
TYPE BOLT DOWN COVER. PLACE 6"
GRAVEL LAYER UNDER SIDES OF BOX.

PVC SWEEP ELL
(1 1/2" OR LARGER)

12" MIN

30" MIN

FINISH GRADE

#6 AWG SOLID BARE
COPPER WIRES

COPPER GROUND PLATE

EXOTHERMIC WELD CONNECTION

GROUND ROD

EARTH CONTACT MATERIAL

SECTION

IRRIGATION CONTROLLER GROUNDING

DATE:
APRIL 2023

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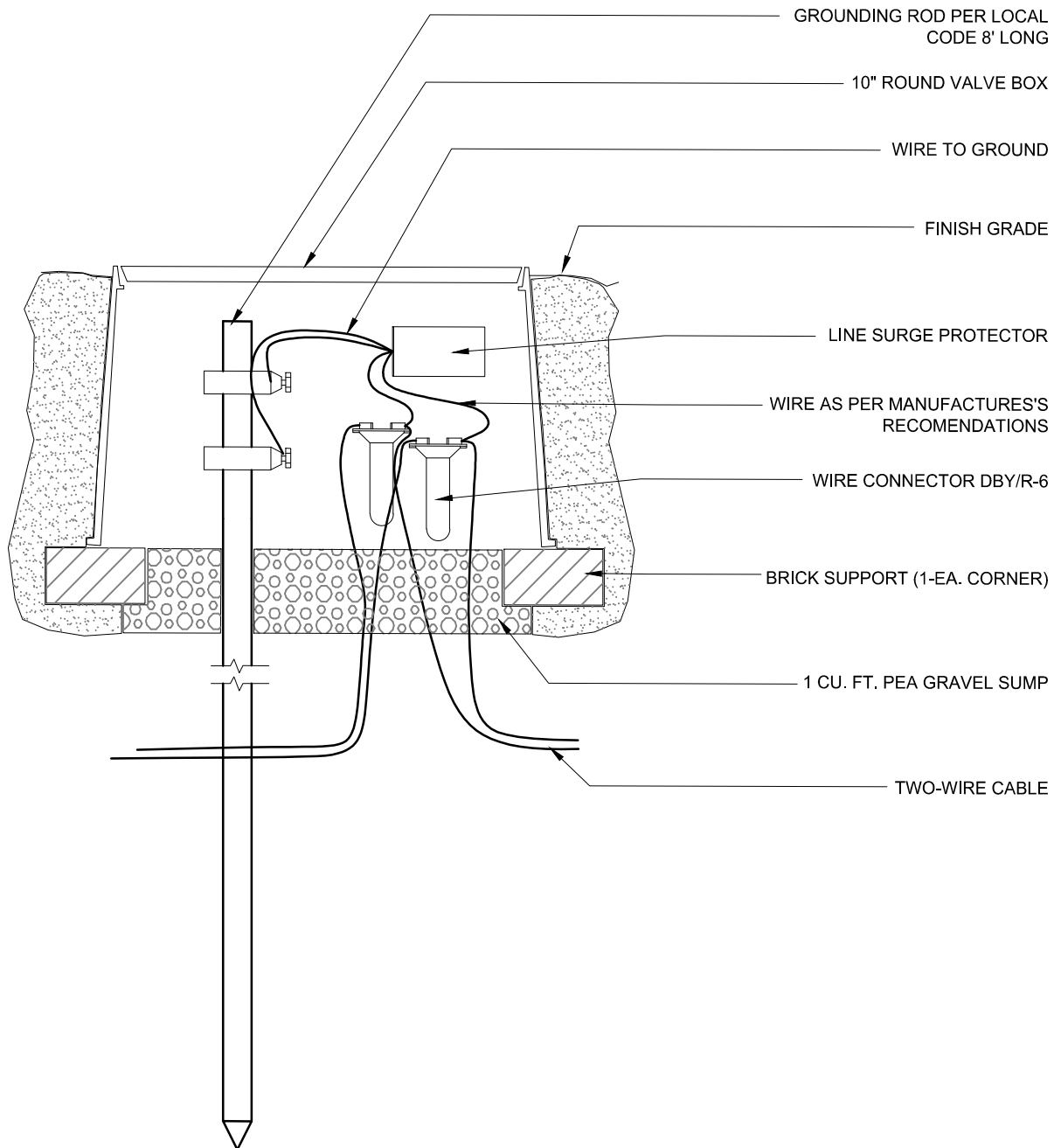
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STANDARD DRAWING

LANDSCAPE IRRIGATION

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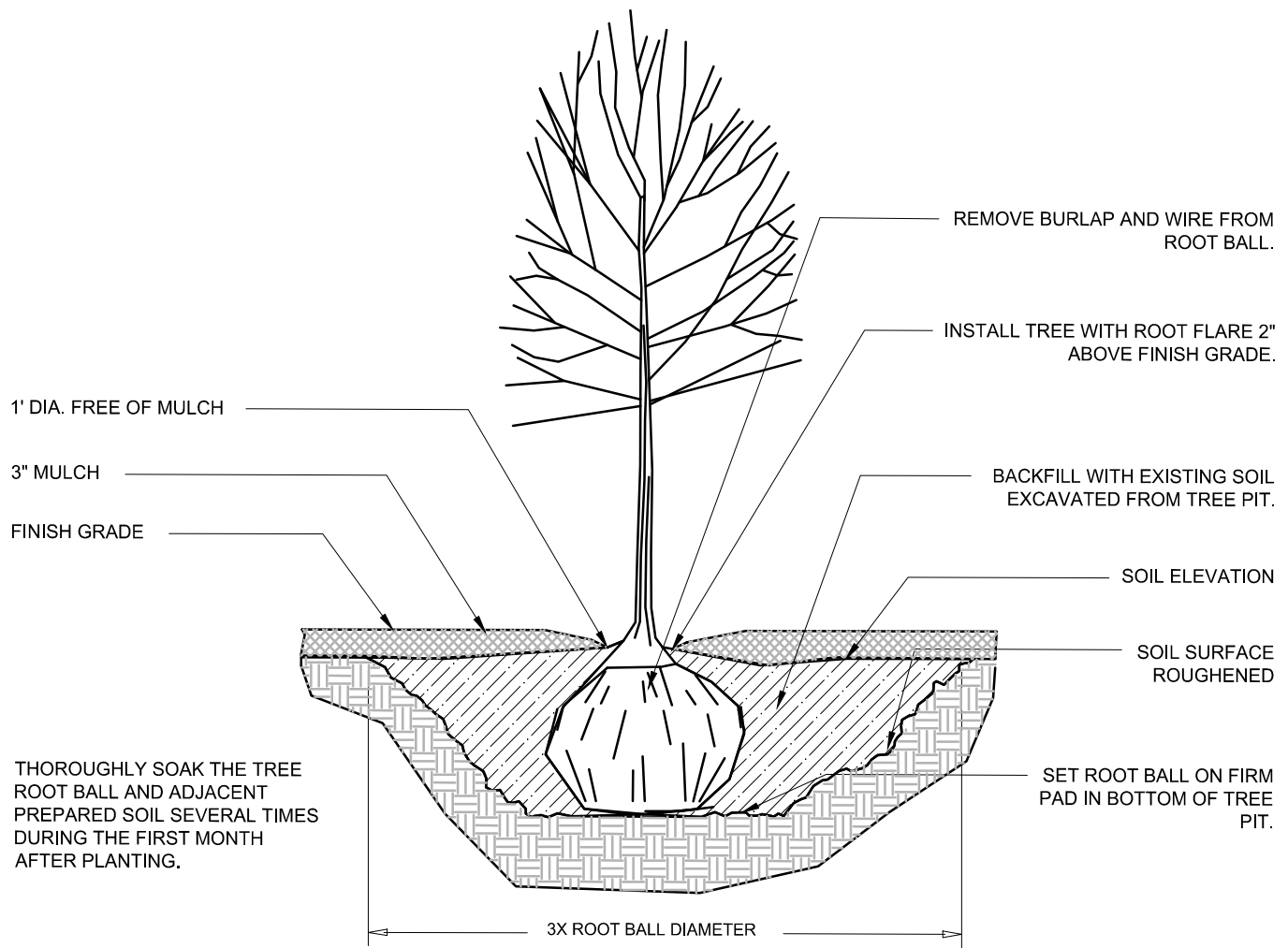
IRRIGATION 2-WIRE GROUNDING

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HEBER CITY
 STANDARD DRAWING

LANDSCAPE IRRIGATION-30



STAKING TREES

1. STAKING IS NOT GENERALLY REQUIRED FOR ALL TREE PLANTING. IF CONDITIONS ARE PRESENT WHERE THE CONTRACTOR DEEMS IT NECESSARY TO STAKE TREES TO ENSURE VIABILITY THROUGH THE GUARANTEE PERIOD, THE CONTRACTOR MAY STAKE THE TREES AT NO ADDITIONAL COST TO THE OWNER.
2. ANY STAKING WILL BE IN ACCORDANCE WITH CURRENT HORTICULTURE PRACTICE. STAKING OF TREES WILL BE WITH WOODEN STAKES PLACED OUTSIDE OF THE ROOT BALL

DECIDUOUS TREE PLANTING

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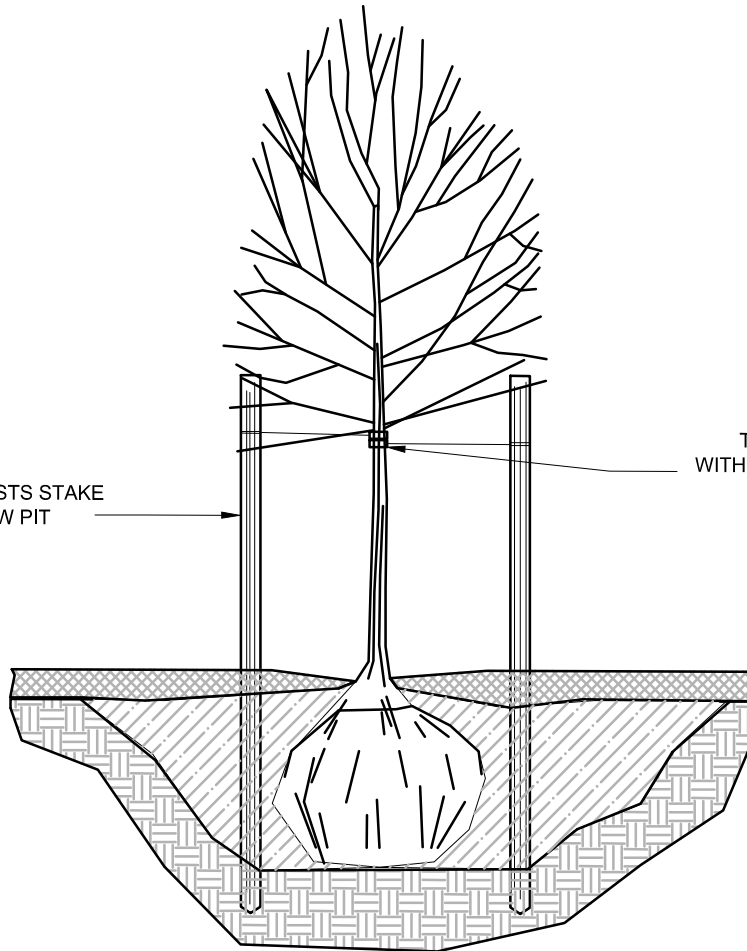


HEBER CITY STANDARD DRAWING

LANDSCAPE PLANTING-1

2 - 2"x2" WOODEN POSTS STAKE
TO EXTEND 18" BELOW PIT

TREE SUPPORTED BETWEEN STAKES
WITH RUBBER HOSE COLLARS THREADED
ON GUY WIRE 3'-5' ABOVE GRADE.



NOTE

ANY STAKING WILL BE IN ACCORDANCE WITH CURRANT HORTICULTURE PRACTICE. STAKING OF
TREES WILL BE WITH WOODEN STAKES PLACED OUTSIDE OF THE ROOT BALL

SEE DETAILS FOR TREE PLANTING

DECIDUOUS TREE STAKING

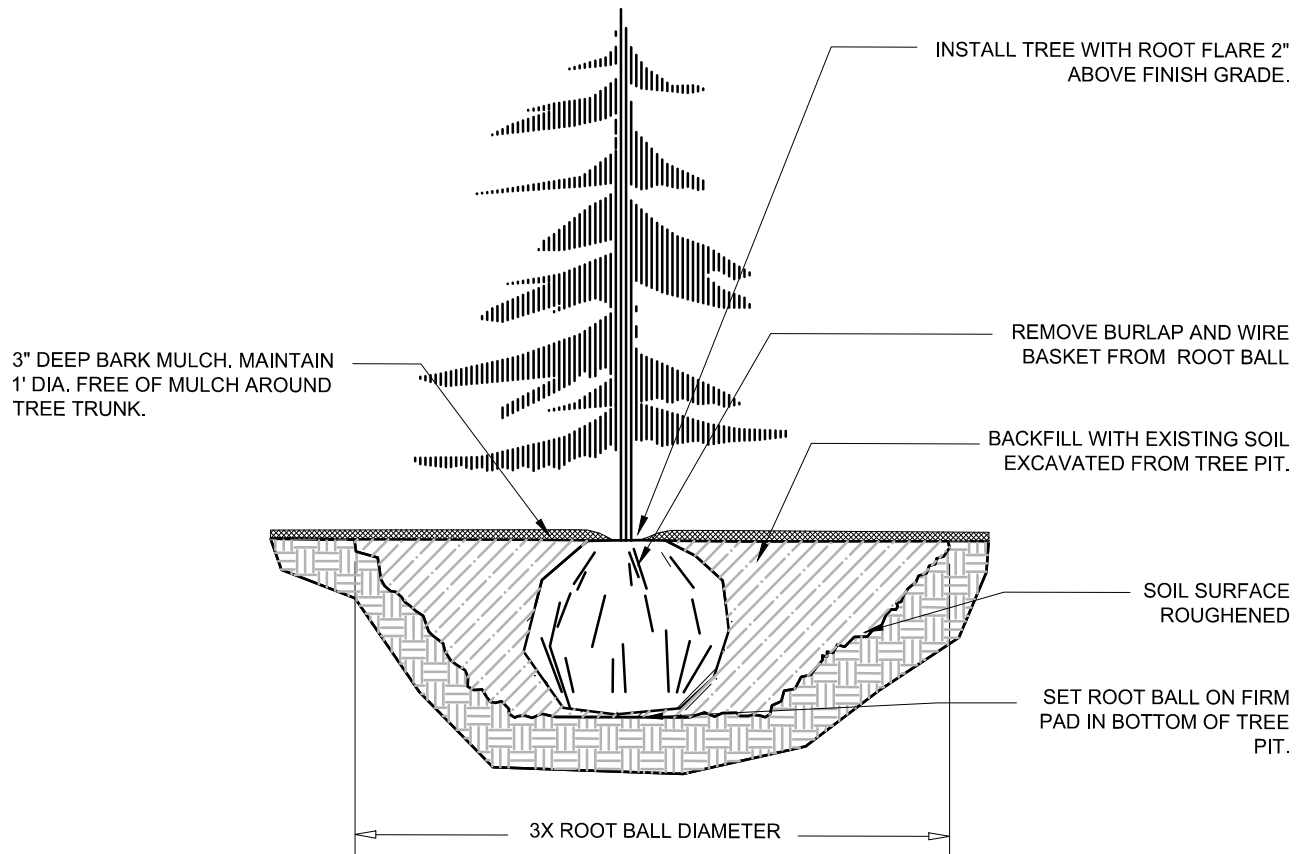
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HEBER CITY
STANDARD DRAWING

LANDSCAPE PLANTING-2



NOTE:

1. STAKING/GUYING IS NOT GENERALLY REQUIRED. FOR ALL TREE PLANTING, IF CONDITIONS ARE PRESENT WHERE THE CONTRACTOR DEEMS IT NECESSARY TO STAKE TREES IN ORDER TO ENSURE VIABILITY THROUGH THE GUARANTEE PERIOD, THE CONTRACTOR MAY STAKE THE TREES AT NO ADDITIONAL COST TO THE OWNER.
2. STAKING/GUYING WILL BE IN ACCORDANCE WITH CURRANT HORTICULTURE PRACTICE.

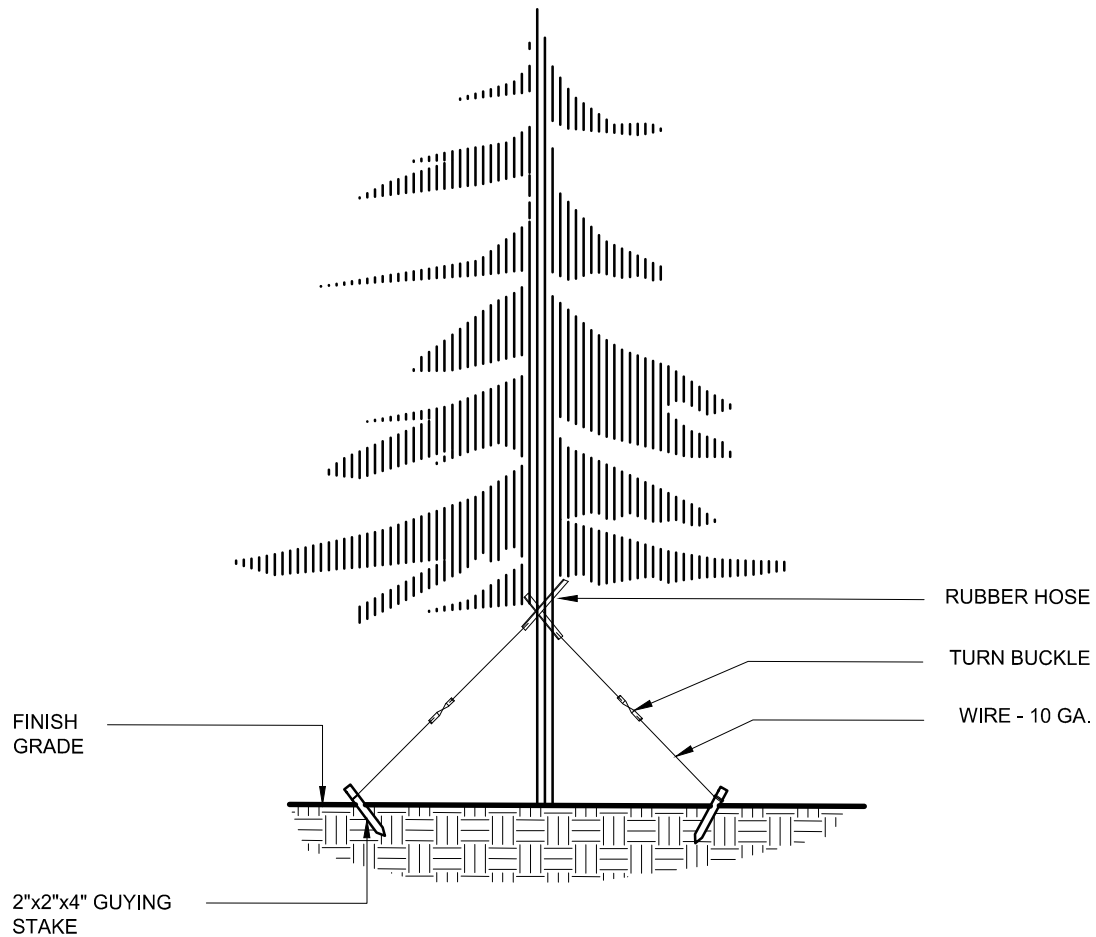
EVERGREEN TREE PLANTING

DATE: APRIL 2023
 SCALE: N.T.S.
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 (435) 654-0757



**HEBER CITY
 STANDARD DRAWING**

LANDSCAPE PLANTING-3



- NOTE:
1. STAKING / GUYING WILL BE IN ACCORDANCE WITH CURRENT HORTICULTURE PRACTICE. S
 2. THREE EQUALLY SPACED WIRES ARE TO BE USED IN GUYING.
 3. SEE DETAILS FOR TREE PLANTING.

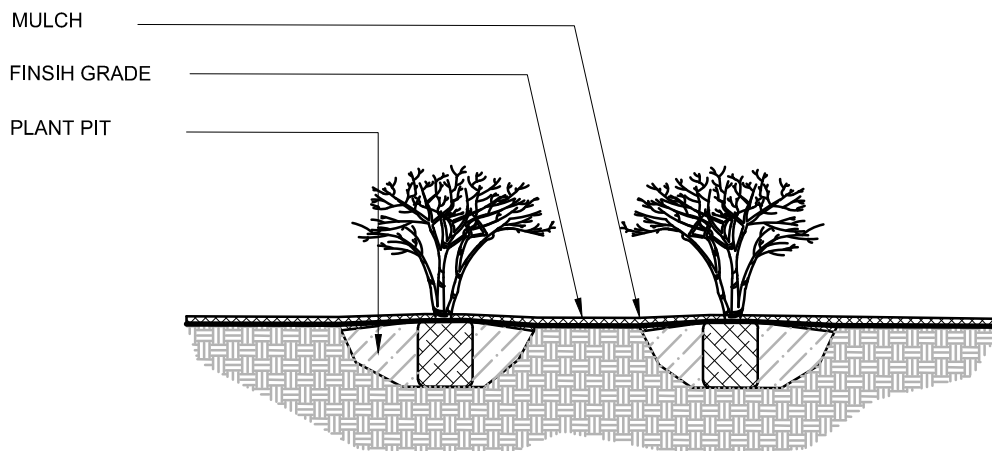
EVERGREEN TREE GUYING

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HEBER CITY
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LANDSCAPE PLANTING-4



SOAK TOPSOIL AND ALLOW TO PERCOLATE PRIOR TO PLANTING. SET PLANT AT SAME RELATIONSHIP TO FINISH GRADE AS IN CONTAINER.

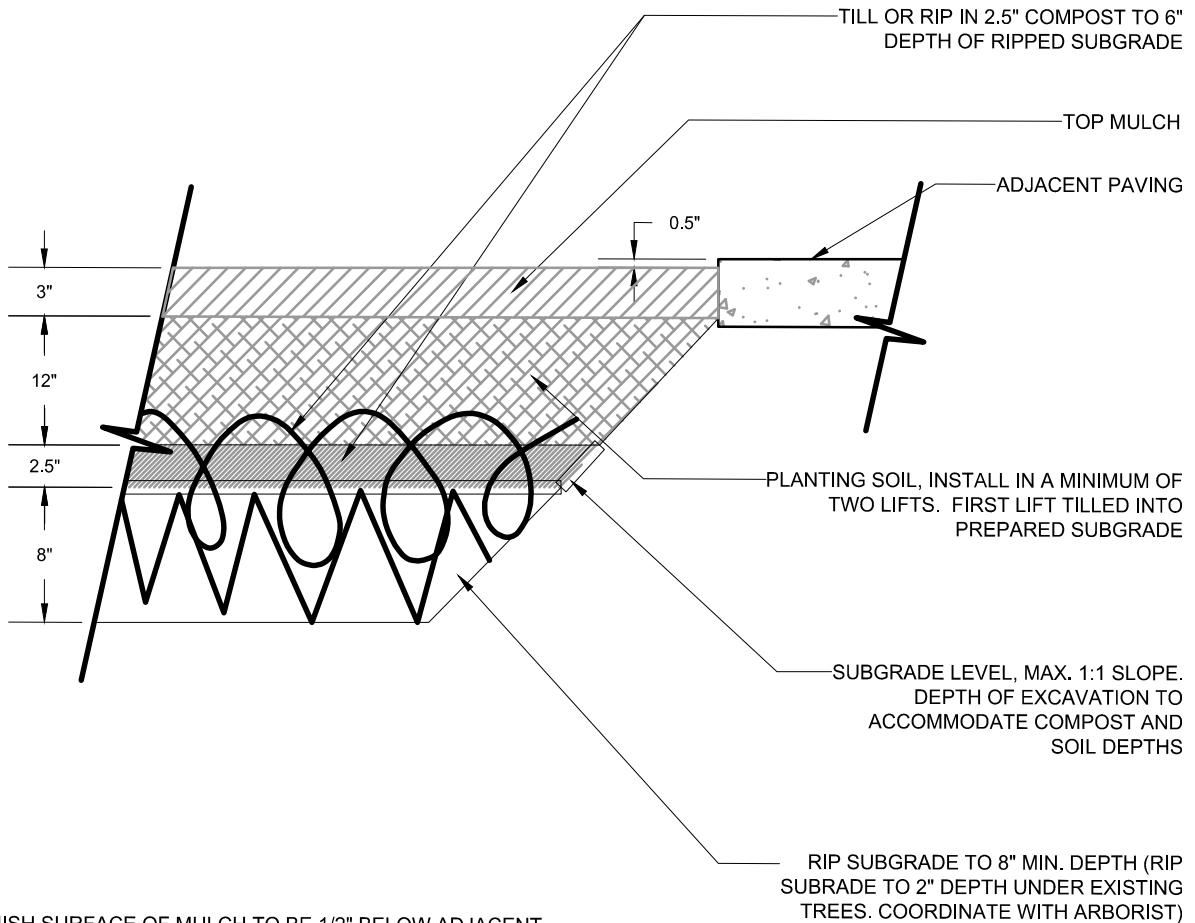
SHRUB PLANTING

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LANDSCAPE PLANTING-3



NOTES:

- A. FINISH SURFACE OF MULCH TO BE 1/2" BELOW ADJACENT PAVEMENT.
- B. ALL AREAS IMPACTED BY CONSTRUCTION ACTIVITY OF ANY KIND, INCLUDING STORAGE OF MATERIALS, SHALL RECEIVE FULL SUBGRADE PREPARATION.

PLANTING BED PREPARATION

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STANDARD DRAWING

LANDSCAPE PLANTING-8

STANDARD LANDSCAPE SPECIFICATIONS

TABLE OF CONTENTS

<u>Specification Section No.</u>	<u>Last Rev.</u>	<u>Specification Name</u>
01 5639	06/2023	Temporary Tree Protection
11 6813	06/2023	Playground Equipment
32 8400	06/2023	Irrigation Systems
32 9030	06/2023	Plants
32 9113	06/2023	Soil and Subgrade Preparation

SECTION 01 5639
TEMPORARY TREE PROTECTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Section 32 8400 - Irrigation Systems
- B. Section 32 9030 - Plants

1.2 SUMMARY

- A. This Section includes trimming, protection, and irrigation of trees that are to remain. Trees which are to remain and must be protected are indicated on the drawings.

1.3 SUBMITTALS

- A. Tree Protection Plan: Contractor to submit a 'Tree Protection Plan' for approval by the Owner's Authorized Representative prior to beginning construction. The tree protection plan shall information including fencing, barricades, temporary irrigation, employee education, public education, etc.

1.4 QUALITY ASSURANCE

- A. Coordinate with the Heber City Authorized Representative to perform the following work:
 - 1. Remove branches from trees that are to remain, if required.
 - 2. Recommend procedures to compensate for loss of roots and perform initial pruning of branches and stimulation of root growth to accommodate new construction.
 - 3. Recommend procedures for excavation and grading work juxtaposed to established plants.
 - 4. Perform tree repair work for damage incurred by new construction.
 - 5. Determine the location of the tree protection fencing.

1.5 PROJECT CONDITIONS

- A. Temporary Protections: Provide fencing located outside the drip-line (outer perimeter of branches plus two feet) to protect trees and other plants that are to remain from damage for any tree within fifty feet of construction activity.

1. Tree protection fence that is protecting trees on adjoining properties needs only be on this project site and not on the adjoining property unless otherwise noted.
- B. Protect Root Systems: Do not store construction materials, debris, or excavated material within the drip-line of trees to remain. Do not permit vehicles within drip-line. Restrict foot traffic within fenced area to prevent excessive compaction of soil over root systems.
- C. Watering: Provide irrigation to the landscape and trees to remain.

1.6 CERTIFIED ARBORIST OBSERVATIONS:

- A. A contracted certified Arborist or Heber City Arborist shall visit the site a minimum of once each month throughout the growing season to advise the Contractor and Owner's Authorized Representative of changes or modifications to the protection and maintenance procedures.
 1. The Arborist may provide a Tree Monitoring Report for each site visit indicating tree damage, soil moisture/irrigation, color of foliage, canopy density, trunk and limb discoloration, and pest presence.
 2. The Arborist may provide a Post-Construction Management Plan for the trees indicating tree assessments, fertilizing recommendations, and other long term maintenance recommendations.

PART 2 - MATERIALS

2.1 FENCING:

- A. Tree protection fence shall be sturdy and highly visible to discourage entrance and disturbance.
 1. Fence to be 4 ft high minimum high visibility nylon or chain link.
 2. Fence to be constructed using free standing posts, not post driven into the tree root systems.
 3. Signage – fencing shall be signed indicating the fence as a tree protection fence with the Owner's Authorized Representative and Contractor contact information. Arborist information may be included.

2.2 TREE WATERING

- A. Provide water to trees as required and as directed by the Heber City Arborist. Watering to be applied by hand or by a temporary irrigation system.
 1. Hand watering to be by hose or pipe and water applied on a regular as needed basis.
 2. Temporary irrigation system to include pipe, fittings, risers, nozzles, and valve(s) as needed to ensure proper application of water. Temporary irrigation system shall be connected to an automatic controller or timer.

2.3 ROOT PROTECTION MULCH

- A. Temporary construction within the tree protection fence requires additional root protection to minimize soil compaction and mechanical root damage. The methods of root protection are to be determined by the arborist, and may include the following;
 - 1. Apply 4 inches of woodchip mulch to the area.
 - 2. Use ¾ inch plywood sheets
 - 3. Use large wood beams
 - 4. Use 4 inches of gravel mulch over a landscape fabric
 - 5. Use commercial road mats
- B. Temporary applications of root protection to be removed and the tree protection fence re-installed as soon as construction activity near the tree is completed.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install fencing at the Tree Protection Zone (TPZ) which is defined as at the drip line of the canopy plus 2 feet. Install fence at the TPZ of the trees to remain prior to construction in the area. Install two notification signs (minimum) at each tree or every 100 feet if a group of trees are fenced together.
- B. Protect tree root systems from damage due to noxious materials caused by run-off or spillage during mixing, placement, or storage of construction materials. Protect root systems from flooding, eroding, or excessive wetting resulting from dewatering operations.
- C. Do NOT allow fires under or adjacent to trees or other plants that are to remain.
- D. Remove branches from trees that are to remain, if required, in order to accommodate new construction.
 - 1. Where directed by Owner's Authorized Representative and arborist, extend pruning operation to restore natural shape of entire tree.
 - 2. Cut branches and roots, if required, with sharp pruning instruments; do not break or chop.
- E. Watering: Water trees with temporary irrigation system at a rate that allows each tree to receive adequate water as directed by the arborist.
 - 1. Irrigation system to the trees and landscaping shall be operated by an automatic controller.
 - 2. Provide temporary irrigation to landscape and trees to remain if irrigation systems are not in operation.

3. Irrigation water should penetrate the soil to a depth of 18 inches with a minimum of 1 inch of irrigation water weekly in the absence of rainfall.

3.2 EXCAVATION AROUND TREES

- A. Excavate within proximity of trees only where indicated. Do not machine excavate within drip line.
- B. Where excavating for new construction is required within drip line of trees, hand excavate to minimize damage to root systems. Provide protective plywood sheeting at excavations if required. Use narrow-tine spading forks and comb soil to expose roots.
 1. Relocate roots in backfill areas wherever possible. If large, main lateral roots are encountered, expose beyond excavation limits as required to bend and relocate without breaking. If encountered immediately adjacent to location of new construction and relocation is not practical, cut roots approximately 3 inches back from new construction.
- C. Do not allow exposed roots to dry out before permanent backfill is placed; provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in moist condition and temporarily support and protect from damage until permanently relocated and covered with earth.
- D. Where trenching for utilities is required within drip line, tunnel under or around roots by hand digging. Do not cut main lateral roots or tap roots; cut only smaller roots that interfere with installation of new work. Cut roots with sharp pruning instruments; do not break or chop.
- E. Prune branches to balance loss to root system caused by damage or cutting of roots.

3.3 GRADING AND FILLING AROUND TREES

- A. Maintain existing grade within drip line of trees.
- B. Lowering Grades: Where existing grade is above new finish grade shown around trees, gradually slope grade away from trees as recommended by Arborist. Do not reduce grade within drip line.
 1. Prune the branches to stimulate root growth and to compensate for loss of roots. Provide subsequent maintenance during the contract period as recommended by arborist. Provide Owner with typed instructions for recommended long-range maintenance procedures to be followed after completion of construction operations.

3.4 RAISING GRADES:

- A. Minor Fills: Where existing grade is 6 inches or less below elevation of indicated finish grade, use topsoil fill material specified. Place in single layer and do not compact; hand grade to require finish elevations. Do not place soil material against trunk of tree.
- B. Raising Grades: Where existing grade is greater than 6" below elevation of indicated finish grade, provide stone retaining walls or adjust grading to maintain existing grading within drip lines.

Coordinate work with owner's authorized representative and arborist.

3.5 REPAIR AND REPLACEMENT OF TREES

- A. Repair trees damaged by construction operations. Make repairs promptly after damage occurs to prevent progressive deterioration of damaged trees.
- B. If a tree is damaged, the Arborist and Owner's Authorized Representative shall determine if the tree can be restored to normal growth pattern. When it is determined that a tree cannot be restored, the following shall occur:
 - 1. Provide a new tree of the same species as those being replaced. Plant and maintain in accordance with current horticultural requirements.
 - 2. If trees over 6 inches in caliper measurement (taken 12 inches above grade) are required to be replaced, provide new trees with 2-inch caliper size and of species selected by the Owner.
 - 3. A tree appraisal shall be conducted by a third-party certified arborist using the latest guide for tree appraisal and the contractor will compensate the owner the agreed amount as a settlement.

3.6 DISPOSAL

- A. Burning removed trees and branches is not permitted on the site.
- B. Removal from Owner's Property: Remove excess excavation, displaced trees, and trimmings in a legal manner. These actions are to be provided at no additional expense to the Owner.

END OF SECTION

SECTION 11 6813
PLAYGROUND EQUIPMENT

PART 1 - GENERAL

1.1 SUMMARY

- A. Furnish and deliver from a qualified manufacturer(s), all materials required to install playground equipment, subsurface drainage, base materials, and resilient surfacing.
- B. Layout and install playground equipment meeting current safety standards.
- C. Any minor items of labor or materials not specifically noted on the drawings or specifications, but necessary for the proper completion of the work, shall be considered incidental to and are to be included in the work.

1.2 COORDINATION

- A. Coordinate and cooperate with other contractors as necessary to enable the work to proceed as rapidly and efficiently as possible.
- B. Inspection of Site: The Contractor shall be acquainted with all site conditions. Should utilities not shown on the plans be found during excavations immediately notify the Owner's Authorized Representative. Failure to do so will make the Contractor liable for any and all damage thereto arising from his/her operations subsequent to discovery of such utilities not shown on plans.
- C. Existing Utilities: Before any trenching, excavation or digging below the surface for any reason is begun, the Contractor shall have the area "Blue Staked" in order to determine as close as possible the location of all underground utilities. The Contractor will conduct the work in such a manner to protect all utilities from damage. It is the responsibility of the Contractor to repair or replace any damage incurred by the Contractor or the Contractor's employees at no expense to the Owner.

1.3 SUBMITTALS

- A. Playground Equipment
 - 1. The Contractor/Manufacturer's Representative shall submit the following; play capacity of each component prior to installation, scaled drawings of each specified component including dimensioned plans, color charts, erection drawings, installation details, parts list, and technical data for correct assembly of all components, clamp details, and anchoring details.
- B. Resilient Safety Surfacing
 - 1. Data and test information meeting playground safety and accessibility guidelines.

C. Shade Structures

1. Shop Drawings including:
 - a. Column layout for applicable anchor bolts or buried columns.
 - b. Foundation design.
 - c. Three dimensional views of frame.
 - d. Member sizes and locations.
 - e. Structural connection details, including bolt sizes and plate thicknesses
 - f. Fabric roof and connection details for installation clarity.

D. Warranty / Guarantee

1. The Contractor/Manufacturer's Representative shall provide information on the equipment manufacturer's warranty/guarantee with bid.

1.4 QUALITY ASSURANCE

- A. The Manufacturer and supplier furnishing the play equipment and structures must have a minimum of 10 years of experience in the manufacturing and supply of play equipment with the personnel, facilities, and equipment adequate for the products specified, and shall produce written proof of such with bid.
- B. The Contractor installing the play equipment and structures must have a minimum of 5 years of experience in the installing of play equipment with the personnel, facilities, and equipment adequate for the products specified, and shall produce written proof of such with bid.
- C. The Contractor installing the play equipment must be certified as a Certified Playground Safety Inspector in good standing with the National Playground Safety Institute

1.5 SAFETY GUIDELINES AND STANDARDS

- A. All materials and equipment shall conform to the current issue of the "Public Playground Safety Handbook" published by the U.S. Consumer Product Safety Commission (C.P.S.C. Publication No. 325), and ASTM F1487-11. The manufacturer shall be responsible for correcting any product violations of the C.P.S.C. Guidelines and ASTM F1487-11, to the satisfaction of the Owner, should they be found after installation.
 1. Related Information:
 - a. ASTM F1487 – Standard Consumer Safety Performance Specification for Playground Equipment for Public Use
 - b. ASTM F1292 – Standard Specification for Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment
 - c. ASTM F1951 – Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment
 - d. ASTM F2075 – Standard Specification for Engineered Wood Fiber for Use as a Playground Safety Surface Under and Around Playground Equipment
 - e. ADA Accessibility Guidelines (ADAAG)
- B. Playground shall be accessible in accordance with the latest ADA Accessibility Guidelines (ADAAG) Section 15.6 Play Areas.

- C. Playground Equipment must hold the International Play Equipment Manufacturers Association (IPEMA) certification.

PART 2 - MATERIAL

2.1 PLAYGROUND EQUIPMENT – OWNER PROVIDED, CONTRACTOR INSTALLED

- A. Material: All materials shall be structurally sound and suitable for safe play. Durability shall be ensured on all steel parts by the use of time-tested coatings such as zinc plating, galvanizing, finish coatings, etc. All metal components to be coated and/or powder coated.
- B. Fasteners: Primary fasteners shall be socketed and pinned tamperproof in design, stainless steel (SST) per ASTM F 879. Manufacturer to provide special tools for pinned tamperproof fasteners.
- C. Footings: Bury depth on all footings shall be 34” minimum below Finished Grade (FG) on all in-ground play events/posts. As per Manufacture’s requirements.
- D. Submit layout shop drawings and equipment list for review

2.2 COLORS

- A. Colors:
 - 1. Colors of play equipment and surfacing may be suggested but will be selected by the Owner.

2.3 CONCRETE FOR FOOTINGS

- A. Concrete Post Mix: 3000 PSI mix
- B. Water: Potable

2.4 PLAYGROUND RESILIENT SAFETY SURFACING

- A. Grass Resilient Surfacing
 - 1. Owner Preferred
 - 2. Playground Grass Ultra by ForeverLawn
 - a. Synthetic Grass than meets fall height safety requirements
 - b. IPEMA certified to ASTM F1292
 - c. Local Sales Representative, Paul Daniels, ForeverLawn Mountain West, C: (208)283-8638, UT: (801)503-0949
- B. Rubber Resilient Surfacing
 - 1. To be used with Owner Permission Only

2. Solid Bonded Rubber Resilient Surfacing will be installed as a poured in place rubberized material base and ½" minimum resilient top surface.
3. Aliphatic Binder Required
4. Surface material to be in compliance with ADA requirements and meet ASTM standards F1292 for field and laboratory tests specified for designated fall height and impact.
5. Solid surfacing to be installed over compacted drainage and base materials.
 - a. Full color surfacing required.
 - b. Multiple colors required.
 - c. Colors, design and patterns as detailed

C. Engineered Wood Fiber Material

1. To be used with Owner Permission Only
2. Engineered wood fiber comprised of softwoods and/or hardwoods, consisting of randomly sized wood fibers the majority of which do not exceed 1.5" in length and containing 10% to 20% fines to aid in compaction. (It is generally understood that the manufacturing process allows a few oversized pieces.
3. Product depth, after installation, must be in accordance with the procedure described in ASTM F-1292-04 and meet guidelines for critical height as set forth by the CPSC for use of wood products for protective surfacing.
4. Product testing and data sheet submittal required.

2.5 SUBSURFACE DRAINAGE

- A. Perforated pipe – 3 inch minimum diameter and/or panel pipe 12 inches wide.
- B. Drain pipes to be covered on all sides with a non-woven filter fabric.
- C. Connectors and fittings as required.
- D. Sand backfill material: coarse washed sand less than 5% retained on #10 and less than 5% passing #30 U.S. standard sieves.

2.6 SHADE STRUCTURE

- A. General: The pre-engineered package shall be pre-cut and pre-fabricated to include all parts necessary for field construction. The shelter shall be shipped knocked-down with complete assembly instructions, and ready for field installation.
- B. Engineering Data:
 1. Structures are engineered to meet or exceed the requirements of International Building Code (IBC), and the following *standard* specifications:
 - **Wind Speed (Frame only):** 150 m.p.h.
 - **Wind Speed (Frame w/canopy):** 90 m.p.h.

- **Live Load:** None
- **Snow Load:** None

C. Reinforced Concrete Footings:

1. Footings shall be designed per stringent International Building Code (IBC) for the specific structure.
2. Concrete shall have minimum 28-day compressive strength of 3,000 psi and slump of 4" (+/- 1"), unless otherwise noted on the drawings or calculations.
3. Reinforcing shall be ASTM A615, grade 60.

D. Material:

1. All materials shall be structurally sound and appropriate for safe use.
2. Product durability shall be ensured by the use of corrosion-resistant metals such as stainless steel, and coatings such as zinc-plating, galvanizing, and powder-coating on steel parts, subject to the Project-Specific requirements below.
3. Fabrics used shall include UV-stabilizers and fire retardants for longevity and safety.

E. Posts, Structural Framing, And Hardware:

1. All tubing used shall be cold-formed and milled per ASTM A-135 and ASTM A-500. Material testing is in accordance with ASTM E-8. Minimum yield is 40,000 psi with a minimum tensile strength of 45,000 psi on all posts.
2. All tubing shall be pre-cut to appropriate lengths, and where applicable all outside surfaces shall be galvanized, with an interior corrosion-resistant zinc-rich coating. Where required, support pipes shall be schedule 40 hot-dip galvanized or powder-coated black steel.
3. All tubing members are factory-welded by Certified Welders to American Welding Society (AWS) specifications and to the highest standards of quality workmanship.
4. Weldments are finished with a zinc-rich galvanized coating. No field welding is required in the assembly of Shade Systems products.
5. All fastening hardware shall be stainless steel.

F. Fastening System Requirements:

1. Shade fabric shall be delivered complete with independent cables pre-inserted in fabric hems.
2. Each cable shall be looped and clamped at each end.
3. Product must be delivered complete with an instructional video on DVD media. Video must show the viewer the exact procedure for removing and re-attaching canopy using an actual shade structure in the field.

G. Roofing Materials:

1. SHADE FABRIC: Knitted of monofilament and tape construction high density polyethylene with Ultra Violet (U.V.) stabilizers and flame retardant.
 - a. UV-Block Factor varies by standard color offered from 91% to 99%.
 - b. Properties:
 - Nominal Thickness: 0.057 inches
 - Light Fastness: Min. 337 g/m2
 - Weather Fastness: 7-8 (Blue Wool Scale)
 - Tear Resistance: 4-5 (Grey Scale Test)
 - Breaking Force: Warp 210N, Weft 276N
 - Bursting Pressure: Mean 3125kPa
 - Bursting Force: Mean 1775N
 - c. All hems and seams are double row lock stitched using exterior grade UV-stabilized polyethylene GORE™ TENARA™ sewing thread (GORE and TENARA are trademarks of W. L. Gore & Associates).
2. Shade Fabric is treated with fire retardants, and passes the requirements established under the NFPA 701 Test Method 2 test standards for flammability, including the accelerated water leaching protocol.
 - a. Written evidence of compliance with this standard, including the accelerated water leaching protocol, must be furnished with bid proposal.
3. Fabric is attached to frame using a vinyl covered minimum 1/4" diameter stainless steel and clear vinyl coated cable.
 - a. Cable fasteners are zinc-plated copper for maximum corrosion resistance.

H. Polyester Powder-Coating Process:

1. All powder-coated parts are completely cleaned and a hot zinc phosphate pretreatment with non-chromic sealer is applied.
2. Powder-coating is then electrostatically applied and oven-cured at 375 to 425 degrees Fahrenheit.
3. Polyester powders shall meet or exceed ASTM standards for Adhesion, Hardness, Impact, Flexibility, Overbake Resistance, and Salt Spray Resistance.
4. [Colors](#) shall be specified by Owner.

PART 3 - EXECUTION

3.1 COORDINATION

- A. The contractor shall coordinate his work with that of the Owner, other contractors on site, and shall cooperate to the fullest extent to see that the work is completed in a timely and workmanship like manner.
- B. The Contractor shall be responsible for assuring that the installed playground equipment meets all safety requirements and shall have the structure inspected and certified by a Certified

Playground Inspector. The playground equipment shall be installed using the Manufacturers Installation Instructions.

- C. Install approved play equipment and footings per manufacture's specifications. Backfill, compact, and clean area as necessary to restore sub-base.
- D. Repair any and all damage to playground components and/or site improvements that was caused during playground installation.

3.2 DOCUMENTATION

- A. Contractor to inventory and document equipment.

3.3 INSTALLATION

- A. Contractor shall at all times be responsible for providing and maintaining a clean, safe, and secure working area. Contractor shall be responsible for providing barriers, signage, etc., in order to achieve this secure area. Contractor shall be responsible for the proper disposal of any and all earth, concrete, gravel, etc., removed in the process of installation.
- B. Contractor shall provide the following for each installation upon completion: one owner's manual, one parts inventory, a collection of spare bolts/fasteners and tools needed to replace, and "clear/concise inspection, maintenance, and repair instructions including, but not limited to, what, when, and how to inspect, maintain, and repair" as stated in the ASTM standards.
- C. Contractor shall submit in writing a schedule of the projected start and completion dates for all installations for approval. Contractor shall be responsible for completing installations in a timely and orderly fashion according to the approved schedule submitted.
- D. Playground contractor to install drainage and play equipment and re-contour and re-compact base material as required.
- E. Install subsurface drainage per reviewed shop drawings, submittals and details.
- F. Install playground equipment as per manufacture's recommendations and requirements.
- G. Install resilient surfacing as per manufacture's recommendations and requirements to comply with all applicable playground safety regulations and guidelines.
- H. Contractor shall be responsible for coordinating with the City for a playground safety audit prior to opening playgrounds for use. Final payment will not be authorized until audit is complete and found to be/or is corrected to be in compliance with design standards, recommendations, and requirements.
- I. Playground Safety Audit Certificates for each playground to be provided for Heber City, the contractor and the designer.
- J. Contractor to layout the playground equipment with adequate safety and fall distances. The contractor shall be responsible for assuring that the installed playground equipment meets all safety requirements and shall have the structure inspected and certified by a Certified Playground Safety Inspector (CPSI).

3.4 SHADE SAIL ERECTION

- A. Install all components according to manufacturer's installation instructions and these specifications.

3.5 CLEAN-UP

- A. During work, store materials and equipment where directed. Keep pavements clean and work area in an orderly condition.
- B. The Contractor shall keep the site free from accumulation of waste material. At the time of completion, all areas must be swept or washed clean and all rubbish removed to the satisfaction of the Owner's Authorized Representative.
- C. The Contractor shall keep roads, shoulders, walks, clean.
- D. Remove from the site all debris resulting from work of this section.

3.6 WARRANTY: PLAYGROUND EQUIPMENT

- A. The Contractor shall warranty the installation for a period of one-year minimum following substantial completion and acceptance.

END OF SECTION

SECTION 328400
IRRIGATION SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. These specifications, together with the accompanying drawings and reference materials convey the design intent to accomplish the work of installing an irrigation system that will operate in an efficient and satisfactory manner according to the workmanlike standards established for the irrigation industry.
 - a. As-built Irrigation Drawings: The contractor shall prepare as-built drawings which shall show deviations from the contract documents made during construction affecting the main line pipe, controller locations, remote control valves, manual drain valves, and all irrigation heads. The drawings shall also indicate and show approved substitutions of size, materials and manufacturer's name and catalog number. The Contractor will keep a record of all departures from the contract drawings that occur during construction. These shall be kept on a clean set of prints of the contract drawings.
 - b. As-built Drawings shall be furnished to the Owner's Authorized Representative at the time of the Inspection before any Substantial Completion Date will be issued.
2. The work consists of furnishing and installing an underground irrigation system as shown on the drawings and specifications. Include all labor, equipment and materials and perform all operations in connection with the construction of the irrigation system.
3. It will be the Contractor's responsibility to report to the Owner's Authorized Representative any deviations between the drawings, specifications and the site. Failure to do so prior to the installing of equipment, and resulting in replacing, and/or relocating, will be done at the Contractor's expense.
4. Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence shall be furnished to the Owner's representative to show that all work has been installed in accordance with the ordinances and code requirements. See existing utilities paragraph below.
5. Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
6. Inspection of Site: Installer shall acquaint himself with all site conditions. Should utilities not shown on the plans be found during excavations notify the Owner's Authorized Representative. Failure to do so will make installer liable for any and

all damage thereto arising from his operations subsequent to discovery of such utilities not shown on plans.

7. Existing Utilities: Before any trenching, excavation or digging below the surface for any reason is begun, the Contractor shall have the area "Blue Staked" and coordinate with the Owner in order to determine as close as possible the location of all underground utilities. The Contractor will conduct his work in such a manner to protect all utilities from damage. It is the responsibility of the Contractor to repair or replace any damage incurred by the Contractor's work or workers at no expense to the owner.
8. Protection of Existing Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, the Contractor shall repair the damage to its original condition at his own expense.
9. Irrigation Point of Connection: Irrigation sources include pressurized irrigation; where the pressurized irrigation connections are not available, culinary water may be required. All culinary water connections must include a backflow preventer meeting state and local codes.
10. Guarantee: All work shall be guaranteed for compliance with the drawings and specifications for a period of one year after the date of substantial completion. The Contractor shall make good any deficiencies at the time he is notified of any faults, and place in satisfactory condition any damage to the buildings or grounds without cost to the Owner. All guarantees shall be in writing and approved by the Owner's Authorized Representative before submitting to the Owner.
11. The work covered by this section of the specifications consists of furnishing all labor, material, equipment and supplies in performing all operations in connection with irrigation system and all site work in strict accordance with this section of specifications and applicable drawings.
12. Any minor items of labor or materials not specifically noted on the drawings or specifications; but obviously necessary for the proper completion of the work, are to be considered as incidental to and are to be included in the contract.
13. Specification and installation details may be modified at the direction of the Heber City Parks Director on a specific project basis.

1.2 DEFINITIONS

- A. Circuit Piping (Lateral Lines): Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.
- B. Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.
- C. Low Voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control, signaling power-limited circuits.

1.3 PERFORMANCE REQUIREMENTS

- A. Irrigation zone control shall be automatic operation with controller and automatic control valves.
- B. Location of Sprinklers and Specialties: Design location is approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100 percent irrigation coverage of areas indicated.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated. Include rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories.
- B. Qualification Data: For qualified Installer.
- C. Controller Timing Schedule: Indicate timing settings for each automatic controller zone.
- D. Maintenance Data: Submit maintenance data and parts lists for irrigation system materials and products.
- E. Supplier: Submit names, addresses, and phone numbers of the distributors of the materials and products used.
- F. Site Map showing all final control systems, valves, heads, and irrigation zones.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on project site at least 75% of each working day.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store piping to prevent pipe-end damage and to prevent entrance of dirt, debris, and moisture.
- B. Store plastic piping protected from direct sunlight. Support to prevent sagging and bending.

1.7 PROJECT CONDITIONS

- A. Interruption of Existing Water Service: Do not interrupt water service to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary water service according to requirements indicated:

1. Notify Owner no fewer than two days in advance of proposed interruption of water service.
2. Do not proceed with interruption of water service without Owner's written permission.

PART 2 - PRODUCTS

2.1 PIPES, TUBES, AND FITTINGS

- A. Comply with requirements in the piping schedule for applications of pipe, tube, and fitting materials, and for joining methods for specific services, service locations, and pipe sizes.
- B. PVC Pipe:
 1. Main Line and Lateral pipes 3 inches and smaller in size to be PVC SCH 40, Main line pipes 4 inches and larger to be C900 DR 18 (225 psi) compression gasket ring joints. Ratings to be printed on pipe.
 2. All fittings for Mainline PVC SCH 40 pipe shall be PVC SCH 80
 3. All fittings for Mainline C900 pipe shall be ductile iron gasketed fittings.
 4. All joints of change of direction of pipe larger than 2" shall have thrust blocks or joint restraints.
 5. All fittings for lateral PVC pipe shall be PVC SCH 40 and PVC SCH 80 as detailed.
 6. All sprinkler heads (1/2" or 3/4" FIPT inlets) to be installed on swing pipe with two 1/2" spiral barbed ells and one street ell.
 7. All rotor heads with 1" FIPT or larger to be installed on pre-manufactured PVC swing joints.
 8. All quick couplers shall be installed on pre-assembled swing joints with brass threaded inserts. Lasco SnapLok Swing Joint (1"x12" minimum)
- C. See Heber City Engineering Standard Specifications and Details for thrust blocking.

2.2 PIPING JOINING MATERIALS

- A. Solvent Cements for Joining PVC Piping shall be IPS Weld-On-Line - No. P-70 Primer and No. 711 Cement, for PVC socket fittings for use on all pipe fittings.

2.3 ENCASUREMENT FOR PIPING (SLEEVES)

- A. Standard: PVC Schedule 40

2.4 MANUAL VALVES

- A. Stop and Waste Valve: (2" and smaller) Mueller Orseal, Valve box and sleeve as required.
- B. Gate Valves (Isolation Valves): Matco-Norca 200RTD Ductile Iron Epoxy Coated Resilient wedge type with 2" operating nut.
- C. Manual Drain Valves: 3/4" Apollo CII Bronze Ball Valve, Valve box and sleeve as required.
- D. Quick Coupler Assembly
 - 1. Quick Coupler Valves: Rain Bird 44-LRC
 - 2. Lasco SnapLok Swing Joint
 - 3. Quick Coupler Key: Rain Bird 44K
 - 4. Quick Coupler Hose Swivel: Rain Bird SH1

2.5 POINT OF CONNECTION

- A. Pressurized Irrigation Connection
 - 1. Amiad Mini-Sigma Automatic Flush Filter
 - a. Stainless Steel Smooth Touch Enclosure by Strong Box
 - 1) Lockable
 - 2) Contractor to verify size
 - b. Sump or drain as required.
 - c. Approved by Heber City Parks Director
- B. Culinary Water Connection
 - 1. Zurn Wilkins 375XLB Reduced Pressure Principle Backflow Preventer (3/4"-2")
 - a. Stainless Steel Smooth Touch Enclosure by Strong Box
 - 1) Lockable
 - 2) Contractor to verify size
 - b. Approved by Heber City Parks Director
- C. Master Valve / Flow Sensor – Netafim Hydrometer Globe Valve NC W/ Reed Switch (TL-LHM2TG1-MEL, TL-LHM4FG1-MEL), decoder as compatible with controller.

2.6 AUTOMATIC CONTROL VALVES

- A. Automatic Control Valves: Rain Bird PESB, Electric scrubber valve size as noted on

plans

1. Solenoids compatible with controller and valves.
2. Valve manifold assembly: Action Machining buttress and transition fittings

2.7 SPRINKLERS

- A. General Requirements: Designed for uniform coverage over entire spray area indicated at available water pressure. Nozzle patterns are to provide complete coverage and be compatible with the adjacent heads and nozzles. Contractor shall adjust patterns to provide adequate coverage.
- B. Spray Bodies and Nozzles -
 1. Rain Bird 1804 PRS - 4" pressure regulating bodies
 - a. Rain Bird Spray Nozzles - Type as noted on drawing.
 - b. Rain Bird Rotory Nozzles – Type as noted on drawings
 - c. Rain Bird Bubblers – Type as noted on drawings
- C. Rotor Heads
 1. Heads as manufactured by Rain Bird Corp.
 2. Use rotor heads of largest radius minimizing overspray to have fewest number of heads in the irrigated area.
 - a. 3500 Series – 15 to 35 feet radius
 - b. 5000 Series – MPR, PRS – 25 to 50 feet radius with matched precipitation nozzles and 45 psi pressure regulator
 - c. Falcon 6504 Series - Rotors

2.8 DRIP EQUIPMENT

- A. Drip Valve – Pre-assembled Control Zone Kit with control valve, pressure regulator and filter.
 1. Rain Bird X CZ-100-PRB-COM Wide Flow Drip Assembly – Flows 0.3-20 gpm
 - a. Rain Bird 1" PESB Valve
 - b. Filter, 200 mesh
 - c. Pressure regulator, 40-PSI
 - d. Ball Valve required
 - e. Action Buttress Unions required
 - f. Valve box(s) as required
 2. Rain Bird X CZ-150-PRB-COM
 - a. Rain Bird 1-1/2" PESB Valve - Flows 15-40 gpm
 - b. Filters, 200 mesh
 - c. Pressure regulator, 40-PSI
 - d. Ball Valve required

- e. Action Butress Unions required
 - f. Valve box(s) as required
- 3. Rain Bird X CZ-150-LCS
 - a. Rain Bird 1-1/2" PESB Valve - Flows 15-62 gpm
 - b. Filters, 120 mesh
 - c. Pressure regulator, 40-PSI
 - d. Ball Valve required
 - e. Action Butress Unions required
 - f. Valve box(s) as required
- B. Inline Drip Emitters - Rain Bird XFS-CV, dripline with check valve
- C. Drip Emitter Systems – As manufactured by Rain Bird Corp
- D. Root Watering System (RWS) - As manufactured by Rain Bird Corp
- E. Poly pipe (lateral piping), fittings, tubing, flush valves, valve boxes, and stakes as detailed– compatible with equipment
- F. Drip System Indicator – Hunter ECO-ID-6, 6" tall indicator with 1/2" FPT connection with 15-100 psi operating pressure.

2.9 CONTROLLER

- A. Controller – HydroPoint WeatherTRAK 2-wire controller compatible with Heber City systems. Verify model and connectivity with Heber City PRIOR to irrigation design.
- B. WeatherTRAK Controller WT-WTPRO3-C-#-CWM conventional wire for retrofit), (WT-WTPRO3-C-H2O48-CWM for new 2-wire control), Site Consultation Required.
- C. Grounding
 - 1. #6 AWG solid bare copper wire.
 - 2. Copper ground plate 4 inches wide, 96 inches long, 0.0625 inches thick with 25 feet continuous length of 6 AWG solid bare copper wire attached by the manufacturer.
 - 3. Copper clad steel ground rod 5/8 inch diameter, 10 feet long, UL listed.
 - 4. Cadweld GR1161G 'One-Shot' welding kit.
 - 5. Power Set earth contact material by Paige Electric, 1-800-327-2443.
 - 6. Ground network shall be 10 ohms or less when tested.
 - 7. Grounding Rod – 5/8" diameter minimum bare copper 8' long minimum
 - a. CADWELD connection exothermic weld kit.
 - b. Ten inch round valve box

8. 10" round valve box
- D. Control Wire Two-wire – Paige P7072D
1. Dedicated master valve two-wire to controller.
 2. Secondary or redundant two-wire, different colors from primary two-wires
 3. All wire to be continuous. For all wire connections to remote control valves and all splices of wire in the field, use 3M DBY connectors. If splices are necessary, they are to be installed in a standard size valve box.
 4. All irrigation wiring under asphalt, concrete, or any other hard surface needs to be in its own conduit.
 5. Provide secondary or redundant two-wire spare pair from to each valve from controller and label as such.
 6. Three foot (3') expansion loop required at all corners.
 7. All wires labeled in the controller and at the valve boxes.
 8. Solenoids / Surge Protection – compatible with control systems

2.10 BOXES FOR AUTOMATIC CONTROL VALVES

- A. Control Valve Boxes shall be 'T' Type bolt down lid, as manufactured by Carson-Brooks, Ametek, Rain Bird or approved equal.
- B. Size:
1. Rectangular size as required.
 2. Round 10" diameter minimum
- C. Color of valve box lid shall be:
1. Green in turf areas.
 2. Brown or tan in shrub areas with bark mulch.
 3. Gray in rock or stone mulch areas.
- D. Drain Material: $\frac{3}{4}$ " clean washed gravel
- E. Geotextile Fabric: DeWitt Pro 5 or equal

PART 3 - EXECUTION

3.1 PIPE LOCATION: The contractor, prior to installing the system, must verify existing system pipe, valves, and wire location.

3.2 EARTHWORK

- A. Trenches shall be dug as deep and wide as necessary to properly place the irrigation piping. All trenches shall be backfilled and tamped sufficiently to insure no settling of the surface.
- B. The contractor, in placing the irrigation lines, etc. may uncover material not suitable for finish grading. This material shall be removed from the site. After the installation of the lines, the finished grading shall be smoothed over and restored to its original condition, using additional topsoil where necessary.
- C. Where existing pavements must be cut to install irrigation system, cut smoothly to straight lines 6" wider than trench. Repair or replace pavement cuts with equivalent materials and finishes.

3.3 PIPING INSTALLATION

- A. Install pipes as detailed in drawings.
- B. Location and Arrangement: The plans show the general areas for irrigation only. Contractor to repair irrigation in all areas disturbed or affected by this construction.
- C. Bedding Material: A bedding material shall be placed a minimum of 3" in all directions around all pipes prior to backfilling.
- D. Install piping at minimum uniform slope of 0.5 percent down toward drain valves.
- E. Install piping free of sags and bends.
- F. Main line pipe and lateral pipes shall not be in the same trench. Multiple lateral pipes in the same trench shall be separated by 6" out-to-out minimum.
- G. Install fittings for changes in direction and branch connections.
- H. Lay piping on solid subbase, uniformly sloped without humps or depressions.
- I. Install PVC piping in dry weather when temperature is above 40 deg F. Allow joints to cure at least 24 hours at temperatures above 40 deg F before testing.
- J. Install piping in sleeves under parking lots, roadways, sidewalks, dry stream bed, and other hardscape materials.
- K. Install sleeves as detailed.

3.4 JOINT CONSTRUCTION

- A. Ream ends of pipes and tubes and remove burrs.
- B. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
- C. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:
 - 1. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.
 - 2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.
- D. Flanged Joints: Select rubber gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.
- E. Ductile-Iron Piping Gasketed Joints: Comply with AWWA C600 and AWWA M41.
- F. PVC Piping Solvent-Cemented Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:
 - 1. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.
 - 2. PVC Pressure Piping: Join schedule number, ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.
 - 3. PVC Nonpressure Piping: Join according to ASTM D 2855.

3.5 VALVE INSTALLATION

- A. Underground Curb Valves: Install in curb-valve casings with tops flush with grade.
- B. Aboveground Valves: Install as components of connected piping system.
- C. Manual Drain Valves: Install manual drain valves at all low points and at each valve cluster on irrigation pressure line. Handle keys shall operate all manual drain valves. Drain valves shall be provided with a gravel sump not less than 12" X 12" X 18" in size and with gravel ¾" to 1" in size to insure continued dependable drainage. Cover drain material with landscape filter fabric and backfill remainder with excavated material. Install manual drain valve at all low points along mainline.
- D. Quick Coupler Valve: Install as per details with brass riser and pre-manufactured swing joint. Place one quick coupler where noted on the plans.

3.6 SPRINKLER SYSTEM HEADS

- A. Install sprinkler system as detailed and as per manufacturer's recommendations to provide complete coverage in landscape areas.

3.7 DRIP IRRIGATION

- A. Drip emitter shall be installed as detailed and as per manufacture's recommendations.

3.8 AUTOMATIC IRRIGATION-CONTROL SYSTEM INSTALLATION

- A. Controller, Grounding, and Wires: Installation as per details.

3.9 FIELD QUALITY CONTROL

- A. Tests and Inspections:
 - 1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
 - 2. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
 - 3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- B. Any irrigation product will be considered defective if it does not pass tests and inspections.
- C. Prepare test and inspection reports.

3.10 STARTUP SERVICE

- A. Perform startup service.
 - 1. Complete installation and startup checks according to manufacturer's written instructions.
 - 2. Verify that controllers are installed and connected according to the Contract Documents.
 - 3. Verify that electrical wiring installation complies with manufacturer's submittal.

3.11 ADJUSTING

- A. Adjust settings of controllers.

- B. Adjust automatic control valves to provide flow rate at rated operating pressure required for each sprinkler circuit.
- C. Adjust sprinklers and devices, except those intended to be mounted aboveground, so they will be flush with finish grade.

3.12 CLEANING

- A. Flush dirt and debris from piping before installing sprinklers and other devices.

3.13 DEMONSTRATION, TRAINING, AND DOCUMENTATION

- A. At the time of final inspection the entire system must be tested in the presence of the Owner's Authorized Representative.
- B. Before the final inspection is complete the contractor must furnish as-built drawings. These should be updated on a daily basis to assure accuracy. The drawings must show the location of all control systems, valves, pipe, heads, and drain valves used on the job. These drawings and maintenance manuals must be submitted at the time of final inspection or in accordance to the general conditions.
- C. Provide a Site Map with Irrigation Control Systems, Valves, Heads, and Irrigation Zones of the entire site including new and existing systems.

3.14 GUARANTEE

- A. 1 year warranty required.

END OF SECTION

SECTION 32 9030

PLANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Plants.
2. Tree stabilization.

B. Related Sections:

1. Section 01 5639 - "Temporary Tree Protection" for protecting, trimming, pruning, repairing, and replacing existing trees to remain that interfere with, or are affected by, execution of the Work.
2. Section 32 9113 - "Soil and Subgrade Preparation" for planting soils.
3. Section 32 8400 - "Irrigation Systems" for irrigation systems.

1.2 DEFINITIONS

- A. Backfill: The earth used to replace or the act of replacing earth in an excavation.
- B. Balled and Burlapped Stock: Plants dug with firm, natural balls of earth in which they were grown, with ball size not less than sizes indicated; wrapped with burlap, tied, rigidly supported, and drum laced with twine with the root flare visible at the surface of the ball as recommended by ANSI Z60.1.
- C. Balled and Potted Stock: Plants dug with firm, natural balls of earth in which they are grown and placed, unbroken, in a container. Ball size is not less than sizes indicated.
- D. Bare-Root Stock: Plants with a well-branched, fibrous-root system developed by transplanting or root pruning, with soil or growing medium removed, and with not less than minimum root spread according to ANSI Z60.1 for type and size of plant required.
- E. Container-Grown Stock: Healthy, vigorous, well-rooted plants grown in a container, with a well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for type and size of plant required.
- F. Duff Layer: The surface layer of native topsoil that is composed of mostly decayed leaves, twigs, and detritus.
- G. Finish Grade: Elevation of final finished surface.

- H. **Manufactured Topsoil:** Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.
- I. **Pesticide:** A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. This includes insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. It also includes substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.
- J. **Pests:** Living organisms that occur where they are not desired, or that cause damage to plants, animals, or people. These include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.
- K. **Planting Area:** Areas to be planted.
- L. **Planting Soil:** Standardized topsoil; existing, native surface topsoil; existing, in-place surface soil; imported topsoil; or manufactured topsoil that is modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.
- M. **Plant; Plants; Plant Material:** These terms refer to vegetation in general, including trees, shrubs, vines, ground covers, ornamental grasses, bulbs, corms, tubers, or herbaceous vegetation.
- N. **Root Flare:** Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.
- O. **Stem Girdling Roots:** Roots that encircle the stems (trunks) of trees below the soil surface.
- P. **Subgrade:** Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.
- Q. **Subsoil:** All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.
- R. **Surface Soil:** Soil that is present at the top layer of the existing soil profile at the Project site. In undisturbed areas, the surface soil is typically topsoil; but in disturbed areas such as urban environments, the surface soil can be subsoil.

1.3 SUBMITTALS

- A. **Product Data:** For each type of product indicated.
 - 1. **Plant Materials:** Include quantities, sizes, quality, and sources for plant materials.
 - 2. **Pesticides and Herbicides:** Include product label and manufacturer's application instructions specific to the Project.
- B. **Samples for Verification:** For each of the following:
 - 1. **Mulch:** 1-gallon volume of each mulch required; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch. Each Sample

shall be typical of the lot of material to be furnished; provide an accurate representation of color, texture, and organic makeup if applicable.

- C. Product Certificates: For each type of manufactured product, from manufacturer, and complying with the following:
 - 1. Manufacturer's certified analysis of standard products.
 - 2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.
- D. Material Test Reports: For native topsoil and imported topsoil.
- E. Warranty: Sample of special warranty.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified landscape Installer whose work has resulted in the successful establishment of plants.
 - 1. Professional Licensure: Contractor to be licensed in the State of Utah to do the work.
 - 2. Membership: Installer shall be a member in good standing of either the Professional Landcare Network or the American Nursery and Landscape Association.
 - 3. Experience: Five years of experience in landscape installation.
 - 4. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.
 - 5. Pesticide Applicator: State licensed, commercial.
- B. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.
- C. Measurements: Measure according to ANSI Z60.1. Do not prune to obtain required sizes.
 - 1. Trees and Shrubs: Measure with branches and trunks or canes in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container grown stock. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip to tip. Take caliper measurements 6 inches above the root flare for trees up to 4-inch caliper size, and 12 inches above the root flare for larger sizes.
 - 2. Other Plants: Measure with stems, petioles, and foliage in their normal position.
- D. Plant Material Observation: Owner's authorized representative may observe plant material either at place of growth or at site before planting for compliance with requirements for genus, species, variety, cultivar, size, and quality. Owner's authorized representative retains the right to observe trees and shrubs further for size and condition of balls and root systems, pests, disease symptoms, injuries, and latent defects and to reject unsatisfactory or defective material

at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.

1. Notify Owner's authorized representative of sources of planting materials seven days in advance of delivery to site.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of conformance with state and federal laws if applicable.
- B. Bulk Materials:
 1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
 2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
 3. Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.
- C. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.
- D. Handle planting stock by root ball.
- E. Deliver plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.
 1. Water root systems of plants stored on-site deeply and thoroughly with a fine-mist spray. Water as often as necessary to maintain root systems in a moist, but not overly-wet condition.

1.6 PROJECT CONDITIONS

- A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.
 1. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required, to minimize possibility of damage to

underground utilities. The Contractor shall have the area "Blue Staked" prior to digging. It is the responsibility of the Contractor to repair or replace any damage incurred by the Contractor or the Contractor's employees at no expense to the Owner. In the event of a conflict between utility lines and plant locations, promptly notify the Owner's Authorized Representative. Failure to follow this procedure places the responsibility and expense upon the Contractor for making any and all repairs.

- B. Planting Restrictions: Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion. Contractor is responsible to ensure plants are watered adequately.
- C. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.
- D. Coordination with Turf Areas (Lawns): Plant trees, shrubs, and other plants after finish grades are established and before planting turf areas unless otherwise indicated.
 - 1. When planting trees, shrubs, and other plants after planting turf areas, protect turf areas, and promptly repair damage caused by planting operations.

1.7 WARRANTY

- A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond Contractor's control.
 - b. Structural failures including plantings falling, bending, or blowing over.
 - c. Faulty performance of any plant or material.
 - d. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
 - 2. Warranty Periods from Date of Landscape Substantial Completion
 - a. Trees, Shrubs, Vines, and Ornamental Grasses: 12 months.
 - b. Ground Covers, Biennials, Perennials, and Other Plants: 12 months.
 - 3. Include the following remedial actions as a minimum:
 - a. Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
 - b. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
 - c. A limit of one replacement of each plant will be required except for losses or replacements due to failure to comply with requirements.
 - d. Provide extended warranty for period equal to original warranty period, for replaced plant material.

1.8 MAINTENANCE SERVICE

- A. Initial Maintenance Service for Trees, Shrubs, Ground Covers, and other plants: Provide maintenance by skilled employees of landscape Installer. Maintain as required in Part 3. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established but for not less than maintenance period below.
 - 1. Maintenance Period: 30 days from date of Landscape Substantial Completion. Landscape Substantial Completion is defined as time of acceptance by owner.

PART 2 - PRODUCTS

2.1 PLANT MATERIAL

- A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant Schedule or Plant Legend shown on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
 - 1. Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch in diameter; or with stem girdling roots will be rejected.
 - 2. Collected Stock: Do not use plants harvested from the wild, from native stands, from an established landscape planting, or not grown in a nursery unless otherwise indicated.
- B. Provide plants of sizes, grades, and ball or container sizes complying with ANSI Z60.1 for types and form of plants required. Plants of a larger size may be used if acceptable to Owner's authorized representative, with a proportionate increase in size of roots or balls.
- C. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root flare according to ANSI Z60.1. Root flare shall be visible before planting.
- D. Labeling: Label at least one plant of each variety, size, and caliper with a securely attached, waterproof tag bearing legible designation of common name and full scientific name, including genus and species. Include nomenclature for hybrid, variety, or cultivar, if applicable for the plant as shown on Drawings.
- E. If formal arrangements or consecutive order of plants is shown on Drawings, select stock for uniform height and spread.

2.2 SOD

- A. Sod: Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of

vigorous growth and development when planted. Sod to be free of weeds and other foreign plants and materials.

1. Turf Grass Sod: Bluegrass and Rye Grass Mix

2.3 SEED

- A. The seed mixture shall meet the minimum tested requirements of any Utah State Seed Law. The seed shall be the current year's crop, guaranteed by the supplier. The seed mix is based on a Pure Live Seed (PLS) basis with no noxious weeds and no more than 1/10% weed seed.
- B. Seed Mix – Supply seed as specified on the Drawings.
 1. Seed shall be fresh, clean, new crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide an analysis of the seed mix as specified.
- C. Hydroseeding Mulch: Mulch material shall be 'Silva-fiber' as manufactured by Weyerhaeuser Company, Silva Products Department, Tacoma, Washington, and applied at a rate of 2000 pounds per acre or approved equal.

2.4 MULCHES

- A. Bark Mulch:
 1. Type: This material shall be a clean medium coarseness shredded pine, fir, or cedar bark free of sticks, stones, clay or foreign materials.
 2. Size Range: Maximum thickness 5/8 inch, maximum length 4 inches.
 3. Color: Natural.

2.5 EDGING

- A. Steel Edging:
 1. 3/16" x 6" steel bar
 2. #3 Rebar (3/8") stakes – 12" long
- B. Concrete Edging
 1. Concrete: 4000 psi compressive strength mix.
 2. #4 Rebar (1/2")

2.6 WEED-CONTROL BARRIERS

- A. Woven Geotextile Filter Fabric: Polypropylene fabric, 5 oz./sq. yd. minimum. DeWitt Pro 5 or equivalent.

2.7 FERTILIZERS

- A. Superphosphate: Commercial, phosphate mixture, soluble; a minimum of 20 percent available phosphoric acid.
- B. Sustaine Bolster Granular 4-4-4 + 3Fe with Mycorrhizae or equal.
- C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
 - 1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.
- D. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
 - 1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory

2.8 PESTICIDES / HERBICIDES

- A. General: Pesticide registered and approved by EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.
- B. Pre-Emergent Herbicide (Selective and Non-Selective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.
- C. Post-Emergent Herbicide (Selective and Non-Selective): Effective for controlling weed growth that has already germinated.

2.9 TREE STABILIZATION MATERIALS

- A. Tree Anchoring and Protection
 - 1. Peeled wood pole – 2” diameter
 - 2. Tree tie – ¾” polypropylene lock stitch 900 lb. minimum tensile strength

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive plants for compliance with requirements and conditions affecting installation and performance.
 - 1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.
- C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Owner's authorized representative and replace with new planting soil.
- D. Modifications to the specifications and drawings including fertilizer application products and rates may be adjusted based on soil testing and approved by the Heber City Parks Director.

3.2 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.
- B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Submit a Storm Water Pollution Prevention Plan in accordance with state and local requirements.

3.3 PLANTING AREA ESTABLISHMENT

- A. Before planting, obtain Owner's authorized representative's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.4 EXCAVATION FOR TREES AND SHRUBS

- A. Planting Pits: As detailed
- B. Drainage: Notify Owner's authorized representative if subsoil conditions evidence unexpected water seepage or retention in tree or shrub planting pits.
- C. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

3.5 TREE, SHRUB, AND VINE PLANTING

- A. Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.
- B. Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.
- C. Set balled and burlapped stock plumb and in center of planting pit or trench with root flare 2 inches above adjacent finish grades.
 - 1. Use planting soil for backfill.
 - 2. After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides, but do not remove from under root ball. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
 - 3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
 - 4. Incorporate ¼ pound of Sustaine 4-4-4+Fe Bolster Granular into top half of backfill soil.
 - 5. Continue backfilling process. Water again after placing and tamping final layer of soil.
- D. Set container-grown stock plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.
 - 1. Use planting soil for backfill.
 - 2. Carefully remove root ball from container without damaging root ball or plant.
 - 3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
 - 4. Incorporate ¼ pound of Sustaine 4-4-4+Fe Bolster Granular into top half of backfill soil.
 - 5. Continue backfilling process. Water again after placing and tamping final layer of soil.

3.6 TREE, SHRUB, AND VINE PRUNING

- A. Prune, thin, and shape trees, shrubs, and vines as directed by Owner's authorized representative.
- B. Prune, thin, and shape trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Unless otherwise indicated by Owner's authorized representative, do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and

prune to retain natural character.

- C. Do not apply pruning paint to wounds.

3.7 TREE STABILIZATION

- A. Install rootball stabilization as detailed

3.8 WEED-CONTROL BARRIERS

- A. Install weed-control barrier before installing stone mulch according to manufacturer's written instructions. Completely cover area to be mulched. Overlapping edges a minimum of 6 inches and secure seams with galvanized pins.

3.9 GROUND COVER AND PLANT PLANTING

- A. Set out and space ground cover and plants other than trees, shrubs, and vines according to drawings.
- B. Use planting soil for backfill.
- C. Dig holes large enough to allow spreading of roots and as detailed in drawings.
- D. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
- E. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
- F. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.10 SODDING AND SEEDING PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
- B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Limit sod and seed subgrade preparation to areas to be planted.
- D. Newly Graded Subgrades: Loosen subgrade to a minimum depth of 4 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
 - 1. Spread amended soil to a depth of 8 inches but not less than required to meet finish grades after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.

- a. Spread approximately 1/2 the thickness of amended soil over loosened subgrade. Mix thoroughly into top 4 inches of subgrade. Spread remainder of amended soil.
 - b. Apply Sustaine Bolster Granular at a rate of 25 lbs. per 1000 square feet and till in to a depth of 4 inches.
 - c. Compact placed amended soil to 85% to 90%.
 - d. Reduce elevation of planting soil to allow for soil thickness of sod.
2. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit finish grading to areas that can be planted in the immediate future.
 3. After finish grading and immediately before placing sod apply Sustaine Bolster Granular at a rate of 25 lbs. per 1000 square feet on top of bare soil.
 4. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
 5. Before planting, obtain Owner's authorized representative's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.11 SODDING

- A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
- B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass. Sod to be 1/2" below top of adjacent concrete.
- C. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below sod.

3.12 SEEDING

- A. Grade seeded areas and remove debris. Uniform and smooth grades are required.
- B. Apply Sustane 4-4-4+Fe Bolster Granular at a rate of 25 lbs per 1000 square feet on top of bare soil immediately prior to seed application.
- C. If a crust has formed on the soil, loosen the ground surface to a depth of one inch. The soil shall be moist enough to permit it to be worked properly. It shall not be so dry it is powdery nor so wet that it will puddle or become hard when it dries.
- D. Remove all weeds from areas to be seeded. All areas to be seeded shall be weed free at the time

of seeding.

- E. The Contractor shall prepare only enough ground that can be seeded within 24 hours thereafter.
- F. No seeding shall be done immediately after a rain or if the prepared surface has been compacted without first loosening the surface.
- G. Broadcast Seed and Mulch
 - 1. Use the two step hydro-seeding method of seeding.
 - a. Prepare the seed bed as specified
 - b. Combine the seed mixture as specified with Silva Fiber Mulch at a rate of 300 pounds per acre and seed mix of the rate noted on the seed mix.
 - c. Fill the tank(s) with water, agitating of these materials into a well-mixed slurry suspension, and spraying the mixture under pressure onto the prepared seedbed of all disturbed areas.
 - d. Apply mulch within 24 hours after seeding or before precipitation falls.
 - e. Apply wood fiber mulch at a rate of 2000 lbs with 5000 gallons per acre. Apply mulch to form an even cover over the seeded area.
 - f. No seeding shall be done when the wind velocities exceed 5 miles per hour.
 - g. The area to be seeded shall be staked in segments to control application rates and verify coverage.

3.13 PLANTING AREA MULCHING

- A. Mulch backfilled surfaces of planting areas and other areas indicated.
 - 1. Mulch in Planting Areas: Apply 3-inch thickness of stone mulch over entire surface of planting area, and finish level with adjacent finish grades. Do not place mulch within 6 inches of trunks of trees or 2 inches of stems of shrubs and perennials.

3.14 PLANT MAINTENANCE

- A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.
- B. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
- C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.

3.15 PESTICIDE APPLICATION

- A. Apply pesticides and other chemical products and biological control agents in accordance with authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.
- B. Pre-Emergent Herbicides (Selective and Non-Selective): Apply to tree, shrub, and ground-cover areas in accordance with manufacturer's written recommendations. Do not apply to seeded or sod areas.
- C. Post-Emergent Herbicides (Selective and Non-Selective): Apply only as necessary to treat already-germinated weeds and in accordance with manufacturer's written recommendations.
- D. Herbicides not allowed in bioretention areas.

3.16 CLEANUP AND PROTECTION

- A. During planting, keep adjacent paving and construction clean and work area in an orderly condition.
- B. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.
- C. After installation and before Substantial Completion, remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.

3.17 DISPOSAL

- A. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.

END OF SECTION

SECTION 32 9113

SOIL AND SUBGRADE PREPARATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes planting soils specified by composition of the mixes.
- B. Related Requirements:
 - 1. Section 329030 "Plants" for placing plants.
- C. Soil Testing
 - 1. Soil Sampling
 - 2. Preconstruction soil testing
 - 3. Amendment testing

1.2 DEFINITIONS

- A. Backfill: The earth used to replace or the act of replacing earth in an excavation. This can be amended or unamended soil as indicated.
- B. CEC: Cation exchange capacity.
- C. Compost: The product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat and stabilized to the point that it is beneficial to plant growth.
- D. Duff Layer: A surface layer of soil, typical of forested areas, that is composed of mostly decayed leaves, twigs, and detritus.
- E. Imported Soil: Soil that is transported to Project site for use.
- F. Layered Soil Assembly: A designed series of planting soils, layered on each other that together produce an environment for plant growth.
- G. Manufactured Soil: Soil produced by blending soils, sand, stabilized organic soil amendments, and other materials to produce planting soil.
- H. NAPT: North American Proficiency Testing Program. An SSSA program to assist soil-, plant-, and water-testing laboratories through interlaboratory sample exchanges and statistical evaluation of analytical data.
- I. Organic Matter: The total of organic materials in soil exclusive of undecayed plant and animal

tissues, their partial decomposition products, and the soil biomass; also called "humus" or "soil organic matter."

- J. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified as specified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.
- K. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.
- L. Subsoil: Soil beneath the level of subgrade; soil beneath the topsoil layers of a naturally occurring soil profile, typified by less than 1 percent organic matter and few soil organisms.
- M. Surface Soil: Soil that is present at the top layer of the existing soil profile. In undisturbed areas, surface soil is typically called "topsoil"; but in disturbed areas such as urban environments, the surface soil can be subsoil.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include recommendations for application and use.
 - 2. Include test data substantiating that products comply with requirements.
 - 3. Include sieve analyses for aggregate materials.
 - 4. Material Certificates: For each type of imported soil and soil amendment and fertilizer before delivery to the site, according to the following:
 - a. Manufacturer's qualified testing agency's certified analysis of standard products.
 - b. Analysis of fertilizers, by a qualified testing agency, made according to AAPFCO methods for testing and labeling and according to AAPFCO's SU1P #25.
 - c. Analysis of nonstandard materials, by a qualified testing agency, made according to SSSA methods, where applicable.
- B. Samples: For each bulk-supplied material, 1-gal. volume of each in sealed containers labeled with content, source, and date obtained. Each Sample shall be typical of the lot of material to be furnished; provide an accurate representation of composition, color, and texture.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For each testing agency.
- B. Preconstruction Test Reports: For preconstruction soil analyses specified in "Preconstruction Testing" Article.
- C. Field quality-control reports.

1.5 QUALITY ASSURANCE

- A. Testing Agency Qualifications: An independent, state-operated, or university-operated laboratory; experienced in soil science, soil testing, and plant nutrition; with the experience and capability to conduct the testing indicated; and that specializes in types of tests to be performed.
- B. Pre-installation Conference: Conduct conference at Project site. Prior to commencement of the work by the Landscape Subcontractor, the Owner's Representative, General Contractor, Landscape Architect, and Civil Engineer shall meet on-site to discuss at a minimum:
 - 1. Existing condition of sub-grade to receive topsoil: General Contractor to certify that excavated sub-grade meets the depth and conditions required for planting, irrigation and topsoil placement.
- C. Compost Testing Laboratory Qualifications: An independent Seal of Testing Assurance (STA) Program certified laboratory with the experience and capability to conduct the testing indicated.

1.6 PRECONSTRUCTION TESTING

- A. Preconstruction Testing Service: Engage a qualified testing agency to perform preconstruction soil analyses on imported soil.
- B. Preconstruction Soil Analyses: For each unamended soil type, perform testing on soil samples and furnish soil analysis and a written report containing soil-amendment and fertilizer recommendations by a qualified testing agency performing the testing according to "Soil-Sampling Requirements" and "Testing Requirements" articles.
 - 1. Have testing agency identify and label samples and test reports according to sample collection and labeling requirements.
 - 2. Testing methods and written recommendations shall comply with USDA's Handbook No. 60.
 - 3. The soil-testing laboratory shall oversee soil sampling; with depth, location, and number of samples to be taken per instructions from Architect. A minimum of three representative samples shall be taken from varied locations for each soil to be used or amended for planting purposes.
 - 4. Report suitability of tested soil for plant growth.
 - a. Based upon the test results, state recommendations for soil treatments and soil amendments to be incorporated. State recommendations in weight per 1000 sq. ft. or volume per cu. yd. for nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory planting soil suitable for healthy, viable plants.
 - b. Report presence of problem salts, minerals, or heavy metals. If such problem materials are present, provide additional recommendations for corrective action.

1.7 SOIL-SAMPLING REQUIREMENTS

- A. General: Extract soil samples according to requirements in this article.
- B. Sample Collection and Labeling: Have samples taken and labeled by state-certified or registered soil scientist under the direction of the testing agency.
 - 1. Number and Location of Samples: Minimum of three representative soil samples from varied locations for each soil to be used or amended for landscaping purposes.
 - 2. Procedures and Depth of Samples: As directed by Soil Scientist.
 - 3. Labeling: Label each sample with the date, location keyed to a site plan or other location system, visible soil condition, and sampling depth.

1.8 TESTING REQUIREMENTS

- A. General: Perform tests on soil samples according to requirements in this article.
- B. Testing shall be performed on the planting soil mixes and components not more than 3 months prior to installation.
- C. Physical Testing:
 - 1. Soil Texture: Soil-particle, size-distribution analysis by the following methods according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods":
 - a. Hydrometer Method: Report percentages of sand, silt, and clay.
- D. Chemical Testing:
 - 1. CEC: Analysis by sodium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 3- Chemical Methods."
 - 2. Clay Mineralogy: Analysis and estimated percentage of expandable clay minerals using CEC by ammonium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 1- Physical and Mineralogical Methods."
- E. Fertility Testing: Soil-fertility analysis according to standard laboratory protocol.
 - 1. Testing to include the following:
 - a. Percentage of organic matter
 - b. CEC, calcium percent of CEC, and magnesium percent of CEC.
 - c. Soil reaction (acidity/alkalinity pH value).
 - d. Buffered acidity or alkalinity.
 - e. Nitrogen ppm.
 - f. Phosphorous ppm.
 - g. Potassium ppm.
 - h. Sodium ppm and sodium absorption ratio.
 - i. Soluble-salts ppm.
 - j. Presence and quantities of problem materials including salts and metals cited in the Standard protocol. If such problem materials are present, provide additional

- recommendations for corrective action.
 - k. Other deleterious materials, including their characteristics and content of each.
- F. Organic-Matter Content: Analysis using loss-by-ignition method according to SSSA's "Methods of Soil Analysis - Part 3- Chemical Methods."
- G. Soil Nutrient Analysis: Report suitability of tested soil for plant growth of each planting soil mix.
 - 1. Soil Nutrient Analysis to include levels of the following nutrients at a minimum: Nitrogen, Phosphorus, Potassium, and Iron.
 - 2. Based upon the test results, state recommendations for soil treatments and soil amendments to be incorporated. State recommendations in weight per 1000 sq. ft., or volume per cu. yd. for nitrogen, phosphorus, and potash nutrients, and soil amendments to be added to produce satisfactory planting soil suitable for healthy, viable plants.
 - 3. Report presence of problem salts, minerals, or heavy metals. If such problem materials are present, provide additional recommendations for corrective actions.
 - 4. Analysis of heavy metals and other toxics per EPA Test Method and Practical Quantitation Level.
- H. Infiltration Test/Hydraulic Conductivity: Provide test results for bioretention soil mix per ASTM D2434 at 85% compaction per ASTM D1557.
- I. Compost Analysis: tests to be performed not more than 3 months before planting.
 - 1. Provide test results for the following:
 - a. Organic content by percent of dry weight LOI (loss on ignition), ASTM D 2974 Method D
 - b. Moisture content
 - c. C:N Ratio
 - d. pH
 - e. Soluble Salt Concentration
 - f. Ammonium nitrogen
 - g. Nitrate nitrogen
 - h. Particle size Sieve analysis per USDA soil texture classification
 - i. Stability - Carbon Dioxide Evolution Rate
 - j. Maturity
 - k. Seed Emergence and Seedling Vigor
 - l. Bulk density
 - m. Nutrient content of N-P-K
 - n. Provide verification of manufactured compost meeting the US Composting Council's "Seal of Testing Assurance"(STA) program.
- J. Recommendations: Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated to produce satisfactory planting soil suitable for healthy, viable plants indicated. Include, at a minimum, recommendations for nitrogen, phosphorous, and potassium fertilization, and for micronutrients.

1. Fertilizers and Soil Amendment Rates: State recommendations in weight per 1000 sq. ft. for 6-inch depth of soil.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and compliance with state and Federal laws if applicable.
- B. Bulk Materials:
 1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
 2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
 3. Do not move or handle materials when they are wet or frozen.
 4. Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.

1.10 PROJECT CONDITIONS

- A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting soil and subgrade work.
- B. Interruption of Existing Services or Utilities: Do not interrupt services or utilities to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary services or utilities according to requirements indicated:
 1. Notify Owner's Representative no fewer than four days in advance of proposed interruption of each service or utility.
 2. Do not proceed with interruption of services or utilities without Owner's Representative written permission.
- C. Weather Limitations: Proceed with soil excavation, amending or placement only when existing and forecasted weather conditions permit activities to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.
 1. When in the opinion of the Owner's Representative the weather is such that satisfactory results cannot be obtained, the contractor shall suspend operations until the weather is favorable.
 2. No materials shall be placed or worked in snow or when subgrade is soft, muddy, frozen, or saturated.

- D. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Owner's Representative before planting. Do not proceed with planting activities until drainage conditions have been fixed such that plants will thrive. Installation of soil or plants in such adverse conditions is at contractor's risk. Owner reserves the right to require immediate removal of all materials and reinstallation of all materials.

PART 2 - PRODUCTS

2.1 PLANTING SOILS

- A. Planting Soil: Imported topsoil or manufactured topsoil from off-site sources. Obtain topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep; do not obtain from, bogs, or marshes.
1. All planting soils to be screened to remove 3/4" and greater sized materials.
 2. Additional Properties of Imported Topsoil or Manufactured Topsoil: Screened and free of stones 3/4 inch or larger in any dimension; free of roots, plants, sod, clods, clay lumps, pockets of coarse sand, paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials harmful to plant growth; free of obnoxious weeds and invasive plants including quackgrass, Johnsongrass, poison ivy, nutsedge, nimblewill, Canada thistle, bindweed, bentgrass, wild garlic, ground ivy, perennial sorrel, and brome grass; not infested with nematodes; grubs; or other pests, pest eggs, or other undesirable organisms and disease-causing plant pathogens; friable and with sufficient structure to give good tilth and aeration. Continuous, air-filled pore space content on a volume/volume basis shall be at least 15 percent when moisture is present at field capacity. Soil shall have a field capacity of at least 15 percent on a dry weight basis.
 3. Mix imported topsoil or manufactured topsoil, soil amendments, and fertilizers as recommended by soil laboratory to produce planting soil.
 4. Soil to be amended to meet the following minimum requirements:

PH	6.0 – 8.2
C:N Ratio	< 20:1
Soluble Salts	<4 ds/m or mmho/cm
Sodium Absorption Ratio (SAR)	3 – 7
Organic Matter	>3%
Sand	<80%
Silt	<50%
Clay	<20%

2.2 ORGANIC SOIL AMENDMENTS

- A. Organic compost shall be used for:
1. Subgrade preparation - medium or coarse compost

2. A component of planting soil mix - fine compost
- B. Compost: Well-composted, stable, and weed-free organic matter produced by composting feedstock, and bearing USCC's "Seal of Testing Assurance," and as follows:
1. Reaction: pH of 5.5 to 8.
 2. Soluble-Salt Concentration: Less than 4 dS/m.
 3. Moisture Content: 35 to 55 percent by weight.
 4. Organic-Matter Content: 30 to 50 percent of dry weight.
 5. Particle Size: Minimum of 98 percent passing through a 1-inch sieve.
- C. Wood Derivatives: Shredded and composted, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture and free of chips, stones, sticks, soil, or toxic materials.
- D. Manure: Well-rotted, unleached, stable or cattle or poultry manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, debris, and material harmful to plant growth.

2.3 FERTILIZERS

- A. Superphosphate: Commercial, phosphate mixture, soluble; a minimum of 20 percent available phosphoric acid.
- B. Sustaine Bolster Granular 4-4-4 + Fe with Mycorrhizae
- C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified testing agency.
 - a. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
 - b. Aluminum Sulfate: Commercial grade, unadulterated
- D. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified testing agency.
- E. Do NOT use fertilizers in bioretention areas.

PART 3 - EXECUTION

3.1 GENERAL

- A. Place planting soil and fertilizers according to requirements in other Specification Sections.
 - 1. Sod and seeded areas to have 8" minimum depth of planting soil.
 - 2. Shrub, perennial, and ground cover areas to have 12" minimum depth of planting soil.
- B. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in planting soil area.
- C. Proceed with placement only after unsatisfactory conditions have been corrected.
- D. Do not mix or place soils and soil amendments in frozen, wet, or muddy conditions.
 - 1. Suspend soil spreading, grading, and tilling operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
 - 2. Uniformly moisten excessively dry soil that is not workable or too dusty.
- E. Proceed with installation only after unsatisfactory conditions have been corrected.
- F. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Landscape Architect and replace with new planting soil.

3.2 PROTECTION

- A. Protection Zone: Identify protection zones according to Section 015639 "Temporary Tree Protection."
- B. Protect areas of in-place soil from additional compaction, disturbance, and contamination. Prohibit the following practices within these areas except as required to perform planting operations:
 - 1. Storage of construction materials, debris, or excavated material.
 - 2. Parking vehicles or equipment.
 - 3. Vehicle traffic.
 - 4. Foot traffic.
 - 5. Erection of sheds or structures.
 - 6. Impoundment of water.

7. Excavation or other digging unless otherwise indicated.

- C. If planting soil or subgrade is overcompacted, disturbed, or contaminated by foreign or deleterious materials or liquids, remove the planting soil and contamination; restore the subgrade as directed by Architect and replace contaminated planting soil with new planting soil.

3.3 PREPARATION

- A. Unacceptable Materials: Clean soil of concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials that are harmful to plant growth.
- B. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.
- C. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil bearing water runoff or airborne dust to adjacent properties, walkways and stormwater utilities.

3.4 SUB-GRADE PREPARATION FOR PLANTING AREAS

A. Planting Beds:

1. Establish sub-grade elevations that will accommodate final planting soil depths per Planting Soil Depth Schedule (shown below), compost, and top mulch depth where applicable.
2. Entire surface is to be disturbed and loosened to a depth of 8 inches by scarification, discing or ripping to enable a rototiller to fully incorporate required compost.
3. Do not scarify within drip line of existing trees.
4. Remove cobbles, rocks, concrete, asphalt and other debris over 1 inch in any dimension and legally dispose of them off Owner's property.
5. Apply two and a half (2.5) inches of medium compost onto ripped subgrade.
6. Tilling:
 - a. Till in medium compost into sub-grade to a depth of 8 inches.
 - b. Tilling the compost into the soil shall be accomplished by tilling it twice, the second time perpendicular to the first.
 - c. When preparing subgrade near existing vegetation protect existing vegetation by limiting tilling/discing to no closer than 10 feet from existing trees and 6 feet from existing shrubs.
7. Proceed with planting and installation only after approval of subgrade preparation has been provided by Owner.

3.5 PLANTING SOIL PLACEMENT

- A. Owner reserves the right to reject material that does not satisfy requirement at any time. Contractor shall remove material immediately with no cost to Owner.
- B. Before mixing, clean planting soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
- C. Remove all temporary erosion control seeding prior to installation of planting soil and planting.
- D. Mix soil amendments and fertilizers with planting soil at rates per test results. Delay mixing fertilizer if planting does not follow placing of planting soil within a few days.
- E. Planting Beds for Shrub and Groundcover Areas:
 - 1. Mix planting soil either prior to placement or apply on surface of planting beds and mix thoroughly before planting.
 - 2. Place approximately 1/2 the minimum depth of planting soil mixture required but not more than 6 inches. Rototill thoroughly into top 2 to 3 inches of loosened, prepared subgrade to create a transition layer.
 - 3. Spread remaining planting soil mixture to depth required to meet thickness, grades, and elevations shown, after natural settlement
- F. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture, roll and rake, remove ridges, and fill depressions to meet finish grades.
- G. Before planting, obtain Landscape Architect's acceptance of sub-grade preparation and finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.6 SUBGRADE PREPARATION FOR AREAS IMPACTED BY CONSTRUCTION ACTIVITY

- A. Subgrade preparation as described above, including the addition of compost, is required for any area impacted by construction activity, including lay down areas, areas used by equipment at any time, and any visible impact to the surface such as tire tracks or compacted areas.

3.7 CLEANUP AND PROTECTION

- A. During sub-grade preparation and soil placement, keep adjacent paving and construction area clean and work area in an orderly condition.

3.8 DISPOSAL

- A. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.

END OF SECTION

1.4 QUALITY ASSURANCE

A. Installer Qualifications: A qualified landscape Installer whose work has resulted in the successful establishment of plants.

1. Professional Licensure: Contractor to be licensed in the State of Utah to do the work.

2. Membership: Installer shall be a member in good standing of either the Professional Landcare Network or the American Nursery and Landscape Association.

3. Experience: Five years of experience in landscape installation.

4. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.

5. Pesticide Applicator: State licensed, commercial.

B. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.

C. Measurements: Measure **new plants** according to ANSI Z60.1. Do not prune to obtain required sizes.

1. Trees and Shrubs: Measure **new plants** with branches and trunks or canes in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container grown stock. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip to tip. Take caliper measurements 6 inches above the root flare for trees up to 4-inch caliper size, and 12 inches above the root flare for larger sizes.

3.5 REPAIR AND REPLACEMENT OF TREES

A. Repair trees damaged by construction operations. Make repairs promptly after damage occurs to prevent progressive deterioration of damaged trees.

B. If a tree is damaged, the Arborist and Owner's Authorized Representative shall determine if the tree can be restored to normal growth pattern. When it is determined that a tree cannot be restored, the following shall occur:

1. Provide a new tree of the same species as those being replaced. Plant and maintain in accordance with current horticultural requirements.

2. If **existing** trees over 6 inches in caliper measurement (**as measured 4.5 feet above the ground on the uphill side of the tree** ~~taken 12 inches above grade~~) are required to be replaced, provide new trees with 2-inch caliper size and of species selected by the Owner.

3. A tree appraisal shall be conducted by a third-party certified arborist using the latest guide for tree appraisal and the contractor will compensate the owner the agreed amount as a settlement.

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
October 3, 2023

DRAFT Minutes

4:00 p.m. Work Meeting
6:00 p.m. Regular Meeting

I. WORK MEETING - 4:00 P.M.

Council Member Ryan Stack, acting as Mayor Pro Tem, called the meeting to order at 4:01 p.m.

City Council Present: Council Member Ryan Stack - Mayor Pro Tem
Council Member Yvonne Barney
Council Member Mike Johnston
Council Member Rachel Kahler
Council Member Scott Phillips - remotely

Absent: Mayor Heidi Franco

Staff Present: Assistant City Manager Mark Smedley
Community Development Director Tony Kohler
Planning Manager Jamie Baron
City Engineer Russ Funk
City Attorney Jeremy Cook
Parks and Cemetery Director Mark Rounds
IT Director Anthon Beales
City Recorder Trina Cooke

Staff Participating Remotely: City Planner Jacob Roberts, Engineering Technician Desiree Muheim, IT Director Anthon Beales, Human Resources Manager Cherie Ashe, Public Works Director Matthew Kennard, Finance Manager Sara Jane Nagel, Airport Manager Travis Biggs, Accounting Technician Wendy Anderson, Deputy City Recorder Robin Raines-Bond. and other who did not sign in or whose signatures were illegible.

Also Attending Remotely: (Names are shown as signed-in online) Curt Castagna, Meg Ryan, Phil Jordan, Brock Marchant, Danny Hill, Lisa Dinga, Parker Sever, Sam Taylor, and TMT.

1. Traffic on 600 South Mill Road, as well as 400 South 820 East, and discussion on whether to add crossing guards for middle schoolers on 600 South and Mill Road (Ryan Stack, Council Member) - *20 min*

Mayor Pro Tem Stack expressed sadness for the recent vehicle-pedestrian accidents in the valley and concern for several near-misses he had been informed of. He was concerned that the middle-school kids did not have crossing guards.

City Engineer Russ Funk presented the City's traffic calming policy. He hoped Council would adhere to the policy in order to set good precedent. He shared the "Utah Manual on Uniform Traffic Control Devices." There was a roundabout planned for 1200 South Mill Road. Council Discussion followed.

Consensus of Council Majority was supportive of moving forward with the installation of a four-way stop at 600 South and Mill Road.

2. Main Street Park and 200 South Plaza Plan (Jamie Baron, Planning Manager) - *20 min*

City Planning Manager Jamie Baron was seeking Council direction for placement of the bandshell at Main Street Park. He asked whether the Council wished to close 200 South permanently to create a plaza.

Consensus of the Council majority was to proceed with the placement of the bandshell to extend into the existing parking on 200 South and half-way into the park. Council felt 200 South should be accessible to vehicles with possible one-way traffic westbound from Main Street to 100 West. Council further discussed whether an ice ribbon or splash pad should be installed at the Main Street Park.

3. Billboard Sign Relocation (Tony Kohler, Community Development Director) - *15 min*

Staff asked for Council direction regarding whether or not to pursue the removal of two billboards in Heber City. Consensus of Council majority indicated a lack of desire to further pursue the billboard removal.

4. Implementation of the Central Heber Vision with Commercial Zones Update (Tony Kohler, Community Development Director) - *45 min*

Planning consultant John Janson described the new noticing requirements set forth by the State Legislature and provided a timeline for the process to implement the Central Heber Vision including a public open house. He read through a summary of changes to the C-3 zone and the parking chapter changes as listed in the attached Staff Report. Consensus of Council majority was to not limit the type of businesses permitted on the ground level of Main Street commercial stores. Discussion continued.

II. BREAK - 10 MIN

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

1. Call to Order

Mayor Pro Tem Stack called the meeting to order at 6:01 p.m.

2. Pledge of Allegiance (Ryan Stack, Council Member)

Mayor Pro Tem Stack led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Heidi Franco, Mayor)

Assistant City Manager Mark Smedley shared a prayer.

IV. CONFLICT OF INTEREST DISCLOSURE:

Council Member Phillips indicated he would recuse himself from discussion of agenda item six on the Action Items agenda.

V. AWARDS, RECOGNITION, and PROCLAMATIONS:

VI. CONSENT AGENDA:

Motion: Council Member Kahler moved to approve Consent Agenda items one and two. **Second:** Council Member Johnston made the second. **Voting Yes:** Council Members Kahler, Johnston, Barney, Stack, and Phillips. **Voting No:** none. The **Motion Passed unanimously, 5-0.**

1. September 19, 2023, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Ordinance 2023-34 Rename of Hidden Creek Lane to 1790 South (Jamie Baron, Planning Manager)
3. To approve a professional service contract for budget planning and budget book software to be negotiated by Staff with ClearGov for an amount not to exceed \$110,500 for a three-year contract (Anthon Beales, IT Director) -

Council Member Barney asked to have Consent Agenda item three removed from the Consent Agenda to ask some questions. IT Director Anthon Beales explained the software would streamline the budget process and save City staff hundreds of hours.

Motion: Council Member Kahler moved to approve the accounting software as presented by Staff. **Second:** Council Member Barney made the second. **Voting Yes:** Council Members Kahler, Johnston, Barney, Stack, and Phillips. **Voting No:** none. The **Motion Passed 5-0.**

4. Nominations to the City Arts Advisory Board: Nancy O'Toole, Phil Jordan, and Farah Sanders (Heidi Franco, Mayor)

Council Member Kahler asked to have Consent Agenda item four removed from the Consent Agenda in order to permit the Art Advisory Board nominees present to introduce themselves. Nancy O'Toole, Farah Sanders, and Phil Jordan introduced themselves.

Motion: Council Member Kahler moved to accept the three nominations, Nancy O'Toole, Farah Sanders, and Phil Jordan to the Heber City's first Arts Advisory Board. **Second:** Council Member Phillips made the second. **Voting Yes:** Council Members Kahler, Johnston, Barney, Stack, and Phillips. **Voting No:** none. The **Motion Passed unanimously, 5-0.**

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

Council Member Kahler read a public comment that was emailed to Council and attached to these meeting minutes.

1. Emailed comment received

VIII. GENERAL BUSINESS ITEMS:

1. Mayoral Proclamation for National Hispanic Heritage Month 2023 (Heidi Franco, Mayor) - *5 min*

Mayor Pro Tem Stack read the proclamation to designate September 15 through October 15, 2023, as National Hispanic Heritage Month.

2. Monthly Development Report (Jamie Baron, Planning Manager) - *10 min*

Planning Manager Jamie Baron provided the Monthly Development Reports for August and September as included in the attached presentation.

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

1. Temporary Commercial Aeronautical Activity Permit (Curt Castagna, Aeroplex Group Partner) - *20 min*

Airport consultant Curt Castagna described the request for a temporary commercial aeronautical activity permit and recommended Council authorize the temporary permit. Jason Talley, applicant, introduced himself as a resident of Heber City and stated he was passionate about aeronautics. He had been given a unique opportunity to distribute electric aircraft and electric gliders and needed Council's authorization.

Motion: Council Member Phillips moved to accept the request as presented.

Second: Council Member Johnston seconded the motion.

Discussion on the Motion: Council Member Kahler questioned whether Resolution 2019-09, which had halted the approval of commercial activity at the airport until the Airport Master Plan was adopted, would be nullified by the adoption of the new Resolution. Assistant City Manager Mark Smedley explained the exception to allow the temporary permit would not nullify the previous resolution. Council Member Kahler felt the Council should revisit the previously established commercial restrictions for the Airport.

Voting Yes: Council Members Kahler, Johnston, Barney, Stack, and Phillips. **Voting No:** None. The **Motion Passed 5-0.**

2. Envision Heber Phase 3 Code Updates: Chapter 18.68 Supplemental Zoning Regulations (Tony Kohler, Community Development Director) - *30 min*

Planning consultant Meg Ryan presented the changes for the proposed code update for Chapter 18; Supplemental Zoning. Council discussed where they felt ADUs (Accessory Dwelling Units) should, or should not, be allowed, whether to permit short-term rentals in ADUs, and whether ADUs should, or should not, be limited by lot size or location. Council asked Staff to bring back the ADU discussion when revisiting the nightly rental discussion.

Council Member Johnston expressed concern with proposed zoning regulations negatively impacting lower-income families. He asked to remove "coop" from section 130 as it was previously addressed. He felt private schools should be allowed on half-acre lots and did not need a full acre.

Motion: Council Member Johnston moved to adopt Envision Heber phase 3 Code update chapter 18.68 Supplemental Zoning Regulations as presented with the following amendments: remove "coops" from 18.68.130 and change the max height from 25 feet to 27 feet in 18.68.060 D. 2. **Second:** Council Member Phillips made the second.

Discussion: Council Member Kahler preferred to table the item until further discussion could be held on 18.68.060 with regard to ADUs. Council Member Barney agreed. Mayor Pro Tem Stack asked whether the section could be removed from the motion and discussed independently.

Amended Motion: Council Member Johnston amended his motion to remove section 18.68.060 from the motion. The second stood. **Voting Yes:** Council Members Kahler, Johnston, Barney, Stack, and Phillips. **Voting No:** none. The **Motion Passed 5-0.**

3. Resolution 2023-18 EMS (Emergency Medical Services) Sales Tax Proposition 9, Wasatch County Fire District (Chief Eric Hales) - *20 min*

Mayor Pro Tem Ryan Stack brought Action Agenda item three forward to be addressed first.

Wasatch County Fire Chief Eric Hales provided the information for Proposition 9, which proposed a .5 percent EMS (Emergency Medical Services) sales tax, as explained in the attached PowerPoint. He stressed the need to grow the department to serve the needs of the growing community.

Council Member Stack expressed concern for the City setting a precedent of adopting a resolution to support another entity's tax increase. General Council consensus supported the proposition but did not wish to approve it by resolution.

4. Engineering Funding for Phase III of the Heber Valley Railroad Trail (Nancy O'Toole) - *10 min*

Mountainlands Association of Governments (MAG) contracted Grant Writer Nancy O'Toole and Wasatch County Trails Coordinator Don Taylor presented. The two had been promoting the Rail to Trail project and were trying to get the project shovel-ready in order to qualify for certain grants.

Motion: Council Member Johnston moved to accept the proposal for funding the engineering study for the Heber Valley Railroad trail in the amount of \$92,110. **Second:** Council Member Kahler made the second. **Voting Yes:** Council Members Kahler, Johnston, Barney, Stack, and Phillips. **Voting No:** none. The **Motion Passed 5-0.**

5. Cottages rezone and Master Development Agreement (MDA) at 1000 South 600 West (Tony Kohler, Community Development Director) - *10 min*

Council Member Johnston asked petitioner Russ Witt to agree to landscaping along the park-strip. Mr. Witt agreed to the landscaping request.

Motion: Council Member Kahler moved to approve Ordinance 2023-35 with the conditions in the Staff Report. **Second:** Council Member Johnston made the second. **Voting Yes:** Council Members Kahler, Johnston, Barney, and Stack. **Voting No:** none. Council Member Phillips had lost remote connection to the meeting and was absent for the vote. The **Motion Passed 4-0.**

6. Wittco Rezone and Master Development Agreement (MDA) at 801 South 100 West (Tony Kohler, Community Development Director) - *20 min*

Community Development Director Tony Kohler presented the information for the re-zone request in the Master Development Agreement (MDA).

The City's Streets Master Plan included a future road through the parking lot located at Lee's Marketplace connecting Main Street and 100 West. The City was asking for 15 feet of the Witt property to be dedicated as an easement to the City for the installation of the road when needed. Applicant Ben Witt shared the intent to build only residential units but wished to retain the option to build commercial units on the ground floor if the opportunity arose. He offered to dedicate units in excess of 20 to the City for affordable housing. He wished to negotiate the purchase of the 15-foot easement by the City or be given fee waivers for the proposed development. Council was concerned about granting commercial C-2 zoning as the Public Hearing and the recommendation from the Planning Commission was for residential units only. Direction from Council was for the applicant to return at a future meeting with an agreement for all-residential units or to allow for limited commercial use on the main floor. City Attorney Jeremy Cook recommended the easement be traded in exchange for the commercial re-zone request.

Motion: Council Member Johnston moved to continue the item to a date uncertain, depending on the applicant. **Second:** Council Member Barney made the second. **Voting Yes:** Council Members Kahler, Johnston, Barney, and Stack. **Voting No:** none. Council Member Phillips had recused himself from the agenda item. The **Motion Passed 4-0.**

Ron Phillips, attending for agenda item six, asked the City administration to consider re-ordering future agendas to have agenda items with applicants in attendance closer to the beginning of the meeting.

X. COMMUNICATION:

Council Members Kahler and Stack communicated they would be absent for the October 17, 2023, City Council Meeting.

Council Member Kahler volunteered to participate in any capacity to work with UDOT (Utah Department of Transportation), Wasatch County, and the School District towards safer streets. Council Member Barney wished to have discussion regarding the possibility of installing a pedestrian sky-bridges. City Engineer Russ Funk indicated he would speak with UDOT regarding the possibility. Discussion regarding pedestrian safety continued.

City Recorder Trina Cooke shared the reason for the agenda order was to have high-cost consultants go first, followed by the items for which the public was in attendance.

XI. ADJOURNMENT:

Motion: Council Member Kahler made the motion to adjourn. **Second:** Council Member Johnston seconded the motion. The Heber City Council Meeting adjourned at 9:15 p.m.

Trina Cooke, City Recorder

To: Heber City Council



October 11, 2023

Additional Nominations to the new Arts Advisory Committee

Background Info:

On October 3, 2023, the City Council approved Nancy O'Toole, Phil Jordan, and Farah Sanders to the Arts Advisory Committee. Nancy O'Toole contacted the Mayor since then and asked to be removed as an appointed member. Three other citizens also applied which the Mayor is nominating below. If the Council approves these additional three, then the five members of the Arts Advisory Committee will be Phil Jordan, Farah Sanders, Missy Maughan, Crista Banzoian, and Jessica Christensen.

Arts Committee Info:

The Arts Advisory Committee shall consist of five voting members who are residents of Heber City, to be appointed by the Mayor, with the advice and consent of the City Council. To the extent possible, the Mayor shall appoint committee members with diverse backgrounds in the arts including music, visual art, drama, creative writing, photography, theater, and dance.

The term of office for Arts Advisory Committee members shall be three years, except for the initial establishment of the Arts Advisory Committee, two members shall be appointed for two-year terms. Any vacancies in these positions shall be filled by a recommendation to and confirmation by the City Council. The appointment will be for the remaining time of the member whose vacancy is being filled.

Two consecutive four-year terms shall be the limit for regular membership. Partial terms shall not be considered in determining whether a person has served two consecutive terms. If new or replacement appointments are not made, then the existing or current members shall continue in their capacity until a new appointment or replacement is made. The appointed members of the Arts Advisory Committee shall elect a Chair of the Arts Advisory Committee. The Chair shall be responsible for conducting meetings.

For More information, please read the following ordinance,
[https://heber.municipalcodeonline.com/book?type=ordinances#name=2.46 Arts Advisory Committee](https://heber.municipalcodeonline.com/book?type=ordinances#name=2.46%20Arts%20Advisory%20Committee)

Additional Mayoral Nominations for Arts Advisory Committee Members: Missy Maughan, Crista Bazoian, and Jessica Christensen

1. Missy Maughan, for a two-year term (October 2023 – October 2025)

Name	Missy Maughan
Email Address	missymaughan@msn.com
Address	920 W 960 S

City	Heber City
State	UT
Zip Code	84032
Background/Experience/Qualifications	I have lived in Heber City for 18 years. I owned & operated a dance studio in Salt Lake City for 24 years, having just retired from it in May of this year. I have experience in many dance forms; ballet, jazz, hip hop, tap, and clogging. I have taught all of these dance styles, produced recitals, judged competitions, coordinated festivals & workshops and have experience in all that encompasses the dance world.
Why I want to serve on the Arts Advisory Committee	I would be a neutral party to the City since I do not have affiliation with any of our dance studios in the valley. I know & understand the importance of art & culture in our communities & want to continue to be involved. I am excited that we now have tax dollars to help art grow & thrive in our valley. Being on this committee would allow me to continue to be a part of the art & dance world. I am happy to serve!

2. Crista Bazoian for a three-year term (October 2023 – October 2026)

Name	Crista Bazoian
Email Address	crista@cbazonline.com
Address	711 Red Ledges Blvd.
City	Heber City
State	UT
Zip Code	84032
Background/Experience/Qualifications	I am a designer and own a picture framing, wallpaper and art hanging business in Heber City called Wonderwall Art and Frame. I have worked in the design industry for approximately 20 years. I hold a Bachelor of Arts in Art History from McGill University in Montreal and an MA in the History of Decorative Arts and Design from Parsons, The New

School for Design, New York. I have worked in Retail Design, Interior Design and Landscape Design in New York, Connecticut and California.

In my current role as business owner and designer, I assist my customers in designing their walls specifically. I consult with them on art placement, restoration and acquisition, and I help them add personality and detail to their spaces with a curated collection of wallpapers.

Outside of work, I am passionate about the environment and the arts, and spend much of my time outdoors hiking or attending arts events throughout the Wasatch Front and Back. I have lived in Heber City for almost 4 years.

Why I want to serve on the Arts Advisory Committee

I am excited at the prospect of Heber City becoming a community with an emphasis on Trails, Arts, and Parks. Since moving here 4 years ago, I have noticed the community's growing interest in the Arts; I observe this interest in people who come to my shop and entrust me with their treasures and memories. I voted in favor of the TAP tax both times it appeared on the ballot, and am so happy most of the community is now behind it. Trails, Arts and Parks make a community healthier; both in mind and body. Exposure to the outdoors and to beauty both natural and manmade, are the things that can turn a bad day into a good one. I would love to play a small role in bringing that joy to the citizens of Heber City. I have been looking for a way to contribute meaningfully to the community since volunteering for the Covid Vaccination program through the Wasatch County Health Unit in 2021. I know the Arts Advisory Committee is a good fit for me, and one that I could make an impact by serving on.

3. Jessica Christensen for a three-year term (October 2023 – October 2026)

Name	Jessica Christensen
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Email Address	jessica.w.christensen@gmail.com
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Address	386 S Millers Mile Rd
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City	Heber City
State	UT
Zip Code	84032
Background/Experience/Qualifications	A lifelong lover of the arts, I am always engaged in a creative endeavor. Over the years I have taught piano lessons, worked as a freelance content writer, and served as a Reflections judge for the literature and music categories. As an English major, I have a great appreciation for literature and love to read. I have prioritized culture in raising my three children; we go to museums, exhibits, and galleries as often as we can. I believe these experiences qualify me to serve on the Arts Advisory Committee.
Why I want to serve on the Arts Advisory Committee	I have a passionate love for the Heber Valley and am at a point in life where I can contribute to its development. I would be honored to be a part of this committee.



IGNITE POTENTIAL

Our mission is urgent.

Nearly 100,000 kids in Utah are living in poverty and facing adversity. Most of them are facing those challenges without a caring adult mentor in their lives. It's time to change that. But we need **your help**.

Kids who have a mentor for at least one year are more likely to perform well in school and make plans to attend college, have more positive relationships and self-confidence, and to avoid risky behaviors -- all things that can improve the trajectory of their lives.

Join Big Brother Big Sisters of Utah in defending the potential of every child -- to dream big dreams and to do big things! We offer different programs so you can find the right fit for your lifestyle and goals. As a Big you will spend time each month with your Little doing fun activities and supporting them as they grow and develop.

Ignite potential. **Become a Big today.**

95%

of Big Brothers Big Sisters of Utah Littles graduated from high school

98%

of Littles reported that they avoided substance abuse

80%

of Littles stayed strong in their mental and emotional health

STEPS TO VOLUNTEER:

COMPLETE ORIENTATION & APPLICATION

Being a Big is a great experience for volunteers, but it's also a commitment. Our orientation walks you through the expectations of being a Big. Complete our online orientation and application at BBBSU.org.



FINGERPRINTING & INTERVIEW

After we receive your application, we will send you links to select the best time for you to complete your fingerprinting, and then your virtual interview.

ONLINE TRAINING

Our training walks you through how to have positive, safe, and effective relationships with your mentee and their caregiver.



APPLICATION REVIEW

While you are completing your training, our enrollment staff will be working to complete your reference/background checks to assess if BBBSU is a good fit. We will then let you know if you have been accepted into the program.

MEET YOUR LITTLE

Our staff will find a Little who suits you best and propose the match. We will then schedule a time for you to meet your Little.

Now your match is active! Your assigned mentoring coordinator is there to support you and your match, and will check in regularly with all parties to provide resources, ensure safety, and support your mentoring relationship.



APPLY NOW

bbbsu.org/volunteer

ONE-TO-ONE MENTORING FOLLETO PARA PADRES

APOYO PROFESIONAL
BBBSU.ORG



¿Podría su hijo/a beneficiarse al tener un/a mentor/a?

Todo comienza con los modelos a seguir adecuados. Nuestro equipo recluta mentores, evalúa sus capacidades y forma emparejamientos entre niños y mentores. Gracias a los emparejamientos, las vidas de miles de niños en el estado de Utah han cambiado positivamente. Inscribimos a niños y niñas en nuestro programa!

Estudios comprueban que niños emparejados con mentores en el programa (BBBSU):

- Tienen más confianza en sí mismos
- Se mantienen más alejados de las drogas y el alcohol
- Muestran mejor desempeño en sus estudios
- Tienen mejores relaciones con sus familias y amigos

Participación de los padres/tutores

Es imperativo que los padres tengan contacto con BBBSU regularmente para poder permanecer en el programa. A la misma vez, aremos todo lo posible para brindarle los recursos que solicite y las herramientas necesarias para que el emparejamiento tenga éxito. Le pedimos proporcione información sobre las habilidades y necesidades de su hijo para encontrar el mejor mentor. Usted tendrá la oportunidad de aprobar al mentor elegido para su hijo.

Seguridad personal

La seguridad de su hijo es nuestra prioridad. Todos los participantes en el programa tendrán que completar entrenamiento básico sobre la seguridad personal. Nuestro equipo también hace un chequeo de antecedentes penales a cada mentor en el programa.

Como empezar la inscripción

Al navegar nuestra página web (bbbsu.org) usted tendrá acceso a más información sobre inscripciones y como iniciar la aplicación electrónica. También se puede comunicar con nosotros al 801-313-0303.



Como saber si su hijo está listo para tener un mentor

En el programa de Big Brothers Big Sisters de Utah nos enfocamos en aumentar el potencial de niños entre las edades de 6 – 18 años quienes enfrentan adversidades en sus vidas. Emparejamos a los niños con voluntarios quienes toman el papel de mentores para crear relaciones personales fuertes y duraderas.

Si usted responde “sí” a las siguientes preguntas, puede que su hijo esté listo para la inscripción:

- ¿Puede mi hijo hablar por sí mismo y mantenerse seguro?
- ¿Puede mi hijo hacer y mantener amistades por sí mismo?
- ¿Tiene mi hijo interés en el programa?
- ¿Tengo el tiempo necesario para brindar apoyo al emparejamiento?

Actualmente aceptamos aplicaciones para niños y niñas entre las edades de 6 a 16 años que residen en los siguientes condados: Salt Lake, Davis, Weber, Utah, Summit y Washington.



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ONE-TO-ONE MENTORING

PARENT INFO



Could your Little use a Big?

It all starts with the right role models. We recruit, screen, match, and support mentoring relationships that have changed the lives of thousands of youth across Utah—one Little at a time.

Studies find that kids matched with a Big:

- Are more likely to steer clear of drugs and alcohol
- Do better in school
- Get along better with their family and friends
- Improve their mental & emotional health

Parents wanted.

You know what's best for your child. So we'll need your help from the start by providing information about your child's strengths and needs, and ultimately approving the Big. But your role doesn't end there. We'll be talking with you and your child over the life of the mentoring relationship to support the mentoring match and your child's development.

Safety from the start.

Your child's safety is extremely important to us. Before they are matched, we will help you and your child learn some important things about keeping your child safe. We conduct a multi-level background check on each volunteer. Together, we monitor and support the mentoring relationship.

Get started.

For more information, visit our website at bbbsu.org to complete the online application and orientation. You can also reach us by phone at 801.313.0303 to be connected with our Family Coordinator. Spanish and other language assistance available upon request.



Big Brothers Big Sisters of Utah's mentoring program ignites the potential of kids who face opportunity gaps. We match volunteer mentors ("Bigs") to children ("Littles") on a one-to-one basis.

Is my child ready for a mentor?

How can you know if your child is ready for a Big? If you can answer "yes" to the four questions below, your child may be ready for a mentor!

- Can my child speak up for themselves?
- Can my child form and maintain friendships?
- Does my child want to have a mentor?
- Can I commit the time necessary to support the mentoring relationship?

We are now enrolling
children ages 6 - 16 in
Davis, Salt Lake, Summit,
Utah, Wasatch,
Washington, and Weber
counties.

To get started, visit our
website at bbbsu.org or
call 801.313.0303



Heber City Council Staff Report



MEETING DATE: 10/17/2023
SUBJECT: Sawmill MDA (Master Development Agreement) Design Standards Amendment
RESPONSIBLE: Tony Kohler
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

Lennar Homes is asking the City to consider removing the 8:12 minimum roof pitch from the Sawmill Design Guidelines.

RECOMMENDATION

Staff recommends removal of the 8:12 roof pitch requirement.

BACKGROUND

Lennar Homes is looking to purchase a portion of Sawmill Development. The Sawmill Development has architectural guidelines, one of which requires an 8:12 minimum roof pitch. That roof pitch is steeper than most homes and is steeper than Lennar Homes' prototype, which has a 4:12 roof pitch as shown in the attached elevations. An 8:12 pitch makes the buildings significantly taller than a 4:12 roof pitch.

DISCUSSION

The Design Requirements were proposed by Ridgepoint Development, who had planned buildings with 8:12 roof pitches. Other home prototypes don't mesh well with that roof pitch requirement. The requested action of the Council is an Administrative Action as part of a Final Subdivision Application, not a Legislative Action.

FISCAL IMPACT

None.

CONCLUSION

The proposed removal of the 8:12 roof pitch requirement results in shorter buildings and better matches the architectural style of the proposed homes.

ALTERNATIVES

1. Approve as proposed
 2. Approve as amended
 3. Continue
 4. Deny
-

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

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

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

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 4 - Denial

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

ACCOUNTABILITY

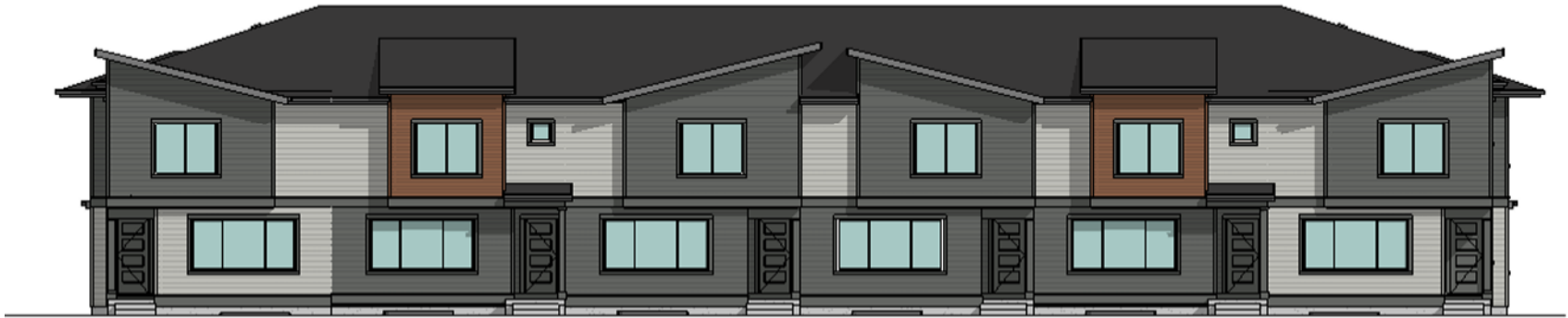
Department: Planning

Staff member: Tony Kohler, Community Development Director

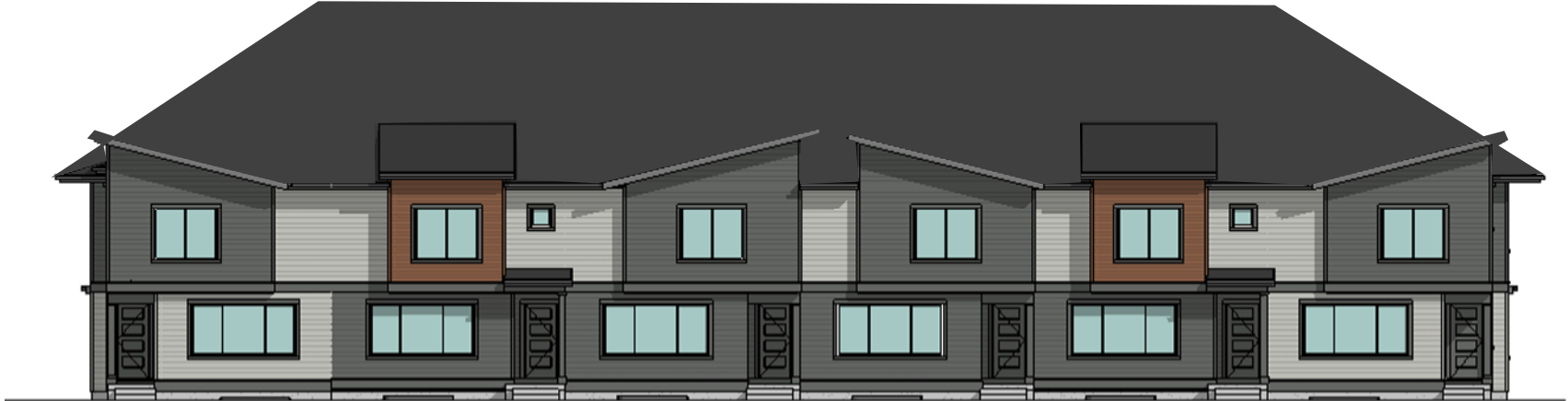
EXHIBITS

1. Roof Pitch
2. Sawmill Design Guidelines

4:12 Roof Pitch



8:12 Roof Pitch



Architectural Design Guidelines

Prepared for:

Sawmill Development District 1, 2, and 3

Heber City, Utah

Prepared by:

Ridge Point Management Group, American Fork, Utah

These architectural design guidelines (ADG) are for the Sawmill Development located in Heber City, Utah. They are established to promote a compatibale development with it's surroundings, to promote stability of property values, to foster the attractiveness and functional utility of the community as a place to live and work, and to raise the level of community expectation for the quality of the environement that it provides. As part of the PCMU zone the development focuses on creating a traditional mixed-used neighborhood and village center that integrates building uses that focus on the form of the community design and the user experience.

Sawmill development respects the rural Heber Valley feel that is characteristic of the history and culture that exists in the area. In doing so, the purpose of these ADG is to set forth ADG for the specific purpose of:

- Enhancing the architectural design and integrity of the development to maintain this rural and rich historic feel.
- To achieve harmony of each building as it relates to neighboring buildings.
- To protect property values and enhance owner's investment by ensuring architecture is well designed

Building elements used at Sawmill will provide durable architectural expression. Stone and brick in warm tones may be the primary exterior accent. These materials are being proposed to be a minimum of 30% of the architectural facades to provide a substantial feel. Stucco, with no more than a 30% maximum may be used as a supporting and accent material. Synthetic siding such as hardy board, lapped siding, board and battan, and wood may be used in the vertical or horizontal application to provide needed shadowing and accent. No vinyl or aluminum siding shall be allowed. Accents may be timber to reference the rural heritage of the area. An allowance will be made for rock and stone to be eliminated on Farmstyle Homes if desired. Roof pitches will be 8/12 where feasible with architectural shingles and metal seamed shed style roofs for the roofing material. Windows will be provided in the vertical application to aide in maintaining the rural character of the architecture. The design of each unit will incorporate

Porches of not less than 6' shall be provided for single family buildings with architectural detailing to provide articulation that is complimentary to the massing of the structure.

Exterior Materials Summary:

Roof	Architectural Shingle and Metal Seamed Shed Roofs
Soffit and Facia	Aluminum
Lap Siding	Synthetic in the Vertical and Horizontal
“Cedar” Shingle Siding	Synthetic (Hardy Board type)
Windows	Vinyl in a Vertical layout
Masonry	Synthetic Stone and Brick
Accents/Columns	Wood
Rails	Vinyl/Iron
Exterior Doors	Metal
Garage Doors	Metal

Building elements used at Sawmill 10-plex and/or 12-plexes will provide durable architectural expression. Stone and brick in warm tones will be the primary exterior accent. These materials are being proposed to be no less than 30% of the architectural facades to provide a substantial feel. Stucco will be used as a supporting material and synthetic siding used in the vertical or horizontal application will provide needed shadowing and to accent the masonry. Accents may be timber to reference the rural heritage of the area. ~~Roof pitches will be 8/12 where feasible with~~ architectural shingles style roofs for the roofing material. Windows will be provided in the vertical application to aide in maintaining the rural character of the architecture. The design of each unit will incorporate surface transitions so that there will not be any large blank exterior walls to create visual richness and variety.

Exterior Materials Summary:
10-plexes or 12-plexes

Roof	Architectural Shingle
Soffit and Facia	Aluminum
Lap Siding	Synthetic in the Vertical and Horizontal
“Cedar” Shingle Siding	Synthetic (Hardy Board Type)
Windows	Vinyl in a Vertical layout
Masonary	Synthetic Stone and Brick
Accents/Columns	Wood
Rails	Vinyl/Iron
Exterior Doors	Metal
Garage Doors	Metal

Exterior Materials Summary:
Senior Housing (Apartment)

Roof	Architectural Shingle; False Chimney Caps to soften roof line
Soffit and Fascia	Aluminum
Lap Siding	Synthetic in the Vertical and Horizontal “Cedar” Shingle
Siding	Synthetic (Hardy Board Type)
Windows	Vinyl; sliding glass doors with false Juliette Balconies per plan
Masonry	Synthetic Stone and Brick
Accents/Columns	Steel and Stone
Rails	Iron
Exterior Doors	Metal and glass storefront doors

GENERAL DESIGN GUIDELINES FOR DISTRICTS 1, 2, AND 3 SHALL ADHERE TO THE HEBER CITY MUNICIPAL PCMU CODE 18:62:020

1. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Conditional Uses allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Walkable Neighborhood.
2. A mandatory Retail frontage requiring that a building provide a shop front at sidewalk level along the entire length of the Frontage. The Shop front shall be no less than 70% glazed in clear glass and provided with an awning overlapping the sidewalk as generally illustrated in Table 6. The first floor shall be confined to Retail use through the depth of the Second Layer. (See Table 3D)
3. A Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
4. A Terminated Vista location, requiring that the buildings in these locations be provided with architectural articulation of a type and character that responds to the location.
5. A Cross Block Passage, requiring a minimum 6 foot-wide pedestrian access be reserved between structures and/or every 350 feet as a minimum.
6. A Buildings of Value requirement stating that historically significant buildings and structures be preserved except by Warrant.
7. A requirement for the preservation of View Corridors.
8. A requirement of building and landscaping materials which contribute to the historical feel and nature of Heber City.
9. A requirement of one sitting space for every 60 square feet of plaza space.

Heber City Council Staff Report



MEETING DATE: 10/17/2023

SUBJECT: Envision Heber Phase 3 Code Updates: 18.04 General Provisions, 18.08 Definitions, 18.12 Administration, 18.16 Zones Generally, and repeal Sections 2.38 and 2.48 of Heber City Code

RESPONSIBLE: Tony Kohler

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

As part of the Phase 3 Envision Heber Code Update, the City is reviewing the entire Zoning Code and Subdivision Ordinance. The Definitions, Administrative, General Provisions, and Zones Generally Chapters are before the Council for review. These are the final chapters left in this effort to update the Heber City zoning codes.

A work session was held on these proposed drafts on May 9, 2023, by the Planning Commission. The Commission had minor comments on the 3 proposed updates to Chapters 18.04, 18.12, and 18.16. The draft reflects updates to these chapters to reflect current law, and current departmental practices, remove conflicting provisions, and make the processes of the Planning Department and Commission clear and accessible to both those who administer the code and those who are regulated by it. No zoning districts are affected by the proposed changes to these administrative chapters. On July 11, 2023, the Commission held a public hearing on these amendments. No input was received, and the Commission forwarded a positive recommendation to the City Council on these proposed amendments.

The Planning Commission held a work session on the Definitions Chapter on May 23, 2023. The Chapter has been updated to reflect current state law, changes made to other Chapter sections, and has included some new provisions. The definitions usually come last to ensure the proposal covers all the new terms we may have included in the zoning updates over the previous year. State law definitions have also been added. The Commission had several comments on the draft, and the discussed updates are reflected in the revised draft shown as Exhibit 1. On July 11, 2023, the Commission held a public hearing on these amendments. No input was received, and the Commission forwarded a positive recommendation to the City Council on these proposed amendments.

RECOMMENDATION

Staff recommends that the City Council review and discuss the proposed amendments at the work session meeting. After review, Council comment, and any modifications, the Council would schedule the amendments for action at a subsequent meeting.

BACKGROUND

These chapters have been updated to reflect state law, incorporate sections that were moved from other chapters, and had new regulations added or updated. The exhibits detail the proposed draft.

DISCUSSION

Chapter Summary of proposed changes:

18.04 General Provisions:

In the chapter the following provisions were added to comply with state law practices:

<u>18.04.080</u>	<u>Temporary Regulations</u>
<u>18.04.090</u>	<u>Exactions</u>
<u>18.040.100</u>	<u>Vested Rights</u>
<u>18.040.110</u>	<u>Development Agreements</u>
<u>18.040.120</u>	<u>Penalties</u>

Other sections were updated to reflect current practices and legal terminology.

18.08 Definitions

For definitions, there are no regulations, so there are no real policy choices to be made in this Chapter. All the regulatory changes were made in the zoning district updates. New language that defines “affected area” for notice provisions was also included to reflect the 2023 update to the Notice provisions for amendments or creation of land use regulations.

18.12 Administrative:

This chapter was updated to reflect the “who does what” details regarding the regulatory review process for land use in Heber City. This chapter was primarily updated to remove conflicting provisions on the powers and duties of the commission and staff and to try to provide clear details on the processes for permit review. A new section was added called the Agricultural Protection Area (APA) to reflect the requirements by state code. The powers and duties of the commission are recommended to reside in this Chapter and, if approved would need to be repealed from existing conflicting provisions in the Municipal Code, Sections 2.38 and 2.48.

18.16 Zones Generally:

The updates to Title 18 over the past year have resulted in significant new terminologies for the zoning districts. We suggest deleting provisions in the chapter to reflect those changes and suggest renaming this chapter to “Boundaries of Zones”.

FISCAL IMPACT

No anticipated impact to the City Budget.

CONCLUSION

The proposed amendment:

1. Simplifies the code;
2. Brings the code into compliance with state code and best practices; and
3. Further implements the goals and policies of Envision Heber 2050.

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

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

EXHIBITS

1. Definitions
2. Gen Pro Admin Zones Gen

18.08 Definitions

18.08.010-0 Generally

18.08.01 Accessory Dwelling Unit, External

18.08.02 Accessory Dwelling Unit, Internal

18.08.03 Accessory Use or Building

18.08.04 Adjacent Landowner

18.08.05 Administrative Decision

18.08.06 Adversely affected party

18.08.07 Affected Area for Notice for Adoption or Modification of a Land Use Regulation

18.08.08 Affordable Housing Agreement

18.08.09 Affordable Housing Qualified Applicants

18.08.10 Agent

18.08.020 Agriculture

18.08.25 Agriculture, Intensive

18.08.030 Apartment House Multiple Dwelling

18.08.035 Appeal Authority

18.08.036 Basement

18.08.035 37 Bed And Breakfast Home

18.08.040 Boarding House/Rooming House

18.08.050 Building

18.08.051 Buildable Area.

18.08.052 Cannabis Cultivation Facility

18.08.053 Cannabis Pharmacy

18.08.054 Cannabis Processing Facility

18.08.055 Cannabis Production Establishment

18.08.060 Carport

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18.08.070 Clinic

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18.08.090 Common Area

18.08.091 Combination of Buildings

18.08.092 Commercial Complex

18.08.093 Common Ownership or Management

18.08.094 Community Development Director

18.08.095 Complete Application

18.08.100 Comprehensive or General Plan

18.08.110 Conditional Use

18.08.115 Flag Lot

18.08.120 ~~Convalescent Home~~ Condominium

18.08.130 Convenience Establishments

18.08.135 Coop

18.08.140 Court Apartment — Dwelling Group

18.08.150 Curb Cut

18.08.153 Day Care Center

18.08.155 Day Care Facility Center, Commercial

18.08.156 Day Care, Nonregistered Home

18.08.157 Day Care, Registered Home Day Care or Preschool

18.08.160 Density

18.08.165 Repealed By Ord 2000-01

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[18.08.240 Garage -- Private](#)
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[18.08.260 ~~Guest~~ Group Care Facility](#)
[18.08.270 Height Of Building](#)
[18.08.280 Home Occupation](#)
[18.08.283 Hospital](#)
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[18.08.286 Impact Fee](#)
[18.08.287 Improvement Completion Assurance](#)
[18.08.288 Improvement Warranty](#)
[18.08.289 Improvement Warranty Period](#)
[18.08.290 Infrastructure Improvement](#)
[18.08.2905 Junkyard](#)
[18.08.300 Kennel](#)
[18.08.301 Land Use Applicant](#)
[18.08.302 Land Use Application](#)
[18.08.305 Land Use Authority](#)
[18.08.306 Land Use Decision](#)
[18.08.307 Land Use Permit](#)
[18.08.308 Land Use Regulation](#)
[18.08.310 Land Use Plan](#)
[18.08.320 Landscaping](#)
[18.08.330 Large-Scale Development](#)
[18.08.335 Legislative Body](#)
[18.08.340 Livestock Corral](#)
[18.08.350 Living Open Space](#)
[18.08.360 Lodging House](#)
[18.08.370 Lot](#)
[18.08.375 LUDMA](#)
[18.08.380 Manufactured Home](#)
[18.08.386 Mini Day Care](#)
[18.08.390 Mobile Home](#)
[18.08.400 Mobile Home Park](#)
[18.08.405 Moderate Income Housing](#)
[18.08.410 Motel Or Motor Hotel](#)
[18.08.420 ~~Nonconforming Building~~ Noncomplying Structure](#)
[18.08.430 Nonconforming Use](#)
[18.08.440 Nursery School ~~Parcel~~](#)
[18.08.450 Parking Space](#)
[18.08.460 Pasture](#)

18.08.470 Planned Unit Development
18.08.480 Planting Plan
18.08.485 Planted Vegetation ~~Plat, Final~~
18.08.486 Plat, Preliminary
18.08.490 Premises
18.08.500 Premises Occupation
18.08.510 Public Parks And Playgrounds
18.08.520 Rest Home — Nursing Home — Convalescent Home
18.08.530 Recreational Vehicle — Camper, Travel Trailer, Motor Home Or Vacation Vehicle
18.08.540 Recreational Vehicle Court -- Vacation Vehicle Court
18.08.542 Retail Business
18.08.543 Retail Establishment
18.08.545 Rooming House ~~Retreat Lodge~~
18.08.550 Salvage Yard
18.08.556 School, Private/ Charter
18.08.560 Setback
18.08.565 Sexually Oriented Business
18.08.570 Signs
18.08.580 Special Exception — Conditional Use
18.08.590 Street -- Major
18.08.600 Street -- Minor
18.08.610 Subdivision
18.08.615 ~~Repealed By 2000-01~~ Subdivision Amendment
18.08.620 Variance
18.08.625 Water Wise Landscaping
18.08.623 Weed
18.08.625 Xeriscaping
18.08.630 Yard
18.08.640 Zeroscaping
18.08.645 Zoning Map
18.08.650 Zoning Ordinance

18.08.040 Generally

- ~~1. It is the intent of the city council to define certain words and phrases as a means of facilitating understanding of terms which may not be universally understood in the sense that the city council intends that they should be understood.~~
- ~~2. Words used in the present tense include the future, the singular includes the plural and the plural the singular.~~

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title. Words used in the present tense include the future, the singular number shall include the plural, and the plural, the singular; the word “building” shall include the word “structure”; the word “used” shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used; and the word “shall” is mandatory and not directory.

For the purposes of this title, certain terms and words are defined and are used in this title in that defined context. Any words in this title not defined in this chapter shall be as defined in “Black’s Law Dictionary”.

18.08.01 Accessory Dwelling Unit, External

“Accessory dwelling unit” means a secondary habitable living unit detached from a primary single-family dwelling and contained on one lot, pursuant to the standards and regulations found in this Title.

18.08.02 Accessory Dwelling Unit, Internal

"Internal accessory dwelling unit" means an accessory dwelling unit created:

- A. within a primary dwelling;
- B. within the footprint of the primary dwelling described in Subsection (1)(a)(i) at the time the internal accessory dwelling unit is created; and
- C. for the purpose of offering a long-term rental of 30 consecutive days or longer.
- D. “Primary dwelling” means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record. "Primary dwelling" includes a garage if the garage is a habitable space and is connected to the primary dwelling by a common wall.

18.08.03 Accessory Use or Building

“Accessory use or building” means a use or structure subordinate to the principal use of a building or principal use on the same lot and serving a purpose customarily incidental to the use of the principal building or use. Garden sheds, garages, greenhouses, barns, external accessory dwelling units, and storage shelters are accessory buildings.

18.08.04 Adjacent Landowner

“Adjacent landowner” means any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

18.08.05 Administrative Decision

“Administrative decision” means any final order, requirement, decision, determination or interpretation made by a land use authority in the administration or the enforcement of this title.

18.08.06 Adversely affected party

“Adversely affected party” means a person other than a land use applicant who: (1) owns real property adjoining the property that is the subject of a land use application or land use decision; or (2) will suffer a damage different in kind than, or an injury distinct from, that of the general community because of the land use decision.

18.08.07 Affected Area for Notice for Adoption or Modification of a Land Use Regulation

“Affected Area” for notice requirement of adoption or modification of a land use regulation shall be as follows:

- A. Zoning Map amendment. Notice shall follow Class A notice and prescribed in Utah Code 63G-30-102 et seq.
- B. Zoning District amendments or creation. One notice shall be provided to those real property owners within the specifically affected zoning district 10 days prior to the public hearing.
- C. Zoning District Change request or “rezone”. One notice shall be provided to those real property owners within 300’ feet of the subject property 10 days prior to the public hearing.
- D. Development Agreement adoption or modification that modifies the underlying zoning regulations. One notice shall be provided to those real property owners within 300’ feet of the subject property 10 days prior to the public hearing.
- E. Text amendments to the land use regulation that do not substantially amend or create new regulatory provisions. Notice shall follow Class A notice and prescribed in Utah Code 63G-30-102 et seq.

18.08.08 Affordable Housing Agreement

"Affordable Housing Agreement" means a legally binding agreement between a Developer and Heber City and the Wasatch County Housing Authority which ensures that the requirements of this ordinance are satisfied.

18.08.09 Affordable Housing Qualified Applicants

"Affordable Housing Qualified Applicants" means applicants for ~~Low-Income~~ Affordable Units. Income for such applicants is limited to no more than 80% of average median family income for Wasatch County for Moderate Income Housing, and limited to 50 to 80% of average median family income for Wasatch County for Low Income Housing. If all other requirements are equal, first preference shall be given to public service employees employed within Wasatch County, including municipal, county, school district, state and federal employees. Second preference shall be given to applicants who have been residents of Wasatch County for at least one year prior to application. Third preference shall be given to applicants who reside elsewhere but are employed full-time in Wasatch County. Fourth preference shall be given to applicants who neither work nor live in Wasatch County.

18.08.10 Agent

“Agent” or “owner” means any person who is legally authorized to act for the property owner.

18.08.020 Agriculture

"Agriculture" means the growing of soil crops in the customary manner in the open. It does not include livestock raising activities, nor does it include retailing of products on the premises.

18.08.025 Agriculture, Intensive

"Agriculture, intensive" means the raising of crops combined with industry or business, such as fruit packing plants, fur farms, animal hospitals, greenhouses, or similar uses.

18.08.030 Apartment House Multiple Dwelling

~~"Apartment house" or "multiple dwelling" means any building or portion thereof which is designed, built, rented, or leased, let, or hired out to be occupied or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking within the premises.~~

18.08.035 Appeal Authority

"Appeal authority" means the person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

18.08.035 Basement

"Basement" is defined by the adopted International Building Code as a story that is not a Story Above Grade Plane, which is defined as "a story having its finished floor surface entirely above grade plane or where the finished floor of the level above is either: (1) more than 6 feet above grade plane, or (2) more than 12 feet above the finished ground level at any point."

18.08.035 37 Bed And Breakfast Home

~~Bed and Breakfast Home means an owner occupied single-family dwelling that contains not less than two and no more than eight guest rooms where lodging, with or without meals, is provided for compensation. with stays not to exceed 29 days. If meals are served, they shall be prepared, served and placed upon the table family style, without service or ordering of individual portions from a menu.~~

18.08.040 Boarding House/Rooming House

An establishment, with lodging, where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu.

18.08.050 Building

"Building" means any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

~~A. "Accessory building" means a subordinate building, the use of which is incidental to that of the main building.~~

A. "Building line" means a line designated the minimum distance which buildings must set back from a street or lot line.

B. "Main building" means one or more of the principal buildings upon a lot.

18.08.051 Buildable Area.

"Buildable Area" means the portion of land located within the property boundary setbacks. The building pad is the portion of land located within the buildable area setbacks.

18.08.052 Cannabis Cultivation Facility

"Cannabis cultivation facility" means a person that:

- A. possesses cannabis;
- B. grows or intends to grow cannabis; and
- C. sells or intends to sell cannabis to a cannabis cultivation facility, a cannabis processing facility, or a medical cannabis research licensee.

18.08.053 Cannabis Pharmacy

"Cannabis pharmacy" means a business, licensed by the state of Utah, to distribute cannabis products by prescription for medical purposes.

18.08.054 Cannabis Processing Facility

"Cannabis processing facility" means a person that acquires or intends to acquire cannabis from a cannabis production establishment; possesses cannabis with the intent to manufacture a cannabis product; manufactures or intends to manufacture a cannabis product from unprocessed cannabis or a cannabis extract; and sells or intends to sell a cannabis product to a medical cannabis pharmacy or a medical cannabis research licensee.

18.08.055 Cannabis Production Establishment

"Cannabis production establishment" means a cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.

18.08.060 Carport

"Carport" means a structure not completely enclosed by walls for the shelter of automobiles.

18.08.061 Car Wash

"Car wash" means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic, or by hand.

18.08.070 Clinic

"Clinic" means a building used for the diagnosis and treatment of ill, infirm and injured persons, but which building does not provide board, room or regular hospital care and services.

18.08.080 Club

"Club" means a building used, occupied and operated by an organized association of persons for social, fraternal, religious or patriotic purposes, whose activities are confined to the members and their guests, but shall not include any organization, group or association, the principal activity of which is to render a service usually and ordinarily carried on as a business.

18.08.090 Common Area

"Common area" means an area designed to serve two or more dwelling units or separate uses with convenient access to the area.

18.08.091 Combination of Buildings

"Combination of Buildings", for the purpose of determining total permitted square footage for a building(s) or property(s) means two or more buildings that are within 1,000 feet of each other as measured from the outside exterior walls of two of the buildings.

18.08.092 Commercial Complex

"Commercial complex" means two or more commercial uses on a single lot or adjacent lots which are dependent upon each other to meet minimum standards for parking, vehicular circulation, or landscaping or which are approved as elements in an overall site plan under a conditional use or subdivision application.

18.08.093 Common Ownership or Management

"Common Ownership or Management" means owned, leased, possessed, managed or otherwise controlled, in any manner, directly or indirectly,

- A. by the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or
- B. by different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies) with respect to the retail businesses, or where the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies).

18.08.094 Community Development Director

"Community Development Director" means the individual appointed by the City Council who coordinates with City staff, departments, commissions and other governmental entities, on projects that deal with the planning, zoning and economic development of the City. The Community Development Director manages the Planning and Building Departments.

18.08.095 Complete Application

"Complete application" means when the applicant provides a land use application in a form that complies with the requirements of this title and applicable Heber City ordinances and pays all applicable fees.

18.08.100 Comprehensive or General Plan

"Comprehensive or General plan" means a coordinated plan, which has been prepared and adopted for the purpose of community policies guiding development, including, but not limited to, a plan or plans of land use, circulation, housing and public facilities and grounds.

18.08.110 Conditional Use

~~"Conditional use" means, generally, a use which requires approval of the planning commission, board of adjustment or city council before the zoning administrator may issue a permit therefor, such as uses which require individual consideration of surrounding conditions and circumstances to carry out the intent and purpose of the land use plan. It is also a use for which a conditional use permit is required by this title.~~

"Conditional Use" means a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. It is also a use for which a conditional use permit is required by this title.

18.08.115 Flag Lot

18.08.120 Convalescent Home

For the definition of "convalescent home" see "Rest home."

18.08.120 Condominium

"Condominium" means the ownership of a single unit in a multi-unit project or structure together with an undivided interest in common in the common areas and facilities of the property.

18.08.130 Convenience Establishments

~~"Convenience establishments" means establishments which are designated and intended to serve the daily or frequent trade or service needs of surrounding population. Such establishments include grocery stores, variety stores, drugstores, coin-operated laundry and dry cleaning establishments, beauty shops, barbershops, or combination thereof, but do not include repair garages, automobile sale yards, clothing stores, or drive ins where customers consume food on the premises outside of buildings.~~

18.08.135 Coop

"Coop" means a cage, pen, enclosure, or building for the sheltering of chickens.

18.08.140 Court Apartment -- Dwelling Group

~~"Court apartment" or dwelling group" means one or more dwellings (other than mobile home parks), arranged around two or three sides of a court which opens onto a street, that may include single-family, two-family or multiple-family dwellings.~~

18.08.150 Curb Cut

~~"Curb cut" means a cut in the curbline for the passage of vehicles~~

18.08.153 Day Care Center

~~See Section 18.08.155, Day Care Facility.~~

18.08.155 Day Care Facility ~~Center, Commercial~~

~~An agency, organization or individual, person or persons, corporation, association or entity, primarily engaged in the provision of care during the day for a group of children not related by blood or marriage to, or not the legal wards or foster children of, the attendant adult, with or without compensation, specifically:-~~

- A. ~~"Family Day Care" means an agency, organization or individual, person or persons, corporation, association or entity, providing care during the day for not more than six persons (including children under the age of 12 who are members of the family housed at the family day care facilities) at one time.~~
- B. ~~"Mini Day Care" means an agency, organization or individual, person or persons, corporation, association or entity, providing care during the day for not more than twelve persons (including children under the age of 12 who are members of the family housed at the mini day care facilities) at one time.~~
- C. ~~"Day Care Center" means an agency, organization or individual, person or persons, corporation, association or entity, providing care during the day for thirteen or more people.~~

"Day Care Center, Commercial" means an establishment providing care and maintenance to eight (8) or more children at any one time of any age separated from their parents or guardians.

18.08.156 Day Care, Nonregistered Home

"Nonregistered home daycare" means a person who uses his/her principal place of residence to provide daycare for no more than six (6) children.

18.08.157 Day Care, Registered Home Day Care or Preschool

"Registered home daycare or preschool daycare" means the use of a principal place of residence to provide educational or daycare opportunities for children under age seven (7) in small groups. The group size at any given time shall not exceed eight (8), including the provider's own children under age seven (7).

18.08.160 Density

"Density" means density of population measured by the number of dwelling units per acre of land.

18.08.165 Development Agreement

"Development agreement" means a written agreement or amendment to a written agreement between a municipality and one or more parties that regulates or controls the use or development of a specific area of land.

18.08.165 Repealed By Ord 2000-01

18.08.170 Drive-In Retail

"Drive-in retail" means any form of merchandising, serving, or dispensing of goods in which the customer is serviced while in his automobile.

18.08.180 Dwelling

As used in this title:

- ~~A. "Bachelor's dwelling" means a dwelling unit which is occupied by three or more non-related adults;-~~
- ~~B. "Caretaker's dwelling" means a dwelling which is occupied by a person whose function it is to watch or take care of a business or industry which is located on the same premises as the dwelling;-~~
- ~~C. "Dwelling unit" means one or more rooms in a building designed for living purposes, having one kitchen or set of cooking facilities, and an independent water closet and bathing facilities;-~~
- ~~D. "Apartment" means a building containing three two or more separate dwelling units each of which is designed for or occupied by one family;-~~
- ~~E. "One-family dwelling" means a building containing one dwelling unit which is designed for or occupied by one family;-~~
- ~~F. "Cottage Home" shall be defined as a single family detached dwelling which has been modified to facilitate a side yard with a driveway to required rear parking.~~

- A. "Dwelling" means any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, but not including a tent or trailer.
- B. "Dwelling, condominium" means a dwelling whose ownership conforms with the definition of "condominium" herein.
- C. "Dwelling, multiple unit" means a building or portion thereof designed for or used exclusively as a residence by two or more families, living independently of one another.
- D. "Dwelling, single-family" means a building designed for or used exclusively as a residence by one family.
- E. "Dwelling, townhouse" means an attached or semi-attached building containing a single dwelling unit and located on a parcel of land in one ownership and having any yard or court in common.
- F. "Dwelling, twin home" means a building designed and used as a residence by two families and for which each dwelling unit and its lot may be owned separately from the other dwelling unit and lot.
- G. "Dwelling, two-family" or "duplex" means a building designed for or used exclusively as a residence by two families, living independently of one another.
- H. "Dwelling unit" means one room, or suite, or two or more rooms, designed for or used by one family for living and sleeping.

18.08.190 Environmental Impact Statement

"Environmental impact statement" means a statement prepared by an engineer, geologist, or other person qualified by training or experience, as determined by the planning commission, which indicates or describes the impact that the development will likely have on the natural features of the immediate area, and which describes the measures that will be taken to lessen the occurrence of adverse conditions ~~with respect to:~~

- ~~A. Control of erosion within the subdivided area;~~
- ~~B. Reseeding of cuts and fills;~~
- ~~C. Provision for potable water;~~
- ~~D. Disposition of any geologic hazards or soil conditions which may cause injury to persons or injury or damage to improvements which may be constructed in the development, such as buildings, water and sewer lines, and streets;~~
- ~~E. Provision for the proper disposal of solid and liquid wastes that will likely come from the occupants of the development when it is fully developed;~~
- ~~F. Prevention of the destruction of vegetation or else the establishment of new vegetation;~~
- ~~G. Prevention of the accumulation of weeds and debris;~~
- ~~H. Disposal of surface water and disposition of flood hazards.~~

18.08.200 Family

"Family" means an individual or two (2) or more persons related by blood, marriage, or adoption, living together as a single dwelling unit and maintaining a common household. Relation by blood, marriage, or adoption is limited to the children (including foster and custodial children) of the primary companion couple or individual residing within the dwelling, and the extended relations, which includes parents, grandparents, great-grandparents, grandchildren, great-grandchildren, uncles and aunts, brothers and sisters, first cousins and immediate nieces and nephews of the primary companion couple or individual residing within the dwelling. A "family" may include two, but not more than two, non-related persons living as guests with the residing family. The term "family" shall not be construed to mean a group of unrelated individuals, a fraternity, club, or institutional group. The number of extended relations and unrelated guests residing with the family shall be limited to a maximum of six (6) persons, and in no case shall the number of extended relations and unrelated guests exceed one per 600 square feet of finished habitable floor space of the dwelling. Finished habitable floor space does not include a garage or any area that has been constructed without a building permit.

18.08.205 Family Day Care

~~See Section 18.08.155, Day Care Facility~~

18.08.207 Fence

“Fence” means a structure serving as an enclosure, barrier, or boundary, enclosing an area such as a garden, yard or field, and usually made of posts of timber, concrete, vinyl, or metal and connected by wire, netting, rails, or boards.

18.08.210 Fence -- Sight-Obscuring

"Sight-obscuring fence" means a fence having a height at least six feet above grade which permits vision through not more than ten percent of each square foot more than eight inches above ground.

18.08.220 Floor Area

The floor area of a building is the sum of the areas of the several floors of the building, including basements, mezzanines, and penthouses, of headroom height, measured from the exterior walls or from the centerline of walls separating buildings. This is commonly known as the building footprint. The floor area does not include unoccupied features such as pipe trenches, exterior terraces, or steps, chimneys, roof overhangs, etc.

18.08.230 Fractional Numbers Or Measurements

In determining the requirements of this title, whenever a fraction of a number or a unit is one-half or more, and whenever a fraction of a number or a unit resulting from a computation is one-half or more, said fraction shall be considered as a whole number or a unit, where the fraction is less than one-half, said fraction shall not be included in determining requirements.

18.08.240 Garage -- Private

"Private garage" means a building or part thereof designed for the parking or temporary storage of automobiles of the occupants of the premises.

18.08.245 Garage, Public

“Garage, public” means any premises, other than a private garage, used for the parking or temporary storage of automobiles and available for use by the public.

18.08.250 Grade

~~“Grade” means:~~

- ~~A. For the buildings fronting on street only, the elevation of the sidewalk or centerline of street, whichever is higher, at right angles to the midpoint of the fronting a wall;~~
- ~~B. For the buildings fronting more than one street, the average of the elevation of the sidewalk or centerline of street, at right angles to the midpoint of the fronting walls;~~
- ~~C. For the buildings having no wall fronting the street, the average level of the sidewalk or centerline of surrounding streets, whichever is higher.~~

- A. Grade, existing: The elevation of the surface of the ground, whether natural or altered, that exists prior to the excavation or grading under consideration or otherwise in question.
- B. Grade, finish: The elevation of the finished surface of the ground.
- C. Grade, natural: The elevation of the surface of the ground which has been created through the action of natural forces and has not resulted from manmade cuts, fills, excavation, grading or similar earthmoving processes. The topographic maps of the City shall be the primary, though not exclusive, reference for determination of natural grade. Natural grade shall be determined in every instance where necessary by the City Building Dept.

18.08.260 Guest

~~“Guest” means a person staying or receiving services for compensation at a hotel, motel, boardinghouse, roominghouse or rest home, or similar use.~~

18.08.260 Group Care Facility

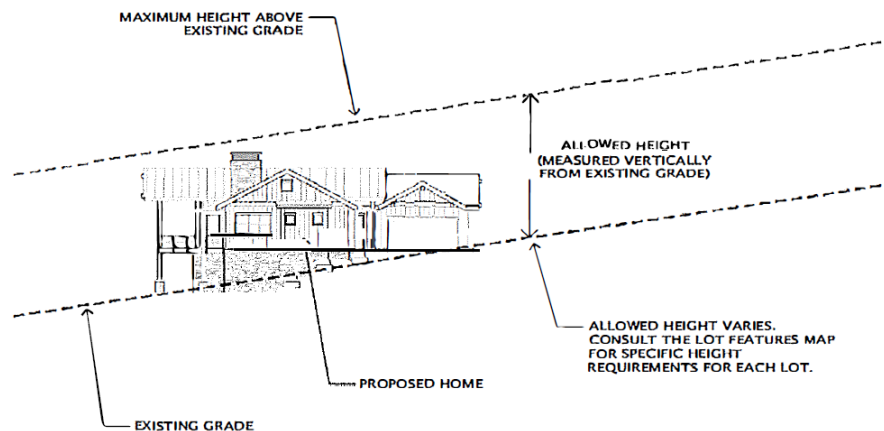
"Group Care Residential facility" means a home where a small number of unrelated people in need of care, support, or supervision can live together and is licensed by the state of Utah as such, and:

- A. in which more than one person with a disability as defined in Federal Fair Housing law resides; and
- B. which is licensed or certified by the Department of Health and Human Services under:
 - 1. Title 26B, Chapter 2, Part 1, Human Services Programs and Facilities; or
 - 2. Title 26B, Chapter 2, Part 2, Health Care Facility Licensing and Inspection.

18.08.270 Height Of Building

~~"Height of building" means the vertical distance from the grade to top of the building walls. Where the building walls vary in height along a side, the height of the building shall be determined by multiplying the length of each section of said wall by its height and dividing the sum derived therefrom, by the total length of said wall.~~ the distance measured vertically from the highest point on a proposed or existing roof or eave (including but not limited to the roofing material, but excluding chimneys, pipes, HVACs, etc.) to the natural or finished grade (whichever is more restrictive) located directly below said point of the roof or eaves. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof (including but not limited to the roofing material) to the natural grade directly below said point on a proposed or existing roof.

The height of buildings shall be measured using the graphic below. The intent of the height guideline is to present a human-scaled roofscape, one which steps with the contours of the terrain and recalls the natural setting.



Submitted plans shall include:

- Roof ridgeline plan
- Existing topography shown below the roof areas
- Multiple spot locations shown on the roof plan stating roof elevation, existing grade elevation, finished grade elevation, and the differences in feet, rounded to the nearest 3" (0.25') from the roof elevation. The spot locations on the roof shall include roof peak ends, several in the center of the roof, and the maximum height points.

18.08.280 Home Occupation

"Home occupation" means any occupation conducted within a dwelling and carried on by persons residing in the dwelling.

18.08.283 Hospital

A health-care facility for care of ambulatory and non-ambulatory patients accommodating ten or more patients and which provides regular hospital care services.

18.08.285 Hotel

A facility offering transient lodging accommodations on a daily rate to the public and providing additional services, such as restaurants, meeting rooms, and recreational facilities.

18.08.286 Impact Fee

"Impact fee" means a payment of money imposed under Title 11, Chapter 36a, Impact Fees Act et seq.

18.08.290 Infrastructure Improvement

"Infrastructure improvement" means permanent infrastructure that is essential for the public health and safety or that:

- A. is required for human occupation; and
- B. an applicant must install:
 - 1. in accordance with published installation and inspection specifications for public improvements; and
 - 2. whether the improvement is public or private, as a condition of:
 - a. recording a subdivision plat;
 - b. obtaining a building permit; or
 - c. development of a commercial, industrial, mixed use, condominium, or multifamily project.

18.08.290 Junkyard

"Junkyard" means a place where scrap, waste, discarded, recycled, or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, or handled or stored, including auto wrecking yards, house wrecking yards, used lumberyards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building or where salvaged materials are kept incidental to manufacturing operations conducted on the premises. Salvage yard is included in this definition.

18.08.300 Kennel

"Kennel" means land or buildings used in the keeping of four or more dogs over four months old.

18.08.301 Land Use Applicant

"Land use applicant" means a property owner, or the property owner's designee, who submits a land use application regarding the property owner's land.

18.08.302 Land Use Application

"Land use application means"

- A. an application that is:
 - 1. required by a municipality; and
 - 2. submitted by a land use applicant to obtain a land use decision; and
- B. does not mean an application to enact, amend, or repeal a land use regulation.

18.08.305 Land Use Authority

"Land Use Authority" means a person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application.

18.08.306 Land Use Decision

"Land use decision" means an administrative decision of a land use authority or appeal authority regarding:

- A. a land use permit; or
- B. a land use application.

18.08.307 Land Use Permit

"Land use permit" means a permit issued by a land use authority.

18.08.308 Land Use Regulation

"Land use regulation" means,

- A. a legislative decision enacted by ordinance, law, code, map, resolution, specification, fee, or rule that governs the use or development of land;
- B. includes the adoption or amendment of a zoning map or the text of the zoning code; and
- C. does not include:
 - 1. a land use decision of the legislative body acting as the land use authority, even if the decision is expressed in a resolution or ordinance; or
 - 2. a temporary revision to an engineering specification that does not materially:
 - a. increase a land use applicant's cost of development compared to the existing specification; or
 - b. impact a land use applicant's use of land.

18.08.310 Land Use Plan

~~Use plan" means a plan adopted and maintained by the city council which shows how the land should be used. The land use plan is an element of the master plan.~~

18.08.320 Landscaping

"Landscaping" means some combination of planted trees, xeriscaping, shrubs, vines, ground cover, flowers, or lawns. In addition, the combination or design may include rocks and such structural features as fountains, pools, artworks, screens, walls, fences, or benches, but such objects alone shall not meet the requirements of this title. ~~The selected combination of objects for landscaping purposes shall be arranged in a harmonious manner as determined by the zoning administrator.~~

18.08.330 Large-Scale Development

~~"Large-scale development" means a development that contains two or more main buildings on a zoning lot and which development is planned and developed as a single entity.~~

18.08.335 Legislative Body

"Legislative body" means the Heber City Council.

18.08.340 Livestock Corral

"Livestock corral" means a place or pen where livestock are kept on a seasonal basis as part of an agricultural enterprise or operation as distinguished from a livestock feed yard.

18.08.350 Living Open Space

~~"Living open space" is that portion of the yards on a zoning lot which is not used by automotive vehicles, but reserved for outdoor living space, recreational space, and landscaping.~~

18.08.360 Lodging House

~~See "Rooming House".~~

18.08.370 Lot

"Lot" has the following meanings,

- A. ~~"Corner lot" means a lot situated at a junction of two public streets or situated on a curved street or way, the radius of which is thirty-five feet or less, and where the angle formed by the intersection of the tangent is one hundred five degrees or less;~~
- B. ~~"Interior lot" means a lot other than a corner lot;~~
- C. A. "Lot of record" means a lot designated on a subdivision plat or deed, duly recorded pursuant to statute in the county recorder's office. A lot of record may or may not coincide with a zoning lot;
- D. ~~"Zoning lot" means a parcel of land, composed of one or more recorded lots, occupied or to be occupied by a principal building or buildings or principal use or uses along with permitted accessory buildings or uses, meeting all the requirements for area, buildable area, frontage, width, yards, setbacks, and any other requirements set forth in this title.~~

B. “Lot, corner” means a lot abutting on two or more intersecting streets.

C. “Lot, double frontage lot” shall mean having a frontage on two parallel or approximately parallel streets. Said lots for purposes of this title shall have two street frontages and two front yards.

D. “Lot, flag” means a lot which meets all minimum size requirements for the zone in which it occurs, but which exists mostly behind another lot, and which has access to a dedicated street by recorded means.

18.08.375 LUDMA

“LUDMA” means the Municipal Land Use, Development and Management Act (LUDMA) found in Title 10, Chapter 9a of the Utah State Code.

18.08.380 Manufactured Home

"Manufactured or Modular home" means a dwelling unit which meets the building code for permanent structures designed to be transported after fabrication and which is ready for occupancy as an independent unit, except for connection to utilities and location on a foundation.

18.08.386 Mini-Day Care

~~See Section 18.08.155, Day Care Facility~~

18.08.390 Mobile Home

"Mobile home" means a vehicular or portable structure which is constructed for movement on the public highways, which has been constructed in accordance with the building code for mobile homes as adopted by the city, but which has not been demonstrated to conform to the requirements of the building code for other residences.

18.08.400 Mobile Home Park

"Mobile home park" means an area or tract of land used to accommodate two or more mobile homes.

18.08.410 Motel Or Motor Hotel

A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having parking adjacent to a sleeping room. An automobile court or a tourist court with more than one unit or a motor lodge shall be deemed a motel.

18.08.420 Nonconforming Building ~~Noncomplying~~ Structure

"Nonconforming building ~~Structure~~" means a building, structure, or portion thereof, which does not conform to the regulations of this title applicable to the zone or district in which such building is situated but which was in existence on the effective date of the ordinance codified in this title.

18.08.430 Nonconforming Use

"Nonconforming use" means a use or premises which does not conform to the regulation of this title, but which was in existence in the effective date of the ordinance codified in this title.

18.08.440 Nursery School

~~An agency, organization or individual, person or persons, corporation, association, or entity, engaged primarily in educational work with preschool children not related by blood or marriage to, or not the legal wards or foster children of, the attendant adult, and in which no child is enrolled on a regular basis for more than four hours per day. Such a school when enrolling a child for more than four hours per day shall be deemed a day care facility.~~

18.08.440 Parcel.

"Parcel" means any real property that is not a lot.

18.08.450 Parking Space

"Parking space" means a space within a building or parking area, exclusive of driveways, ramps, columns, office and working area, for the parking of a motor vehicle, ~~not less than twenty feet in length and not less than eight and five tenths feet in width.~~

18.08.460 Pasture

"Pasture" means an enclosure for animals in which no feed is provided except that which the animals obtain by grazing.

18.08.470 Planned Unit Development

"Planned unit development" means a tract of land which is planned and developed as a single entity wherein the requirements applying to all buildings and improvements are modified to conform to the approved plan.

18.08.480 Planting Plan

"Planting or Landscape plan" means a plan showing the location and dimensions of plants, irrigation equipment, curbs and other protective features around the edge of the planting beds and the location and species of plants to be planted.

18.08.485 Planted Vegetation

~~"Planted Vegetation" means living plants, not including weeds, added to a yard or landscape area, including existing trees.~~

18.08.485 Plat, Final

"Plat" means an instrument subdividing property into lots as depicted on a map or other graphical representation of lands that a licensed professional land surveyor makes and prepares in accordance with Section Utah Code 10-9a-603 or 57-8-13 et seq.

18.08.486 Plat, Preliminary

"Preliminary plat" means the initial formal plat of a proposed land division or subdivision showing information and features required by the provisions of this title.

18.08.490 Premises

"Premises" means a zoning lot together with buildings and structures located thereon.

18.08.500 Premises Occupation

~~"Premises occupation" means an occupation conducted on the premises outside of a dwelling, by persons residing on the premises.~~

18.08.510 Public Parks And Playgrounds

"Public parks" or "playgrounds" means a tract of land which is owned by the public and which has been partially or totally developed or designated for recreational purposes.

18.08.520 Rest Home — Nursing Home — Convalescent Home

~~"Rest home," "nursing home" or "convalescent home" means a building for the care and keeping of elderly or infirm people afflicted with infirmities or chronic illness.~~

18.08.530 Recreational Vehicle — Camper, Travel Trailer, Motor Home Or Vacation Vehicle

"Recreational vehicle," "camper," "travel trailer," "motor home" or vacation vehicle" means a vehicular unit, other than a mobile home, primarily designed as a temporary dwelling for travel, recreational and vacation use, which is either self-propelled or is mounted on or pulled by

another vehicle; including, but not limited to, a travel trailer having a width of eight feet or less and a length of thirty-two feet or less, a camping trailer having a width of eight feet or less and length of thirty-two feet or less, a truck camper, a motor home comprised of a self-propelled vehicle primarily designed as a temporary dwelling for travel, recreational use, and vacation use.

18.08.540 Recreational Vehicle Court — ~~Vacation Vehicle Court~~

"Recreational vehicle court" or "vacation vehicle court" means an area or tract of land used to accommodate two or more recreational vehicles.

18.08.542 Retail Business

"Retail Business" means a business engaged in the sale of goods to individual consumers, usually in small quantities, and not to be placed in inventory for resale. A retail business does not include: (a) health centers, governmental uses, community centers, theaters, or religious or fraternal uses, or (b) a business where retail sales are an incidental or accessory use to the primary use. This definition shall not include churches, public schools, hospitals, public civic centers or public recreational facilities, or other facilities owned by, or operated strictly for the benefit of, the public.

18.08.543 Retail Establishment

"Retail Establishments", for the purposes of regulating large scale retail establishments (aka big boxes), means retail business or businesses, conducted in two or more buildings, where the retail business or businesses:

- i. that are engaged in the selling of similar or related goods, wares or merchandise, and operate under common ownership or management, or
- ii. share check stands, storage facilities, a warehouse, or a distribution facility, or
- iii. otherwise operate as associated, integrated or co-operative business enterprises under common ownership or management.

18.08.545 Rooming House

~~A residential structure that provides lodging without meals, which is available for permanent occupancy only.~~

18.08.545 Retreat Lodge

"Retreat Lodge" means a building(s) containing short-term or long-term residential units, typically (but not required) as a condo-hotel along and accompanied by amenities such as dining, entertainment and conference facilities.

18.08.550 Salvage Yard

~~For the definition of "salvage yard" see "junkyard."~~

18.08.556 School, Private/ Charter

“School, Private, Charter ” means any charter or private elementary, junior high, high school, college, university, or post-graduate school offering courses in general instruction at least four days per week and seven months per year. Excluded are specialty schools such as trade, dance, beauty, music, secretarial/business, and charm schools. “Charter school” does not include a therapeutic school.

18.08.560 Setback

"Setback" means the shortest distance between the property line and the foundation, wall, or main frame of the building.

18.08.565 Sexually Oriented Business

“Sexually oriented business” means any business for which a sexually oriented business license is required as an adult business, nude entertainment business, or as a seminude dancing bar, pursuant to the sexually oriented business licensing requirements in The Heber Municipal Code.

18.08.570 Signs

For definitions pertaining to signs, see Chapter 18.104~~3~~ of this title.

18.08.580 Special Exception -- Conditional Use

~~"Special exception" or "conditional use" means a use which is not specifically permitted in a zone, such as an industrial use in a residential zone, but which is permitted as a special exception to this title subject to compliance with conditions prescribed by the board of adjustment.~~

18.08.590 Street -- Major

"Major street" means one of the principal thoroughfares, as shown or designated on the major street plan.

18.08.600 Street -- Minor

"Minor street" means any street serving as the principal means of access to property, which street is not shown on the major street plan, as a principal thoroughfare.

18.08.610 Subdivision

~~"Subdivision" means the division of a tract or lot or parcel of land into two or more lots, plots, sites, or other division of land for the purpose, whether immediate or future, of sale or of building development.~~

"Subdivision" means any land that is divided, resubdivided, or proposed to be divided into two or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. "Subdivision" includes:

- A. the division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
- B. except as provided in Utah Code 10-9a-103 Subsection (65)(c) et seq, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

18.08.615 Subdivision Amendment

"Subdivision amendment" means an amendment to a recorded subdivision in accordance with Utah Code Section 10-9a-608 et seq. that:

- A. vacates all or a portion of the subdivision;
- B. alters the outside boundary of the subdivision;
- C. changes the number of lots within the subdivision;
- D. alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or
- E. alters a common area or other common amenity within the subdivision.
- F. "Subdivision amendment" does not include a lot line adjustment, between a single lot and an adjoining lot or parcel, that alters the outside boundary of the subdivision.

18.08.620 Variance

"Variance" means a waiver of specific regulations of this title ~~granted by the board of adjustments~~ in accordance with the provisions set forth in this title for the purpose of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same zone.

18.08.625 Water Wise Landscaping

"Water wise landscaping" (aka Xeriscaping) means any or all of the following:

- A. installation of plant materials suited to the microclimate and soil conditions that can:
 - 1. remain healthy with minimal irrigation once established; or
 - 2. be maintained without the use of overhead spray irrigation;
- B. use of water for outdoor irrigation through proper and efficient irrigation design and water application; or
- C. use of other landscape design features that:
 - 1. minimize the need of the landscape for supplemental water from irrigation; or
 - 2. reduce the landscape area dedicated to lawn or turf.

18.08.623 Weed

“Weed” means a wild plant that is undesired, in competition with cultivated plants, non-native, intrusive, or identified on a governmental noxious weed list.

18.08.625 Xeriscaping

~~“Xeriscaping” means a type of landscaping that utilizes drought-tolerant plants, mulch, and efficient irrigation.~~

18.08.630 Yard

"Yard" means an open space on the same lot with a building unoccupied or unobstructed from the ground upward, except as otherwise provided in this title:

- A. "Front yard" means the minimum horizontal distance between the street front lot line and the front line of the building or any projection thereof, excluding non-enclosed steps. The main entrance (the main entrance shall not be an overhead garage door, door that enters the garage directly, or any similar door or entrance) to a single-family dwelling must be on the front side (side most parallel to the front lot line). On a corner lot, the front yard may be declared on either street. The address of a corner lot must be on the declared front;
- B. "Rear yard" means an open, unoccupied space on the same lot as a building, measured from the rear line of the building (exclusive of steps), and the rear lot line, and extending for the entire width of the lot. In case of a corner lot, where the building facade faces on the side street, the rear yard may be established from the side of the house to the side property line;
- C. "Required yard" means the open space around buildings which is required by the term of this title;
- D. "Side yard" means a yard between the building and the side line of the lot and extending from the front yard to the rear yard.

18.08.640 Zeroescaping

~~“Zeroescaping” means a type of landscaping utilizing rocks, gravel, and hardscapes, without the use of vegetation.~~

18.08.645 Zoning Map

“Zoning map” means the zoning map or maps of Heber City, Utah, adopted as part of a land use ordinance, that depicts land use zones, or overlays.

18.08.650 Zoning Ordinance

“Zoning ordinance” means the land use and development ordinance of Heber City.

18.04 General Provisions

18.04 General Provisions

18.04.010 Title, Intent, And Purpose

18.04.020 Applicability Of Provisions

18.04.030 Basis For Establishment Of Zones **City Compliance**

18.04.040 Interpretation Of Provisions

18.04.050 ~~Repealed By 2005-~~ **Effect on previous ordinances and maps**

18.04.060 Relationship To Subdivision Ordinance – Title 17

18.04.070 Severability

18.04.080 Temporary Regulations

18.04.090 Exactions

18.04.100 Vested Rights

18.04.110 Development Agreements

18.04.120 Penalties

18.04.010 Title, Intent, And Purpose

This title shall be known as, and shall be entitled "The Zoning Ordinance of Heber City, Utah," and may be so cited and pleaded. It is the intent and purpose of the city council to promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the city by guiding development within said city in accordance with a comprehensive plan which plan has been designed:

This title and the regulations and restrictions contained herein are adopted and enacted for the purpose of enacting the rules and regulations for land use in Heber City. The General Plan is the foundation for establishing goals, purposes, and activities allowed on each land parcel to provide compatibility and continuity to the entire region as well as each individual neighborhood of for the present and future inhabitants of Heber City. The General Plan sets a future vision for the City and the zoning implements that vision. Concurrence is not mandated between the Plan and this code. The land use and development code is adopted to implement the evolving objectives of the General Plan and the following goals:

- A. To encourage and facilitate orderly growth and development in the area;
- B. To promote safety from fires, floods, traffic hazards, and other dangers;
- C. To promote sanitation and health of the inhabitants;
- D. To discourage undue scattering of population and unnecessary expenditures of the moneys for excessive streets, water and sewer lines, and other public requirements;
- E. To stabilize and improve property values;
- F. To protect the residents from objectionable noise, odor, dust, fumes, and other deleterious substances or conditions;
- G. ~~To promote a more attractive and wholesome environment.~~

18.04.020 Applicability Of Provisions

The regulations and restrictions as set forth in this title shall be interpreted and applied as to further the purposes of this title.

18.04.030 Basis For Establishment Of Zones **City Compliance**

In establishing the zones, the boundaries thereof, and regulations and restrictions applying with each of the zones, due and careful consideration was given, among other things, to the suitability of the land for particular uses, and to the character of the zone, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

The City is bound by the terms and standards of applicable land use ordinances and shall comply with mandatory provisions of those ordinances.

18.04.040 Interpretation Of Provisions

In interpreting and applying this title, the provisions thereof shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, and general welfare. Except as specifically provided in this title, it is not intended by the adoption of this title to repeal, abrogate, annul, or in any way to impair or interfere with any existing provisions of law or ordinance, or any rules, regulations, or permits previously adopted or issued or which shall be adopted or issued pursuant to law relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement; nor is it intended by this title to interfere with or abrogate or annul any easement, covenant, or other agreement between parties; provided, however, that in cases in which this title imposes a greater restriction than is imposed or required by other existing provisions of law or ordinance, then in such case the provisions of this title shall control.

In interpreting and applying the provisions of this title, the requirements contained herein are declared to be the minimum requirements for the purposes set forth. The Community Development Director shall act as the land use authority to interpret the ordinance to members of the public, City departments, and to other branches of government, subject to general and specific policies established by the Planning Commission and City Council. Upon request, the Community Development Director shall make a written interpretation of the text of this title.

18.04.050 Effect on previous ordinances and maps

The existing ordinances of Heber City covering planning and the zoning of areas and districts in the City in their entirety and including the maps heretofore adopted and made a part of said ordinances, are hereby superseded and amended to read as set forth herein; provided, however, that this title, including the attached maps, shall be deemed a continuation of previous ordinances, and not a new enactment, insofar as the substance of revisions of previous ordinances are included in this title, whether in the same or in different language; and this title shall be so interpreted upon all questions of construction, including but not limited to questions of construction relating to tenure of officers and boards established by previous ordinances and to questions of conforming or nonconforming uses, buildings or structures, and to questions as to the dates upon which such uses, buildings, or structures became conforming or nonconforming.

18.04.060 Relationship To Subdivision Ordinance – Title 17

~~This Zoning Ordinance is not intended to provide approvals for a development project, but rather to provide a list detailing the use, density and intensity allowed in each zoning district. Each development project approved in Heber City and under this Title shall be approved using the provisions set forth in the Heber City Subdivision Ordinance, also known as Title 17 of the Heber City Code. This Zoning Ordinance is intended to be compatible with the Subdivision Ordinance. If there arises a conflict between this Ordinance and the Subdivision Ordinance or any other Ordinance or Resolution recognized by Heber City, the stricter of the two shall apply.~~

18.04.070 Severability

If any part of this Ordinance is found to be unlawful or invalid by a court of law, that part alone shall be held as such and the remainder of this Ordinance shall remain in full effect.

18.04.080 Temporary Regulations

- A. The City Council may, without prior consideration of or recommendation from the Planning Commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if:
1. the legislative body makes a finding of compelling, countervailing public interest;
 - or
 2. the area is unregulated.

- B. A temporary land use regulation under Subsection (1)(a) may prohibit or regulate the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval.
- C. A temporary land use regulation under Subsection (1)(a) may not impose an impact fee or other financial requirement on building or development.
- D. The City Council shall establish a period of limited effect for the ordinance not to exceed 180 days.
- E. The City Council may not apply the provisions of a temporary land use regulation to the review of a specific land use application if the land use application is impaired or prohibited by proceedings initiated under Utah Code 10-9a-509(1)(a)(ii)(B) et seq.

18.04.090 Exactions

The City may impose an exaction or exactions on proposed land use development if:

- A. An essential nexus exists between a legitimate governmental interest and each exaction; and
- B. each exaction is roughly proportionate, both in nature and extent, to the impact of the proposed development.

18.04.100 Vested Rights

An applicant is entitled to approval of a land use application if:

- A. The application conforms to the requirements of the zoning map and applicable land use ordinance in effect when a complete application is submitted and all fees have been paid, unless:
 - 1. The governing body, on the record, finds that a compelling, countervailing public interest would be jeopardized by approving the application; or
 - 2. in the manner provided by local ordinance and before the application is submitted, the city has formally initiated proceedings to amend its ordinances in a manner that would prohibit approval of the application as submitted.
- B. The city shall process an application without regard to proceedings initiated to amend the municipality's ordinances if:
 - 1. 180 days have passed since the proceedings were initiated; and
 - 2. The proceedings have not resulted in an enactment that prohibits the approval of the application as submitted.
 - 3. An application for a land use approval is considered submitted and complete when the application is provided in a form that complies with the requirements of applicable ordinances and all applicable fees have been paid.
- C. The continuing validity of an approval of a land use application is conditioned upon the applicant proceeding after approval to implement the approval with reasonable diligence. The city shall not impose on a holder of an issued land use permit a requirement that is

not expressed in the land use permit or in documents on which the land use permit is based or in the City ordinances.

- D. The city will not withhold issuance of a certificate of occupancy because of an applicant's failure to comply with a requirement that is not expressed in the building permit or in documents on which the building permit is based or in the city ordinances.

18.040.110 Development Agreements

- A. The City may enter into a development agreement containing any term that the municipality considers necessary or appropriate to accomplish the purposes of this Title.
- B. A development agreement may not:
1. limit the City's authority in the future to:
 - a. enact a land use regulation; or
 - b. take any action allowed under Utah State Code Section 10-8-84 et seq;
 2. require the city to change the zoning designation of an area of land within the city in the future; or
 3. allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Utah State Code Section 10-9a-502 et seq, including a review and recommendation from the Planning Commission and a public hearing.
- C. A development agreement that requires the implementation of an existing land use regulation as an administrative act does not require the city legislative body's approval under Utah State Code Section 10-9a -502 et seq.
- D. If a development agreement restricts an applicant's rights under clearly established state law, the municipality shall disclose in writing to the applicant the rights of the applicant the development agreement restricts.
- E. The city's failure to disclose in accordance with Subsection D. voids any provision in the development agreement pertaining to the undisclosed rights.
- F. A municipality may not require a development agreement as a condition for developing land if the municipality's land use regulations establish all applicable standards for development on the land.
- G. To the extent that a development agreement does not specifically address a matter or concern related to land use or development, the matter or concern is governed by this Title and any applicable land use regulations.

18.040.120 Penalties

Any person, firm, or corporation, whether as principal agent, employed or otherwise, violating or causing or permitting the violation of any of the provisions of this title shall be guilty of a Class C misdemeanor. Such person, firm, or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this title is

committed, continued, or permitted by such person, firm, or corporation, and shall be punishable as herein provided.

18.12 Administration

18.12.005 Purpose and Intent.

18.12.010 Building Permit – Required

18.12.020 Building Permit – Application

18.12.030 Building Permit – Accompanying Data

18.12.040 Building Permit – General Compliance Required

18.12.050 Construction And Use – Compliance With Application

18.12.060 Licensing Requires Compliance

18.12.070 Certificates Of Zoning Compliance

18.12.080 ~~Zoning Administrator~~ Community Development Director -- Appointment and Duties

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18.12.005 Purpose and Intent.

The purpose of this section is to establish regulations and procedures for the processing and consideration of applications allowed by this Land Use Code and designating the land use authority as the Community Development Director, Planning Director, or designee, the Planning Commission and the City Council.

18.12.010 Building Permit -- Required

No building or structure shall be constructed, reconstructed, altered or moved without a valid building permit, as required by the building code. The legal use of any property shall not be changed prior to the issuance of a permit for said property by the zoning administrator or other authorized officer.

Construction permits are required as defined by the International Codes adopted for buildings, plumbing, mechanical, and electrical systems. Local building permits are not required for Federal buildings, State buildings, and School District buildings as defined in State and Federal statutes. County and City buildings constructed within the City boundaries are required to obtain a building permit.

18.12.020 Building Permit -- Application

No person, firm or corporation shall commence to construct, alter or move a building or structure, or to make a change in use of any land within the territory shown on the zone map which has been adopted as a part of this title without first submitting an application and obtaining a permit therefore from the ~~zoning administrator~~ Community Development Director or other authorized officer; provided, however, that permits for the moving of structures shall be granted only after complying with the requirements as set forth in Section 18.108.090 of this title. A permit shall also be required for the moving and/or improvement of moved-in homes, demountable homes, manufactured homes and similar movable structures.

18.12.030 Building Permit -- Accompanying Data

Commented [MR1]: State law defines sf and 2 family requirements

All applications for building permits shall be accompanied by plans which have been drawn to scale showing the actual dimensions of the lot to be built upon, the size and location of existing buildings and, as required, the location and layout of off-street parking and a planting plan showing how the premises will be landscaped. A careful record of said application and plans shall be kept in the office of the zoning administrator for a period of five years from the date of receipt thereof.

18.12.040 Building Permit—General Compliance Required

From the time of the effective date of the ordinance codified in this chapter, permits shall not be granted for the construction or alteration of any building or structure or for the moving of a building or structure onto a lot or for the change in use of any land, building or structure, if such construction, alteration, moving or change in use would be a violation of any of the provisions of this title, nor shall any sewer or water service line or electric utilities be installed to serve the premises if such use would be in violation of this title.

18.12.050 Construction And Use—Compliance With Application

Building permit or certificates of zoning compliance issued on the basis of plans and specifications approved by the zoning administrator authorizes only the use, arrangement and construction set forth in such approved plans and application, and no other use, arrangement or construction. Use, arrangement, or construction at variance with that authorized shall be deemed to be a violation of this title.

18.12.060 Licensing Requires Compliance

No license shall be issued by an official or employee vested with the duty and authority to issue licenses which would not be in conformance with the provisions of this title. Any license so issued shall be null and void.

18.12.070 Certificates Of Zoning Compliance

1. It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or to change the occupancy of any building or premises until a certificate of zoning compliance shall have been issued therefor by the zoning administrator, stating that the proposed use of the building or land conforms to the requirements of this title. No nonconforming structure or use shall be changed or extended until a certificate of zoning compliance shall have been issued by the zoning administrator. The certificate of zoning compliance shall state specifically wherein the nonconforming use differs with the provisions of this title.
2. The zoning administrator may permit the occupancy of a building prior to the completion of all required work provided a bond or other assurance has been posted with

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the city recorder in an amount equal to the cost of completing said required work as determined by the governing body. The zoning administrator shall maintain a record of all certificates of zoning compliance for a period of five years and a copy shall be furnished upon request to any applicant.

3. At such time as any party shall have complied with the provisions relating to large-scale developments and to subdivisions as set forth in this title, the planning commission shall so certify and shall issue a certificate of compliance to the developer designating with particularity all lots or other tracts that are in compliance herewith and that are available for sale. It shall be unlawful for any developer or other person to sell or offer for sale or exchange either by deed, contract or otherwise, any lot or tract of land within said large-scale developments or subdivisions until such time as the developer has received a certificate of compliance with respect thereto.
4. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the zoning administrator or building official has issued a Certificate of Occupancy. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of Heber City. Certificates in conflict with this zoning code or which appear to give authority to violate, cancel or overlook the provisions of this zoning code or other ordinances of Heber City or of the State of Utah shall be void to the extent the certificate conflicts with State law this code or its requirements.

18.12.080 Zoning Administrator Community Development Director —Appointment

The governing body shall appoint a zoning administrator and a building inspector, these two positions may be filled by one person, who will be charged with the administration and enforcement of this title. The governing body may also appoint other officers to assist in the administration and enforcement of this title.

- A. The Community Development Director shall oversee, supervise and be responsible for the City's planning department, building department and economic development department.
- B. The Community Development Director shall ensure that each department performs all duties and functions as set forth in State Code and City Code.
- C. The Community Development Director may perform any functions or duties in City Code that are allocated or assigned to the Planning Director, Planning Manager or Building Official if the Community Development Director is qualified and licensed to perform such functions or duties.
- D. The Community Development Director, with the advice and consent of the City Manager, may create positions within the planning department, building department and economic development department as needed, and may assign duties and responsibilities to such positions.
- E. The City Manager and City Council may assign other responsibilities to the Community Development Director.

18.12.090 Zoning Administrator — Powers And Duties Reviewing Bodies and Procedures

A. It is the duty of the zoning administrator to inspect, or cause to be inspected, all buildings in the course of construction or repair. He shall enforce all of the provisions of this title, entering actions in the courts when necessary, and his failure to do so shall not legalize any act in violation of such provisions.

B. Upon appeal to the Appeal Authority of any matters on which, said board is required to pass, the zoning administrator shall forthwith transmit all papers, records and other pertinent data pertaining to the appeal of the Appeal Authority as required by the terms of this title. The zoning administrator shall also refer the matters to the planning commission and governing body as set forth in this title.

- A. Reviewing Bodies. For each type of application, the following official roles and decision-making responsibility/authority is listed for each land use authority. In addition, the type of meeting by type of application is listed. UCA 10-9a-200 et seq. sets the noticing requirements by law. General plan related public hearings have different requirements than regular public hearings.

A public meeting is a meeting that is open to the public, with public comment at the discretion of the land use authority (the reviewing body). A public hearing is a meeting that is open to the public and public comment is encouraged. The type of meeting is determined by the type of application and the reviewing body/land use authority it is before.

The Community Development Director (CDD) or designee, the Appeal Authority (AA), the Planning Commission (PC), and the City Council (CC) acting as Land Use Authorities each have the following primary responsibility/authority to review applications for compliance with this Code:

“R” means the body reviews an application for completeness and/or ordinance compliance. “D” means the body is authorized to make a final decision on the application.

<u>Type of Review</u>	<u>Planning Department</u>	<u>Planning Commission</u>	<u>City Council</u>	<u>Appeal Authority</u>	<u>Meeting Type</u>
<u>Land Use Permits (SFDs, accessory buildings, etc.)</u>	<u>D</u>			<u>AA</u>	<u>NA</u> <u>If appealed, hearing type determined by Appeal Authority</u>

<u>Permitted Use and any amendments (Site Plan Required)</u>	<u>D</u>			<u>AA</u>	<u>NA</u> <u>If appealed, hearing type is determined by Appeal Authority</u>
<u>Conditional Use Permits and major CU amendments (Site Plan Required)</u>	<u>R</u>	<u>D</u>		<u>AA</u>	<u>Public Meeting</u> <u>If appealed, hearing type is determined by Appeal Authority</u>
<u>Conditional Use Minor Amendment</u>	<u>D</u>				<u>NA</u>
<u>Boundary Line Adjustment^[1]</u>	<u>D</u>				<u>NA</u>
<u>Minor Subdivisions (10 or fewer lots)</u>	<u>D</u>				<u>NA</u>
<u>Concept Subdivision Plan (Subdivisions larger than 10 lots)</u>	<u>Optional Review</u>				<u>NA</u>
<u>Preliminary Subdivision Plat</u>	<u>R</u>	<u>D</u>			<u>Public Meeting</u>
<u>Final Subdivision Plat</u>	<u>D</u>				<u>NA</u>
<u>Subdivision Amendment</u>	<u>D</u>				<u>NA^[2]</u>
<u>Street and/or Easement Vacation</u>	<u>R</u>	<u>R</u>	<u>D</u>		<u>Public Meeting</u>
<u>Business License (zoning review only)</u>	<u>R</u>				<u>NA</u>
<u>Variance of land use code</u>	<u>R</u>			<u>D</u>	<u>Determined by Appeal Authority</u>
<u>Rezones/Zoning Map Amendment (Master Plans and MDAs are required for any proposed development in the COSZ, MURC, PCZ, MCZ, NVOZ)</u>	<u>R</u>	<u>R</u>	<u>D</u>		<u>Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing</u>
<u>Text Changes to the Zoning and Subdivision Ordinances</u>	<u>R</u>	<u>R</u>	<u>D</u>		<u>Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing</u>

<u>Type of Review</u>	<u>Planning Department</u>	<u>Planning Commission</u>	<u>City Council</u>	<u>Appeal Authority</u>	<u>Meeting Type</u>
<u>General Plan Adoption or Amendment</u>	<u>R</u>	<u>R</u>	<u>D</u>		<u>Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing</u>
<u>Annexation Petition (includes a Master Plan and a master development agreement and a zone designation when annexed)</u>	<u>R</u>	<u>R</u>	<u>D</u>		<u>Planning Commission holds a Public Hearing or a Public Meeting. City Council holds Public Hearing</u>
<u>Major Amendments to any master development agreement or master plan</u>	<u>R</u>	<u>R</u>	<u>D</u>		<u>Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing</u>
<u>Minor Amendments to any master development agreement or master plan</u>	<u>D</u>				<u>NA</u>
<u>Agricultural Protection Zones</u>	<u>R</u>	<u>R</u>	<u>D</u>		

^[1] No action required unless the lots created are not in compliance with this Title.

² Public hearing only required if adjacent owners object or if not all owners in the subdivision have been notified per Utah State Code 10-9a-608 et seq.

B. Notice of Decision.

1. Record of Final Decision. After hearing the evidence and considering the application, the approving land use authority (Planning Commission, Community Development Director or designee, hearing officer, and City Council on land use applications) shall make its written findings and have them entered in the minutes.
2. Notice of Decision. Upon a decision by the approving authority, a notice of decision shall be mailed to the applicant at the address or e-mail address given in the application. A notice of decision can be a new written notice, a copy of the administrative approval form signed by the Community Development Director or designee, or a copy of the approved minutes. A decision by the approving authority is final at the time the notice of decision is issued in writing. If a notice of decision is

not sent, the decision shall be final on the date the minutes from the meeting are approved by the land use approval authority. Decisions are subject to requirements and conditions stated in the staff report and listed in the meeting minutes.

18.12.100 Appeal Authority

- A. Establishment of Appeal Authority.
 - 1. The Mayor shall appoint the Appeal Authority with the advice and consent of the City Council. The Appeal Authority shall either be law trained or have significant experience with land use laws and the requirements and operations of administrative hearing processes.
 - 2. The term of office shall be two years unless otherwise agreed upon in writing by both parties.
 - 3. The Appeal Authority may be removed by the mayor for violation of this title or any policies and procedures adopted by the Community Development Director following receipt by the Mayor of a written complaint filed against the Appeal Authority. Removal of the Appeal Authority shall follow the policies of At Will employees in the City's Personnel Policy.
 - 4. The Mayor with the advice and consent of the City Council shall fill any vacancy. The person appointed shall serve for the unexpired term of the member whose office is vacant.
 - 5. The Appeal Authority shall receive compensation based on an agreement with the City Manager.
- B. Organization and procedures. The Community Development Director shall adopt policies and procedures, consistent with the provisions of this section, for processing appeals, variances and requests for reasonable accommodations for persons with disabilities, the conduct for such hearings, and for any other purpose considered necessary to properly consider these applications.
- C. Notice of Decision.
 - 1. Record of Final Decision. After hearing the evidence and considering the application, the Appeal Authority shall make its written findings and have them entered in the minutes.
 - 2. Notice of Decision. Upon a decision by the Appeal Authority, a notice of decision shall be mailed to the applicant at the address or e-mail address given in the application. A notice of decision can be a new written notice, a copy of the administrative approval form signed by the Community Development Director or designee, or a copy of the approved minutes. A decision by the approving authority is final at the time the notice of decision is issued in writing.
- D. Powers and duties.
 - 1. The Appeal Authority shall hear and decide:
 - a. Appeals from zoning decisions applying the zoning ordinance.
 - b. Variances from the terms of the zoning ordinance.
 - ~~c. Requests for reasonable accommodations for persons with a disability.~~
 - 2. The Appeal Authority shall not hear and decide:
 - a. Legislative Requests, including but not limited to the following:

- i. Changes to uses in a zone
 - ii. Changes to Text, Maps, or Elements of the General Plan, Zoning Ordinance, or Municipal Code
 - iii. Variances to **codified development** processes.
 - b. Requests for a variance from, or to modify, agreements made by the City.
- E. Appeals.
1. The applicant or any other person or entity adversely affected by a decision administering or interpreting the zoning ordinance may appeal that decision applying the zoning ordinance by alleging that there is error in any order, requirement, decision, or determination made by an official in the administration or interpretation of the zoning ordinance.
 2. Any officer, department, board, or bureau of the City affected by the grant or refusal of a building permit or by any other decisions of the administrative officer in the administration or interpretation of the zoning ordinance may appeal any decision to the Appeal Authority.
 3. Such appeal shall be taken within ten calendar days from the date of the action appealed from by filing with the officer from whom the appeal is taken and with the Appeal Authority a notice of appeal specifying the ground thereof.
 4. The City Staff from whom the appeal is taken shall transmit to the Appeal Authority all papers constituting the record upon which the action appealed from is taken.
 5. The person or entity making the appeal has the burden of proving that an error has been made.
 6. An Appeal Authority's land use decision is a quasi-judicial act. The Appeal Authority shall find whether an error has been made. The Appeal Authority shall review the matter only using the information gathered on the record from the Land Use Authority's decision and decision-making process. New information will not be considered. The Appeal Authority may affirm, reverse, or modify the action appealed from as it seems just and equitable and exercise all rights of any other officer or commission. The Appeal Authority shall:
 - a. determine the correctness of the Land Use Authority's interpretation and application of the plain meaning of the land use regulations; and b. interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.
 7. Only administrative zoning decisions applying the zoning ordinance may be appealed to the Appeal Authority. Appeals may not be used to waive or modify the terms or requirements of this title.
 8. **The Standard of review for appeals is De Novo.**
- F. Variances.
1. Any person or entity desiring a waiver or modification of the requirements of this title as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the Appeal Authority for a variance from the terms of this title.
 2. The Appeal Authority may grant a variance only if all five of the following conditions are met:
 - a. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.

- b. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.
- c. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.
- d. The variance will not substantially affect the general plan and will not be contrary to the public interest; and
- e. The spirit of this title is observed and substantial justice done.
- 3. In determining whether enforcement of this title would cause unreasonable hardship under subsection (2) of this section, the Appeal Authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought; and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
 - a. In determining whether or not enforcement of this title would cause unreasonable hardship under subsection (2) of this section, the Appeal Authority may not find an unreasonable hardship if the hardship is self-imposed or economic.
- 4. In determining whether or not there are special circumstances attached to the property under subsection (2) of this section, the Appeal Authority may find that special circumstances exist only if the special circumstances:
 - a. Relate to the hardship complained of; and b. Deprive the property of privileges granted to other properties in the same zone.
- 5. The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
- 6. Variances run with the land.
- 7. The Appeal Authority and any other body may not grant use variances.
- 8. In granting a variance, the Appeal Authority may impose additional requirements on the applicant that will:
 - a. Mitigate any harmful effects of the variance; or b. Serve the purpose of the standard or requirement that is waived or modified.
- G. District court review. Any person adversely affected by any decision of the Appeal Authority may petition the district court for a review of the decision. Petitions for appeal to the district court shall be made within 30 days of the Appeal Authority's decision, or as otherwise outlined by Utah State Code (UCA 10-9a part 8 et seq.).
- H. Stay of decision: The Appeal Authority may stay the issuance of any permits or approvals based on its decision for thirty (30) days or until the decision of the district court in any appeal of the decision.

18.12.105.Planning Commission Created and Membership

- A. There is created a Planning Commission within and for the City to be known as The Planning Commission.
- B. The Commission shall consist of seven voting members, plus two non-voting alternates. Alternates shall vote in the event that said alternates participates on the Commission in place of voting members. All members shall be appointed by the Mayor with the consent of the City Council from among qualified electors of the City. Members shall be selected without respect to political affiliation and may receive compensation per City Policy.

18.12.110 Planning Commission - Powers And Duties

~~The planning commission shall have the following powers and duties with respect to this title:~~

~~1. The planning commission shall hear and decide request for amendments to this title. The planning commission may also act on its own initiative in considering and recommending amendments to this title. Before a favorable recommendation is given, however, it must be shown:~~

- ~~1.a. The amendment will not be contrary to the land use plan;~~
- ~~2.b. The amendment will not mitigate against the fulfillment of any other provisions of the comprehensive plan;~~
- ~~3.c. The amendment will not decrease nor adversely affect the health, safety, convenience, morals, or general welfare of the public;~~
- ~~4. d. The amendment will more fully carry out the intent and purpose of this title;~~
- ~~5. e. That, balancing the interest of the petitioner with the interest of the public, both interests will be served better by adopting such an amendment. In considering a request for an amendment to this title or the zoning map, the planning commission may submit a recommendation for or against the request or it may recommend an alternate amendment.~~

~~2. To review, approve, disapprove, or approve subject to modifications, requests for permits to construct large scale developments;~~

~~3. Any other duty imposed on the planning commission under the terms of this title.~~

The Planning Commission shall have the following powers and duties:

- A. Hear and recommend amendments to Titles 18 of the Heber City Code;
- B. Hear and recommend amendments to the General Plan;
- C. Other such direct or indirect duties and powers as defined in said Titles 18, the City Code, the State Code and as may be designated by the City Council.

18.12.115. Planning Commission Terms of Office, Organization and Removal from Office

- A. A. Term of Office. The terms of office for the appointive members of such Commission shall be two, four, and six years. Two shall be appointed for two years, two shall be appointed for four years, and three shall be appointed for six years. The term of office for the alternate(s) shall be for two years. Thereafter, the terms of office for each appointive member, except for the alternate(s), shall be six years. Vacancies occurring otherwise than through the expiration of term shall be filled by appointment by the Mayor, with the consent of the City Council.
- B. B. Organization. The Planning Commission shall elect from its membership a chairman and vice chairman and shall adopt rules for its own organization and for the transaction of business not in conflict with ordinances or laws. It shall also keep a public record of its proceedings according to the Utah Open and Public Meetings Act.
- C. Removal from Office. Any appointive officer may, at any time, be removed from office by the action of the appointive power with the concurrence of a majority of all the City

Council, or of a majority of all the City Council with the concurrence of the appointive power.

18.12.120 Amendment Of The Zoning Ordinance Or Map

1. The governing body may amend, change or modify any provision of this title or the zoning map provided:

1. The proposed amendment or amendments have been submitted to the Planning Commission for its recommendations. The Planning Commission shall prepare and recommend amendments following a public hearing reasonably noticed for at least ten (10) calendar days. Unless the Planning Commission submits its recommendations within sixty days from receipt of the proposed amendment, the governing body may assume an affirmative recommendation;
2. The governing body has held a public meeting on the proposed amendment reasonably noticed for 24 hours;
3. The amendment will not be contrary to the Comprehensive Plan;
4. The amendment will more fully carry out the intent and purpose of the Comprehensive Plan and this Title.

2. Notice of the Planning Commission hearing should also include written submittal of the proposed amendment to the City Manager, City Attorney, Chief of Police, Building Official, City Engineer, City Fire Official, and City Recorder, and must include notice to affected entities as required by Utah State Code, at least ten (10) days prior to the hearing for review and comments.

3. No material change in or departure from the recommendation of the planning commission can be made after such public hearing unless the change or departure be submitted to the planning commission for its consideration and recommendations. Upon receiving the reconsidered recommendations of the planning commission, the governing body may overrule the planning commission.

The city council, after a recommendation from the planning commission, may amend the number, shape, boundaries, or area of any zone; any regulation of or within the zone; the general plan, or any other provisions of this title.

Amendments may be initiated by the city council, the planning commission, or by one or more owners of property affected by the proposed amendment. Unless initiated by the city council or planning commission, no amendment shall be considered without evidence of the acquiescence therein of the owners of the property involved.

A. The amendments may only occur in accordance with the following procedure:

1. Submission. Any person, including staff, the planning commission or city council, seeking an amendment to this title, the zoning map or the general plan shall submit to the planning commission, on application forms provided by the city, generally including the following:
 - a. A description of the specific amendment to this title or zoning map.
 - b. The reason and justification for the proposed amendment addressing all of the following:

- i. How the proposed amendment would further the purpose and intent of this title;
 - ii. How the proposed zoning amendment is consistent with the general plan;
 - iii. How the proposed amendment meets the needs and policy of the city as expressed by the legislative body in stated goals and objectives found in the general plan.
- B. After receipt of a copy of any amendment from the planning commission held at a public hearing and before adopting any amendment, the city council may set the matter for a public hearing or public meeting.
- C. After the public meeting or hearing, the city council may:
 - 1. Adopt the amendment as proposed;
 - 2. Modify the amendment and adopt or reject the amendment; or
 - 3. Reject the amendment.
- D. In case an application from a petitioner for a change of zone is denied, a new application for the same zoning change affecting the same property shall not be eligible for reconsideration for one year subsequent to such denial.
- E. City Council denial of an application to amend the general plan shall preclude a person from filing another application covering substantially the same subject or property, or any portion thereof, for one year from the date of the disapproval. This section shall not limit the City Council, planning commission, or authorized city staff from initiating a general plan amendment at any time.

18.12.130 Small Lot Splits

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~~1. Where a parcel of land at the time of adoption of the ordinance codified in this Title is at least one and eight-tenths times as wide and one and eight-tenths times as large in area as required for a lot in the zone, the planning commission may permit the division of a parcel into two lots provided:~~

- ~~1.. Such division will not cause undue concentration of buildings;~~
- ~~2.The characteristics of the zone in which the lot is located will be maintained;~~
- ~~3. In the opinion of the planning commission, values in the area will be safeguarded;~~
- ~~4. To meet and preserve the requirements of 1, 2, 3,the Planning Commission may impose certain restrictions. Those restrictions will constitute a covenant running with the land and shall be approved in writing by the owner and recorded against the property in the Wasatch County Recorder's Office.~~

~~2. Neighborhood Infill lots shall not be eligible for consideration pursuant to this Section. All Neighborhood Infill lots shall meet the minimum requirements of Section 18.83.040.~~

18.12.140 Appeals Procedure Agricultural Protection Area (APA)

~~Upon receipt of the application, the zoning administrator shall forthwith transmit to the board of adjustment all papers constituting the record upon which the action appealed from was taken. The board of adjustment shall review the application and shall return the same to the zoning~~

administrator with its decision pertaining thereto within thirty days. Failure to return said application within thirty days shall constitute approval. An appeal stays all proceedings in furtherance of the action appealed from unless the zoning administrator certified to the board of adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than the restraining order which may be granted by the board of adjustment or by the district court on application and notice to the zoning administrator and on due cause shown.

- A. The provisions of Chapter 41, Title 17 of Utah State Code et seq. shall govern the process for creating, removing, or adding to an APA in Heber City. State Code shall also govern the extent or limit to which an APA benefits any particular property.
- B. The Heber City Planning Commission shall serve as the recommending Advisory Board in consideration of APAs.
- C. There shall be at least five (5) contiguous acres in each APA.
- D. Properties shall be located within a Residential Agriculture or Agricultural Zone to qualify to be part of an APA.
- E. Once established, an APA shall be shown upon the City's Zoning Map.

18.12.150 Appeals — Hearing

- 1. ~~The board of adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof by publication of notice at least five days prior to the date of the hearing, as well as notice by mail to adjacent property owners, and decide the same within a reasonable time.~~
- 2. ~~The intent in requiring a hearing is to enable the board of adjustment to obtain facts surrounding the case which may not be shown in the record as submitted to the board. The decision of the board shall be based upon the facts and not upon expressions of support or protest, or lack of support or protest, which may be made at the hearing. Any party may appear at the hearing in person or by agent or by attorney.~~

18.12.160 Appeals — Notice Of Decision

~~The board of adjustment shall make determinations in harmony with the provisions of this title and shall notify the zoning administrator of the action taken within ten days following their decision.~~

18.12.170 Further Appeal

~~Any person adversely affected by any decision of the board of adjustment may petition the district court for review of the decision. In the petition, the plaintiff may only allege that the board of adjustment's decision was arbitrary, capricious, or illegal. The petition is barred unless it is filed within 30 days after the board of adjustment's decision is final. The board of adjustment's~~

decision shall be deemed final upon the vote at the meeting and not upon approval of the minutes, unless stated otherwise in the motion. The filing of a petition does not stay the decision of the board of adjustment.

18.12.180 Planning Commission — Powers And Duties

The planning commission shall have the following powers and duties with respect to this title:-

1. ~~The planning commission shall hear and decide request for amendments to this title. The planning commission may also act on its own initiative in considering and recommending amendments to this title. Before a favorable recommendation is given, however, it must be shown:-~~
 1. ~~The amendment will not be contrary to the land use plan;-~~
 2. ~~The amendment will not militate against the fulfillment of any other provisions of the comprehensive plan;-~~
 3. ~~The amendment will not decrease nor adversely affect the health, safety, convenience, morals, or general welfare of the public;-~~
 4. ~~The amendment will more fully carry out the intent and purpose of this title;-~~
 5. ~~That, balancing the interest of the petitioner with the interest of the public, both interests will be served better by adopting such an amendment. In considering a request for an amendment to this title or the zoning map, the planning commission may submit a recommendation for or against the request or it may recommend an alternate amendment.-~~
2. ~~To review, approve, disapprove, or approve subject to modifications, requests for permits to construct large scale developments;-~~
3. ~~Any other duty imposed on the planning commission under the terms of this title.~~

18.12.190 Amendment Of The Zoning Ordinance Or Map

1. ~~The governing body may amend, change or modify any provision of this title or the zoning map provided:-~~
 1. ~~The proposed amendment or amendments have been submitted to the Planning Commission for its recommendations. The Planning Commission shall prepare and recommend amendments following a public hearing reasonably noticed for at least ten (10) calendar days. Unless the Planning Commission submits its recommendations within sixty days from receipt of the proposed amendment, the governing body may assume an affirmative recommendation;-~~
 2. ~~The governing body has held a public meeting on the proposed amendment reasonably noticed for 24 hours;-~~
 3. ~~The amendment will not be contrary to the Comprehensive Plan;-~~
 4. ~~The amendment will more fully carry out the intent and purpose of the Comprehensive Plan and this Title.-~~
2. ~~Notice of the Planning Commission hearing should also include written submittal of the proposed amendment to the City Manager, City Attorney, Chief of Police, Building~~

Official, City Engineer, City Fire Official, and City Recorder, and must include notice to affected entities as required by Utah State Code, at least ten (10) days prior to the hearing for review and comments.

3. ~~No material change in or departure from the recommendation of the planning commission can be made after such public hearing unless the change or departure be submitted to the planning commission for its consideration and recommendations. Upon receiving the reconsidered recommendations of the planning commission, the governing body may overrule the planning commission.~~

18.16 Zones Generally-Boundaries of Zones

[18.16.010 Establishment Of Zones](#)
[18.16.0210 Boundaries Of Zones](#)
[18.16.030 Regulations Within Zones Generally](#)
[18.16.040 Repealed By 2001-01](#)
[18.16.050 Repealed By 2001-01](#)
[18.16.060 Repealed By 2001-01](#)
[18.16.070 Repealed By 2001-01](#)
[18.16.080 Repealed By 2001-01](#)
[18.16.090 Repealed By 2001-01](#)
[18.16.100 Repealed By 2001-01](#)
[18.16.110 Repealed By 2001-01](#)
[18.16.120 Repealed By 2001-01](#)
[18.16.130 Repealed By 2001-01](#)
[18.16.140 Repealed By 2001-01](#)
[18.16.150 Repealed By 2001-01](#)

Single-Use Zones	Mixed-Use Zones	Overlay Zones
A-2 Agriculture Zone	MURCZ Mixed Use Residential Commercial Zone	AOZ Airport Overlay Zone

R-2 Residential Zone	PC Planned Community Zone	Sexually Oriented Business Zone
RA-1 Residential Agricultural Zone	COSZ Clustered Open Space Zone	R-C Residential Commercial Zone
R-1 Residential Zone	MCZ Mountain Community Zone	(NIOZ) Neighborhood Infill Overlay Zone
R-2 Residential Zone	North Village Overlay Zone (NVOZ)	
R-3 Residential Zone		
Industrial Zone		
I-1 Industrial Zone		
I-2 Industrial Zone		
MBP Manufacturing and Business Park Zone		
CMP Corporate and Medical Zone		
C-2 Commercial Zone		
C-3 Commercial Zone		
C-4 Commercial Zone		

18.16.010 Establishment Of Zones

In order to carry out the purpose of this title, the city is divided into zones as follows:

18.16.0210 Boundaries Of Zones

Where uncertainty exists with respect to the boundaries of various zones, the following rules shall apply: A. Where the intended boundaries on the zone map are approximately street or alley lines, said streets or alleys shall be construed to be the zone boundaries; B. Where the indicated boundaries are approximately lot lines, said lot lines shall be construed to be the zone boundaries,

unless otherwise indicated; C. Where land has not been subdivided into lots, the zone boundary shall be determined by the use of the scale of measurement shown on the map;

18.16.030 Regulations Within Zones Generally

~~Within each of the zones, the use, location, height and size of buildings and structure; the use of land and size of lots, yards, courts and other open spaces are regulated as set forth in this title.~~

18.16.040 Official Zone Map Amended By 2021-39

~~A. The location and boundaries of each of the zones are shown on the official zone map of the city, and said map is declared to be an official record and a part of this title. B. Whenever amendments or changes are made in zone boundaries such amendments or changes shall be made on the official zone map promptly. No amendment or change shall become effective until after it has been properly noted and attested to on the official zone map. C. No changes of any nature shall be made in the official zone map except in conformity with the procedures set forth in this title. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this title and punishable as provided in this title. D. Regardless of the existence of purported copies of the official zone map which may, from time to time, be made or published, the official zone map which shall be located in the office of the city clerk shall be the final authority in determining current zoning status.~~

Title 2.38 and 2.48

These sections to be repealed and replaced in this Title.

2.38 Community Development Director

2.38.010 Appointment

2.38.020 Duties

2.38.010 Appointment

The City Manager shall have the power to hire, with the advice and consent of the City Council, a competent person to the office of Community Development Director.

2.38.020 Duties

It is the duty of the Community Development Director:

1. To coordinate with City staff, departments, commissions and other governmental entities, projects that deal with the planning, zoning and economic development of the City.
2. Other responsibilities as assigned by the City Manager and City Council.

2.48 Planning Commission

2.48.010 Created—Membership

2.48.015 Powers And Duties

2.48.020 Terms Of Office

2.48.030 Organization—Meetings

2.48.040 Staff-Consultants

2.48.010 Created—Membership

1. There is created a Planning Commission within and for the City to be known as The Planning Commission.
2. The Commission shall consist of seven voting members, plus two non-voting alternates. However, said alternates shall vote in the event said alternates participates on the Commission in place of voting members. All members shall be appointed by the Mayor with the consent of the City Council from among qualified electors of the City. Members shall be selected without respect to political affiliation and shall receive fifty dollars, (\$100.00) for each regular meeting attended.

2.48.015 Powers And Duties

1. The Planning Commission shall have the following powers and duties:
 1. Hear and recommend amendments to Titles 17 and 18 of the Heber City Code;
 2. Hear and recommend amendments to the General Plan;
 3. Hear and recommend proposed subdivision developments as specified in said Titles 17 and 18;
 4. Hear and decide other issues appropriated to the Planning Commission as designated in said Titles 17 and 18;

- ~~5. Hear and decide commercial and industrial development approvals;~~
- ~~6. Hear and determine Conditional Uses; and~~
- ~~7. Other such direct or indirect duties and powers as defined in said Titles 17 and 18, the City Code, the State Code and as may be designated by the City Council.~~

2.48.020 Terms Of Office

~~The terms of office for the appointive members of such Commission shall be two, four, and six years. Two shall be appointed for two years, two shall be appointed for four years, and three shall be appointed for six years. The term of office for the alternate(s) shall be for two years. Thereafter, the terms of office for each appointive member, except for the alternate(s), shall be six years. Vacancies occurring otherwise than through the expiration of term shall be filled by appointment by the Mayor, with the consent of the City Council. Members may be removed after public hearing by a majority vote of the City Council.~~

2.48.030 Organization — Meetings

~~The Planning Commission shall elect from its membership a chairman and vice chairman, and shall adopt rules for its own organization and for the transaction of business not in conflict with ordinances or laws. It shall also keep a public record of its proceedings.~~

2.48.040 Staff — Consultants

~~The Planning Commission may contract with consultants providing its expenditures, exclusive of gifts, shall be within the amounts appropriated for the purpose by the City Council.~~