

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

February 13, 2024

6:00 p.m. – Regular Meeting

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

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

1. Regular Meeting:

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

2. Consent Agenda:

- I. January 23, 2024 Draft Minutes for Approval

3. Action Items:

- I. Commercial Site Plan for Cemetery Administrative Building, located at 680 North 550 East (Tony Kohler)

4. Work Meeting:

5. Administrative Items:

- I. City Council Communication Item (Jamie Baron)

6. Adjournment:

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

In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Meshelle Kijanen at the Heber City Offices at 435.657.7898 at least eight hours prior to the meeting.

Posted on 02.08.2024, 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.

1 **HEBER CITY CORPORATION**
2 **75 North Main Street**
3 **Heber City, UT 84032**
4 **Heber City Council Meeting**
5 **January 23, 2024**

6 **DRAFT Minutes**

7 **6:00 p.m. – Regular Meeting**

8 **1. Regular Meeting:**

9 I. Call to Order

10 Chairman Gunn called the Planning Commission Meeting to order at 6:06 p.m. and
11 welcomed everyone present.

12 II. Roll Call

13 **Planning Commission Present:** Chairman Dennis Gunn

14 Vice-Chairman Dave Richards
15 Commissioner Phil Jordan
16 Commissioner Josh Knight
17 Commissioner Sid Ostergaard
18 Commissioner Darek Slagowski
19 Commissioner Robert Wilson

20 **Planning Commission Absent:** N/A

21 **Staff Present:** Planning Director Tony Kohler

22 Planning Office Admin Meshelle Kijanen

23 **Staff Participating Remotely:** Aubrey Larsen (Landmark Design Inc.)

24 **Also Present:** Brad Hiatt, Brian Watson, Matt Watson, Tori
25 Broughton, M Crosby, Ken Crosby, Mike Lynch,
26 Scott Jafta

27 **Also Attending Remotely:** Aaron Gabrieison, Jaron Nicholls III.

28 III. Pledge of Allegiance: By Invitation

29 Commissioner Josh Knight led the recitation of the Pledge of
30 Allegiance.

31 IV. Prayer/Thought: By Invitation

32 Commissioner Dave Richards offered a prayer.

V. Recuse for Conflict of Interest

Commissioner Phil Jordan will recuse himself from the Jordanelle Ridge Fitzgerald Preliminary Subdivision Action Item.

2. Consent Agenda:

Motion: Commissioner Jordan moved to approve the item on the Consent Agenda. Commissioner Knight made the second.

I. 01.09.2024 Planning Commission Minutes for Approval

Discussion: N/A

Voting Yes: Commissioner Gunn, Vice-Chair Richards, Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner Wilson. Voting No: None. The Motion Passed 6-0.

3. Action Items:

I. Public Hearing for Update to Permitted Uses in the Business and Manufacturing Park (BMP) Zone

Planner Tony Kohler presented this item, and gave a background on the zone and situated the Planning Commission to its location. He stated the business and manufacturing zone had morphed as time had gone on, mostly due to the Recreation Center. He noted the allowance of services at the Recreation Center had been the largest change in the zone. Planner Kohler explained the City Council had recently reviewed this item and had requested for a public hearing be held in order to elicit feedback that the Planning Commission could use to make their recommendation. Planner Kohler explained the changes to the zone and listed the types of businesses which were proposed to be permitted. He specifically highlighted that pet services would be allowed with the changes, although noted pet boarding would be considered a conditional use. Planner Kohler explained the Planning Commission could choose to either make a decision that evening, or they could opt to table it if they got conflicting feedback from the public.

Planning Office Admin Meshelle Kijanen read the rules for public comments. Chairman Dennis Gunn opened the floor for public comments.

Brad Hiatt stated that he and his father owned a building within the zone and reported that he had no problem with any of the uses, although he thought their approach was odd. He thought they should figure out a better option for zoning, and advocated that they just change the zone entirely. He pointed out Heber City did not do much manufacturing, and thought it would be better to change the zone to commercial or residential commercial. Mr. Hiatt discussed how he had been approached with requests from businesses to use his building for commercial purposes.

1 Commissioner Josh Knight asked about what businesses had reached out and Mr.
2 Hiatt listed that he had been contacted by a business that did small bus repair, one that
3 did sewing and tailoring, and one that did gunsmithing. Mr. Hiatt said there were many
4 options for businesses. Commissioner Knight said he wanted to get a sense of what
5 kinds of businesses were attracted to the area. Chairman Gunn thanked Mr. Hiatt
6 pointed this out and said they needed to know what the needs for the area were so that
7 they knew what kinds of businesses they should include with the changes. Mr. Hiatt
8 said they needed affordable housing in that area as well.

9 Mr. Hiatt said there were likely many more businesses that would likely work in the
10 area without infringing on the rules of the zone, and reiterated that they should just
11 rezone the area instead of coming up with a list of exceptions. He thought it should be
12 a C-3 zone, and said they could still include some of the stipulations that they had listed
13 for the current zone. Planner Kohler reported that the City Council had recognized that
14 the needs of the zone had changed significantly since the 1970s when it had been
15 created, and said that the Council did want this area to act as an incubator for small
16 businesses. Planner Kohler added that residential areas surrounded the zone, which
17 was why the Council also wanted this zone to have services as well that those
18 residents could utilize. Mr. Hiatt pointed out that the Recreation Center was a huge
19 service for those residents. Commissioner Knight recalled they had previously debated
20 a welding shop and had determined at the time that the fumes would need to be kept
21 inside so as to not bother the neighbors.

22 Planner Kohler said if they wanted to rezone entirely, that was not a decision they
23 could make that evening since it was a larger process and they would have to consider
24 that more carefully. Mr. Hiatt reiterated that Heber City had not been a manufacturing
25 center for several decades and thought a rezone would be appropriate. He thought
26 they could have a commercial zone, with a stipulation that any manufacturing be
27 indoors, referencing Commissioner Knight's comment about the fumes from welding.
28 Mr. Hiatt added that a commercial zone would bring in more sales tax as well.
29 Chairman Gunn thanked Mr. Hiatt for his perspective.

30 Aaron Gabrielson commented online. He stated his company owned about a third of
31 the zone. He thought gunsmithing or making car parts were already included with the
32 current zoning and he could not think of a business which would not be allowed with
33 the current proposal. He said he was unsure if he wanted to see this area become a
34 standard commercial zone since he wanted to keep it more upscale. He said he was
35 happy with the proposed changes.

36 Commissioner Gunn closed the floor for public comments.

37
38 Commissioner Phil Jordan referenced a section which said the zone was intended to be
39 a companion area to the surrounding neighborhood and offer services for them. He
40 then commented on Planner Kohler's previous statement about the zone being an
41 incubator of small businesses, and opined that the emphasis on small business was a
42 contradiction to the idea of a residential companion area. Planner Kohler explained
43 that when the zone had been established the Council had wanted it to help small
44 manufacturing businesses develop. Planner Kohler discussed the history of some of
45 the businesses in the area and said there was only a limited amount of manufacturing

1 in the area. Planner Kohler added this had been the edge of town in the 1970s, which
2 was why it had been designated for manufacturing at the time. Planner Kohler
3 commented that many things had changed since the zone had been established and
4 recalled that retail had not been allowed until the mid 2000s. Planner Kohler noted
5 there had been a lot of interest in using the area for health stores, dieticians, sports,
6 and other health related storefronts. However, Planner Kohler there was still some
7 small manufacturing as well.

8
9 Commissioner Robert Wilson summarized this was akin to a hybrid commercial zone
10 and Planner Kohler agreed. Commissioner Wilson noted the request from Mr.
11 Gabrielson that the area remained more “curated” and not open the door to any kind of
12 commercial. Commissioner Wilson said there would be a cap on the size of what
13 commercial they wanted in the area, and added that everything should be done
14 indoors. Planner Kohler said it seemed the zone was morphing into primarily services
15 and light manufacturing.

16
17 Mr. Gabrielson explained there were several businesses in the zone already that were
18 not allowed with the current zoning and said there were some other businesses that his
19 company wanted to put in the area. He explained their main request was to expand the
20 list of permitted businesses, although they wanted to keep the zone the same and not
21 revamp the whole area. He did not think that any of the light manufacturing in the area
22 was contrary to the intention of the zone, although he agreed with the previous
23 comments that manufacturing should be indoors. He clarified that he wanted to see the
24 proposed changes pass, and then later they could consider an entire rezone.

25
26 Commissioner Dave Richards said they wanted to maintain the value of the properties
27 there and said he had not even considered a zone change. He said they just wanted to
28 expand what would be allowed in the area and thought they were appropriate. He
29 thought there could just be some conditional uses rather than changing the entire zone.
30 He recalled it had once been an industrial area. Planner Kohler agreed that he had not
31 been thinking about changing the zone either but thought it was an intriguing idea.
32 Planner Kohler said he personally was in favor of many incremental changes rather
33 than one big one. Planner Kohler thought they should make this change now, and then
34 reevaluate in five or ten years and see what the needs of the zone were at that point.

35
36
37 Commissioner Richards asked if there was anything on the list that did not make sense
38 or was left out and Planner Kohler brought up tattoo and pawn shops and opined they
39 be taken off the permitted use list. Planner Kohler discussed how pawn shops were
40 becoming increasingly less common, although when they did pop up there were
41 occasionally unsavory things that went on, and he said the Council did not want to see
42 predatory businesses taking advantage of people. Commissioner Richards noted they
43 were on the conditional use list so that they would be able to evaluate the proposals on
44 a case by case basis.

45
46 Commissioner Knight agreed that an entire zone overhaul was not the best idea for the
47 moment, although asked how they could phrase a recommendation to the Council that
48 would keep things more open and allow for different types of businesses to submit
49 proposals to the Council. Planner Kohler replied they could recommend that
50 applications be submitted on a case by case basis, so that the Council and Planning

Commission would be able to see what kind of businesses were interested in the area.

Planner Kohler also commented on their need for affordable housing and thought the idea of housing in the zone was interesting as well. Chairman Gunn asked if live/work housing was allowed in the area and Planner Kohler said it was not, but thought that would actually work well there. Planner Kohler said there were some artists in the area who might like the idea of living upstairs and working downstairs. There was further conversation about the concept of live/work spaces, and some discussion that they would need to manage expectations if they wanted to do that since it was still an industrial area.

Motion: Commissioner Richards moved to recommend approval to the permitted uses in the Business and Manufacturing Park (BMP) Zone, and included that the Council should consider a zone change in the future if the needs of the area continued to change.

Voting Yes: Commissioner Gunn, Planning Commission Vice-Chair Richards, Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner Wilson. **Voting No:** None. The Motion Passed 6-0.

II. Request for Preliminary Subdivision approval for Jordanelle Ridge Village 2 - Fitzgerald (Planner Larsen/Engineer Mumford)

Commissioner Jordan recused himself.

Planner Aubrey Larson gave some project details and indicated the subdivision included 52 single family lots and 303 townhomes in the Mountain Community zone. She reported preliminary plans had been presented to DRM and which time the staff had made recommendations. She said at that time the applicant had reported that there was no open space required by the MDA. Planner Larson said that the applicant had since provided an updated trail plan, as requested by staff. Planner Larson reported that staff recommended approval as long as the plan was consistent with the Zoning Code, the General Plan, and approved MDA, and all requirements of the City Engineer, Code, and Planning Commission were met.

Planner Larson shared the site plan and overall grading and drainage plan. She indicated the affordable housing units that would be available as well as the updated trail plan.

City Engineer Bart Mumford reported Engineering had been working with the applicant since the DRM, and thought they met the requirements for preliminary approval.

Brian Watson of Jordanelle Ridge, the applicant, thanked them for letting them go through several rounds of review and said he was happy to answer any questions.

Commissioner Richards thought the engineering list was reasonable and Mr. Watson agreed. Commissioner Richards commented on the grading plan and Mr. Watson noted

1 it would be a challenge, but it was actually the flattest spot on the entire project and
2 expressed he was looking forward to it.

3
4 Commissioner Richards clarified they would look at elevation in the final approval, and
5 Planner Kohler interjected that Council and staff would actually look at elevation for
6 preliminary approval. Planner Kohler also noted staff would also look at affordable
7 housing requirements for preliminary approval, and discussed the checklist for
8 architectural standards.

9
10 Planner Kohler pointed out that the development agreement indicated for a certain
11 amount of acreage of open space be dedicated to the City for a park, and another
12 portion of acreage be set aside for the fire station. Mr. Watson reported he had spoken
13 with the Fire Chief earlier, in which they had discussed that the fire station would likely
14 not be ready for construction for at least the next five or six years. Mr. Watson thought
15 the City could use that space as part of their park for the next five or six years, as long
16 as they did not construct any permanent buildings in the space where the station would
17 ultimately be placed.

18
19 Scott Jaffa elaborated on the park and said it was a low impact park. He said they
20 wanted to honor the Fitzgeralds and their family for the ability to develop the park. He
21 spoke about how they wanted to acknowledge the history of the park. He reiterated it
22 would be low impact with low watering and natural grasses. Mr. Jaffa indicated where
23 the parking lot would be and said the park would be open to anyone.

24
25 Mr. Watson said he was good with the requirements of the engineering report.
26 Commissioner Richards asked about the MDA and Planner Kohler explained this was
27 under the umbrella of the Sorenson MDA, and was also subject to affordable housing
28 standards. Planner Kohler added that the Council had requested for the park and fire
29 station to be dedicated to the City and said the specific acreage was spelled out in the
30 MDA.

31
32
33 **Motion:** Planning Commission Vice-Chair Richards moved to approve the preliminary
34 subdivision approval for Jordanelle Ridge Village 2, with the changes and conditions
35 as stated by staff. Commissioner Knight made the second.

36 **Voting Yes:** Commissioner Gunn, Planning Commission Vice-Chair Richards,
37 Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner
38 Wilson. **Voting No:** None. The Motion Passed 6-0.

39
40 **4. Work Meeting: N/A**

41 **5. Administrative Items:**

42
43 Planner Kohler gave a short rundown of the Council retreat that had taken place
44 over the weekend. He said there had been a presentation on the downtown area

1 and downtown planning, and there had been discussion about parking. Planner
2 Kohler made some comments about how he was still seeing a rising demand for
3 business licenses in the downtown area. Planner Kohler also reported there had
4 been some concerns raised about businesses moving out to the Heber urban
5 boundary by the bypass, and he anticipated this item would eventually come before
6 the Planning Commission. Planner Kohler announced he would email the Planning
7 Commissioners with a list of priorities that the City Council had come up with at the
8 retreat.

9 Planner Kohler noted the Council had discovered during their retreat there would be
10 issues with angled parking on both sides of the street in the downtown area due to
11 the need for access of public utility easements, so the current concept was to do
12 angled parking on one side of the street and parallel parking on the other. The
13 Commissioners discussed issues with parking. Planner Kohler said the cross
14 sections of downtown would be on an upcoming agenda for the Commission, as well
15 as consideration as to which roads should be collectors.

16 Planner Kohler then moved on to the previous Council meeting and expressed that
17 he had reported all of the items that the Commissioner had requested be brought up
18 to the Council at their meeting. He said that Robert Wilson had been appointed a
19 full commissioner at the last meeting, and then the Council had debated some other
20 names to fill the final slot for the Commission. He explained there was a candidate
21 who the Council really liked, although they were related to a Council Member and so
22 the Mayor had decided to table the item and give it further consideration. Planner
23 Kohler summarized that they still needed to fill one more spot, as well as two
24 alternate spots for the Commission.

25
26 Chairman Gun thanked Planner Kohler for the report.

28 **6. Adjournment:**

29 **Motion:** Commissioner Knight moved to Adjournment:. Commissioner Wilson made the
30 second.

31 **Discussion:** N/A

32 **Voting Yes:** Commissioner Gunn, Planning Commission Vice-Chair Richards,
33 Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner
34 Wilson. **Voting No:** None. The Motion Passed 6-0.

35
36 _____
Meshelle Kijanen, Administrative Assistant

DRAFT



Planning Commission Staff Report

MEETING DATE: 2/13/2024
SUBJECT: Commercial Site Plan for Cemetery Administrative Building, located at 680 North 550 East (Tony Kohler)
RESPONSIBLE: Tony Kohler
DEPARTMENT: Planning
STRATEGIC RELEVANCE:

SUMMARY

The City is proposing a new cemetery building for office and reception space for the cemetery. The building will access through the cemetery as well as to the future eastern bypass road. A 35 stall parking lot will accompany the building; the parking lot will include future additions as the need arises to potentially include an additional 146 stalls.

RECOMMENDATION

Staff recommends final commercial site plan approval of the proposed cemetery building, conditional upon submittal of a dark sky compliant lighting plan as per Chapter 18.78, landscaping plan as per Chapter 18.76. The plans shall meet the requirements of the City Engineer.

BACKGROUND

The City needs more office and reception space in the cemetery. The proposed building provides that needed space.

DISCUSSION

The plans conform to the requirements of the code as follows:

1. Height: compliant (max 40 feet height, proposed 1 story @ approximately 30 feet height)
 2. Parking: compliant (32 stalls required, 35 provided, 5 future stalls needed, with over 300 stalls available in cemetery)
 3. Permitted Uses: complaint (public buildings & cemeteries)
 4. Building Elevations: no architectural requirements in the RA-2 Zone, but submitted for review
-

5. Main Building Setbacks: compliant (30 feet front & side ROW & rear setbacks, 10 feet side setback minimums)
6. Accessory Structure Setbacks: the niches are only 5-10 feet from Right of Way. These structures will need to be reviewed further by staff to determine if they need to be setback 30 feet from the right of way.
7. Open Space: no requirement
8. Impervious: no requirement
9. Landscaping: TBD
10. Lighting: TBD

Development & Parking Summary			
Location	Area (sf)	Requirement	Required
Main Assembly	647 sf	1 space/25 sf, or 30 space min	30
Main Net Office	721	3 spaces/1,000 sf	2
Main Other	796	0	0
Main Gross	2,164 sf		
Basement Other	366	0	
Basement Future Office	1,790	3 spaces/1,000 sf	5 future
Basement Gross	2,156		
GROSS TOTAL	4,320		37 stalls

FISCAL IMPACT

The proposed building will have a continuing maintenance cost for the City.

CONCLUSION

Staff recommends final commercial site plan approval for Old 40 North be approved by the Planning Commission with the following findings and conditions:

Findings

1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.
3. The proposed Site Plan shall comply with City ordinances, Federal, State Law, as applicable to the site where the conditional use is located.

Conditions

All requirements of the City Engineer shall be met.

1. All other Code Requirements shall be met.

2. Prior to building permit, submit a dark sky compliant lighting plan as per Chapter 18.78,
3. Prior to building permit, submit a landscaping plan as per Chapter 18.76.

CONCLUSION

The proposed plan is consistent with the permitted uses in the RA-2 Zone, conditional upon submittal of 1) dark sky compliant lighting plan as per Chapter 18.78, and 2) landscaping plan as per Chapter 18.76.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve the Commercial site Plan for the Cemetery Administrative Building** 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 presented, with the findings and conditions as presented in the conclusion above, with the following changes:

Alternative 3 - Continuance

I move to **continue to approve the Commercial site Plan for the Cemetery Administrative Building** 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 approval of the Commercial site Plan for the Cemetery Administrative Building** with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

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

EXHIBITS

1. Cemetery MASTER PLAN option 2
2. 2023.11.30 Cemetery elevations
3. Cemetery Master Plan

4. Cemetery Plan
5. Cremation courtyard Layout
6. HEBER CEMETERY 2024 IMPROVEMENTS CIVIL PLANS_29 JAN 2024



9A MASTER PLAN
SCALE: 1" = 50'

INFORMATION CLAUSE:
If any information is incorrect or in omission it shall be brought to the attention of the architect prior to the bid opening for clarification which shall be issued by addendum. Otherwise these documents shall be considered complete by the Contractor. No additional compensation shall be awarded to the contractor for inaccurate or omitted information resulting in changes necessary to facilitate the proper construction of this project.

0" 1"
Bar is 1" on original plans, if not 1" on this sheet adjust scale accordingly.

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CONSULTING ENGINEER

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email: lane@lythgoedesign.com
www.lythgoedesign.com

Lythgoe Design Group, inc.
Architecture - Planning - Design/Build

**HEBER CITY CEMETERY
(COLUMBARIUM)**
680 N 550 E, Heber City, UT 84032, USA

PROJECT DESCRIPTION: PROJECT DESCRIPTION
PROJECT #: YVID
DATE: 12/13/23

REVISIONS		
#	DATE	DESCRIPTION

AC102 ARCH. SITE
PLAN V2

AC102

HEBER CITY CEMETERY (COLUMBARIUM)

680 N 550 E, Heber City, UT 84032, USA



VICINITY MAP



PROJECT DIRECTORY

OWNER Mark Rounds & Jody Summers #Client Company CLIENT ADDRESS CITY STATE ZIP COUNTRY Heber City, UT 84032, USA CLIENT PHONE NUMBER (435) 654-4064 CLIENT EMAIL	ARCHITECT Lane Lythgoe Lythgoe Design Group, inc. 370 S Main Street Heber City, UT 84032, USA (435) 654-4064 lythgoedesign@gmail.com	STRUCTURAL ENGINEERING Adam Huff Epic Engineering 50 E 1st Street Heber City, UT 84032, USA (435) 602-2654 ahuff@epiceng.net
CIVIL ENGINEERING Paul Berg Berg Engineering Resource Group 380 E Main Street Suite 204 Midway, UT 84049, USA (435) 671-1184 paul@bergeng.net	MECHANICAL ENGINEERING ME name ME company ME address ME phone ME email	ELECTRICAL ENGINEERING EE name EE company EE address EE phone EE email
PLUMBING ENGINEERING SP name company address SP phone SP email	GEOTECHNICAL ENGINEER GEO name GEO company GEO address GEO phone GEO email	SURVEYING SURV name SURV company SURV address SURV phone SURV email

DRAWING INDEX

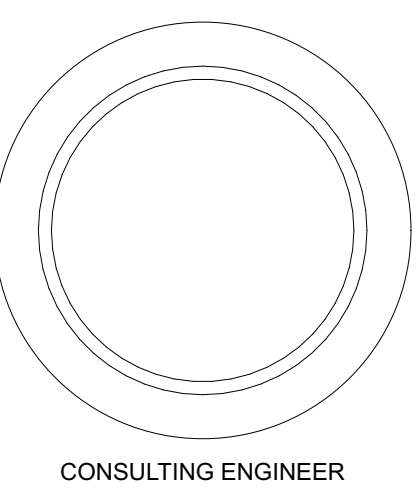
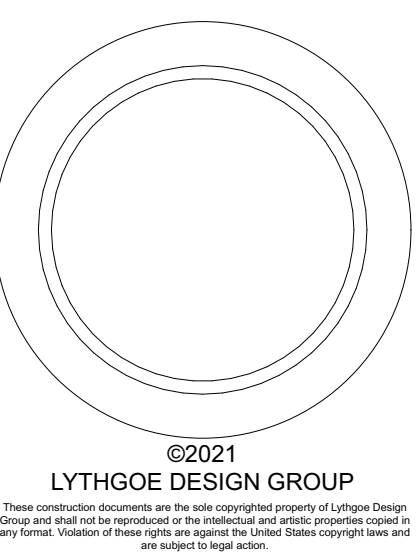
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A902	RENDERINGS
A903	INTERIOR RENDERINGS

ARCH. SYMBOLS

DESCRIPTION	LEGEND	SYMBOL
GRID LINE		
ZONE STAMP		
SHEET NOTE MARKER		
WALL TYPE		
DIMENSION		
ELEVATION HEIGHT		
SLOPE INDICATOR		
BUILDING SECTION		
WALL SECTION		
DETAIL / ENLARGED PLAN		
EXTERIOR ELEVATION		
INTERIOR ELEVATION		
REVISION		

INFORMATION CLAUSE:
If any information is incorrect or in omission it shall be brought to the attention of the architect prior to the bid opening for clarification which shall be issued by addendum. Otherwise these documents shall be considered complete by the Contractor. No additional compensation shall be awarded to the contractor for inaccurate or omitted information resulting in changes necessary to facilitate the proper construction of this project.

0' 1"
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HEBER CITY CEMETERY (COLUMBARIUM) 680 N 550 E, Heber City, UT 84032, USA	PROJECT DESCRIPTION: PROJECT DESCRIPTION	DATE: 11/30/23
	PROJECT #:	YVID

REVISIONS		
#	DATE	DESCRIPTION

COVER SHEET

G001



EXTERIOR ELEVATIONS	
KEYED NOTES	
ID	DESCRIPTION
EE01	WALL: 6 1/4" ICF W/ BRICK
EE02	WALL: 8" ICF FOUNDATION
EE03	WALL: CONC. NICHE WALL W/ ATLAS
EE04	WALL: DOUBLE WYTHE ATLAS BRICK
EE05	WALL: CONCRETE FOUNDATION
EE06	ROOF: SLATE SHINGLE ON SHEATHING
EE07	CONCRETE PARAPET CAP
EE08	MASONRY BASE
EE09	BRICKWORK COLUMN
EE10	DECORATIVE BRICKWORK
EE11	DOOR
EE12	WINDOW
EE13	PLAQUE
EE14	FENCING
EE15	GUTTERWORK
EE16	COLUMBARIUM NICHES
EE17	FOUNTAIN
EE18	CONCRETE STEPS
EE19	CONCRETE RAMP
EE20	PLANTER
GENERAL NOTES	
1 LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, SED DO EIUSMOD TEMPOR INCIDIDUNT UT LABORE ET DOLORE MAGNA ALIQUA.	
2 LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, SED DO EIUSMOD TEMPOR INCIDIDUNT UT LABORE ET DOLORE MAGNA ALIQUA.	
3 LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, SED DO EIUSMOD TEMPOR INCIDIDUNT UT LABORE ET DOLORE MAGNA ALIQUA.	
LEGEND	
DESCRIPTION	SYMBOL
EXISTING NATURAL GRADE LINE	---
BUILDING HEIGHT LIMIT AS PER CODE, SEE CODE ANALYSIS	--- CODE HEIGHT LIMIT ---
NEW PROPOSED GRADE LINE	---
FOOTING AND/OR FOUNDATION LOCATED BELOW PROPOSED GRADE	---

INFORMATION CLAUSE:
If any information is incorrect or in omission it shall be brought to the attention of the architect prior to the bid opening for clarification which shall be issued by addendum. Otherwise these documents shall be considered complete by the Contractor. No additional compensation shall be awarded to the contractor for inaccurate or omitted information resulting in changes necessary to facilitate the proper construction of this project.

0" 1"
Bar is 1" on original plans, if not 1" on this sheet adjust scale accordingly.

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CONSULTING ENGINEER

Lane M. Lythgoe, AIA
Licensed Architect (Utah # 137121)
370 South Main Street
Heber City, Utah 84032
Phone: 435-654-4064
email: lane@lythgoedesign.com
www.lythgoedesign.com

Lythgoe Design Group, inc.
Architecture - Planning - Design/Build

HEBER CITY CEMETERY (COLUMBARIUM)
880 N 550 E, Heber City, UT 84032, USA

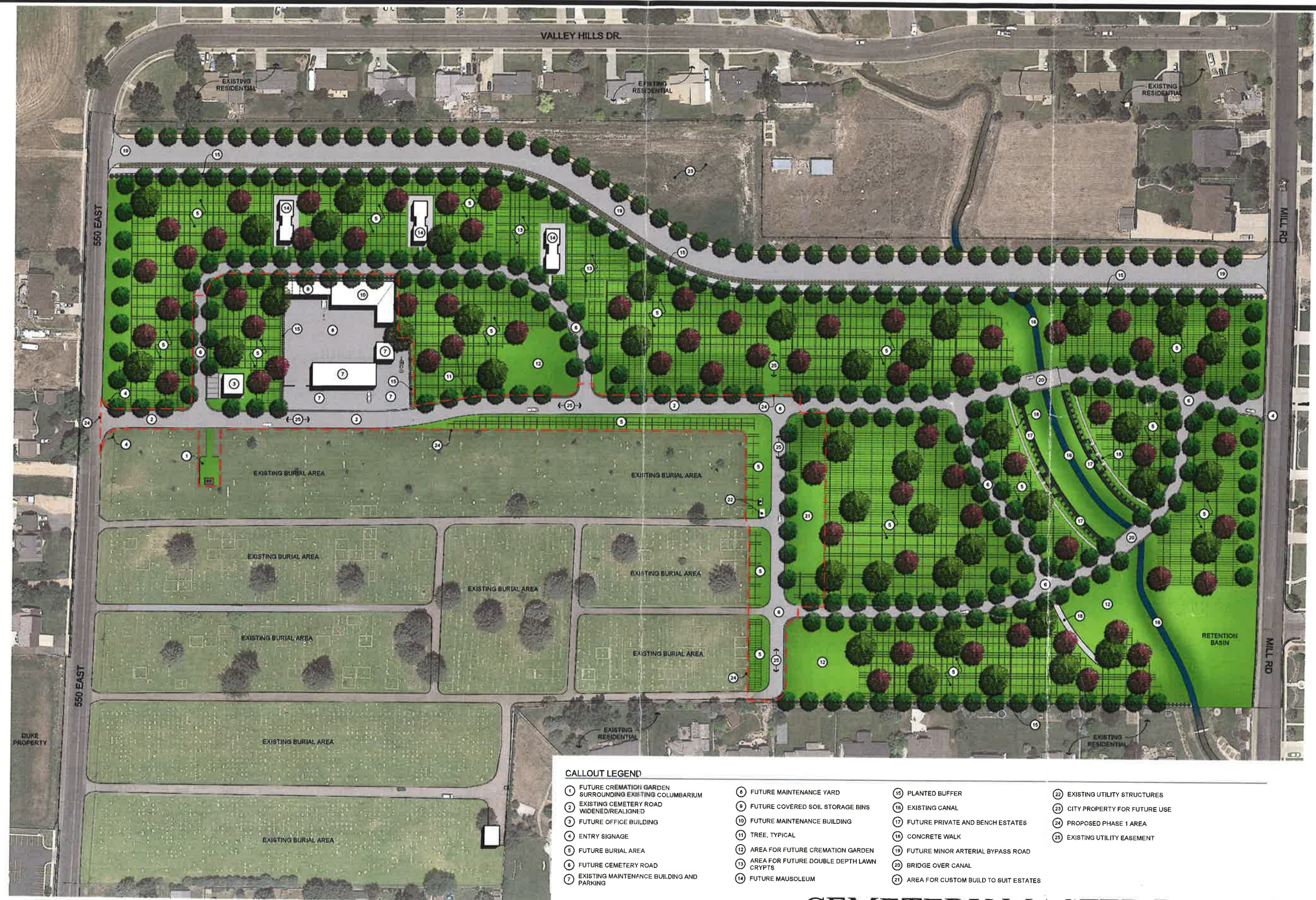
PROJECT DESCRIPTION: PROJECT DESCRIPTION
PROJECT #: YYID
DATE: 11/30/23

REVISIONS

#	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

A202



CALLOUT LEGEND

- | | | | |
|--|---|--|---------------------------------|
| 1 FUTURE CREMATION GARDEN SURROUNDING EXISTING COLUMBARIUM | 8 FUTURE MAINTENANCE YARD | 15 PLANTED BUFFER | 22 EXISTING UTILITY STRUCTURES |
| 2 EXISTING CEMETERY ROAD WIDENED/REALIGNED | 9 FUTURE COVERED SOIL STORAGE BINS | 16 EXISTING CANAL | 23 CITY PROPERTY FOR FUTURE USE |
| 3 FUTURE OFFICE BUILDING | 10 FUTURE MAINTENANCE BUILDING | 17 FUTURE PRIVATE AND BENCH ESTATES | 24 PROPOSED PHASE 1 AREA |
| 4 ENTRY SIGNAGE | 11 TREE, TYPICAL | 18 CONCRETE WALK | 25 EXISTING UTILITY EASEMENT |
| 5 FUTURE BURIAL AREA | 12 AREA FOR FUTURE CREMATION GARDEN | 19 FUTURE MINOR ARTERIAL BYPASS ROAD | |
| 6 FUTURE CEMETERY ROAD | 13 AREA FOR FUTURE DOUBLE DEPTH LAWN CRYPTS | 20 BRIDGE OVER CANAL | |
| 7 EXISTING MAINTENANCE BUILDING AND PARKING | 14 FUTURE MAUSOLEUM | 21 AREA FOR CUSTOM BUILD TO SUIT ESTATES | |

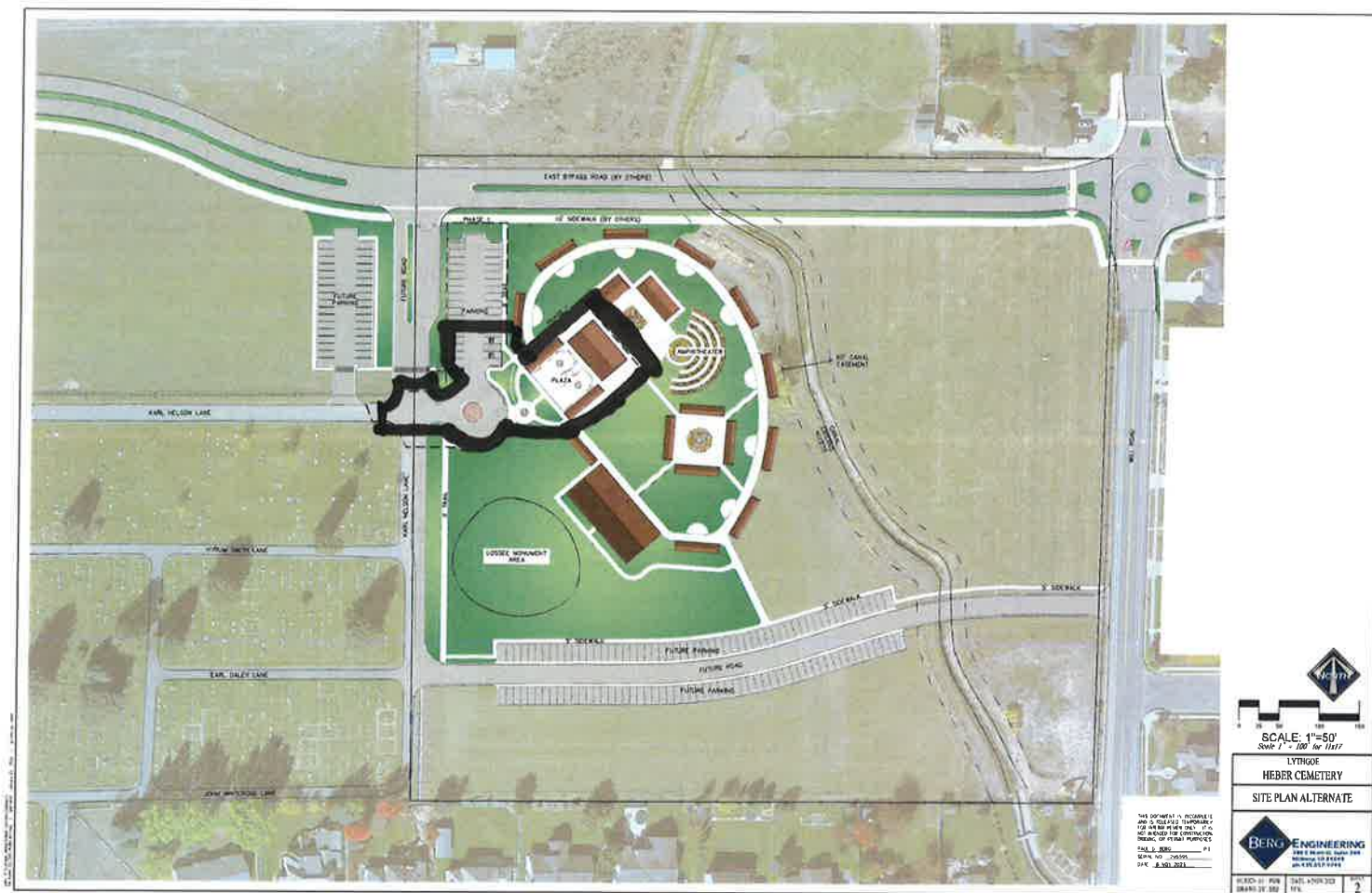


Scale: NOT TO SCALE
July 28, 2020

CEMETERY MASTER PLAN

HEBER CITY, UTAH

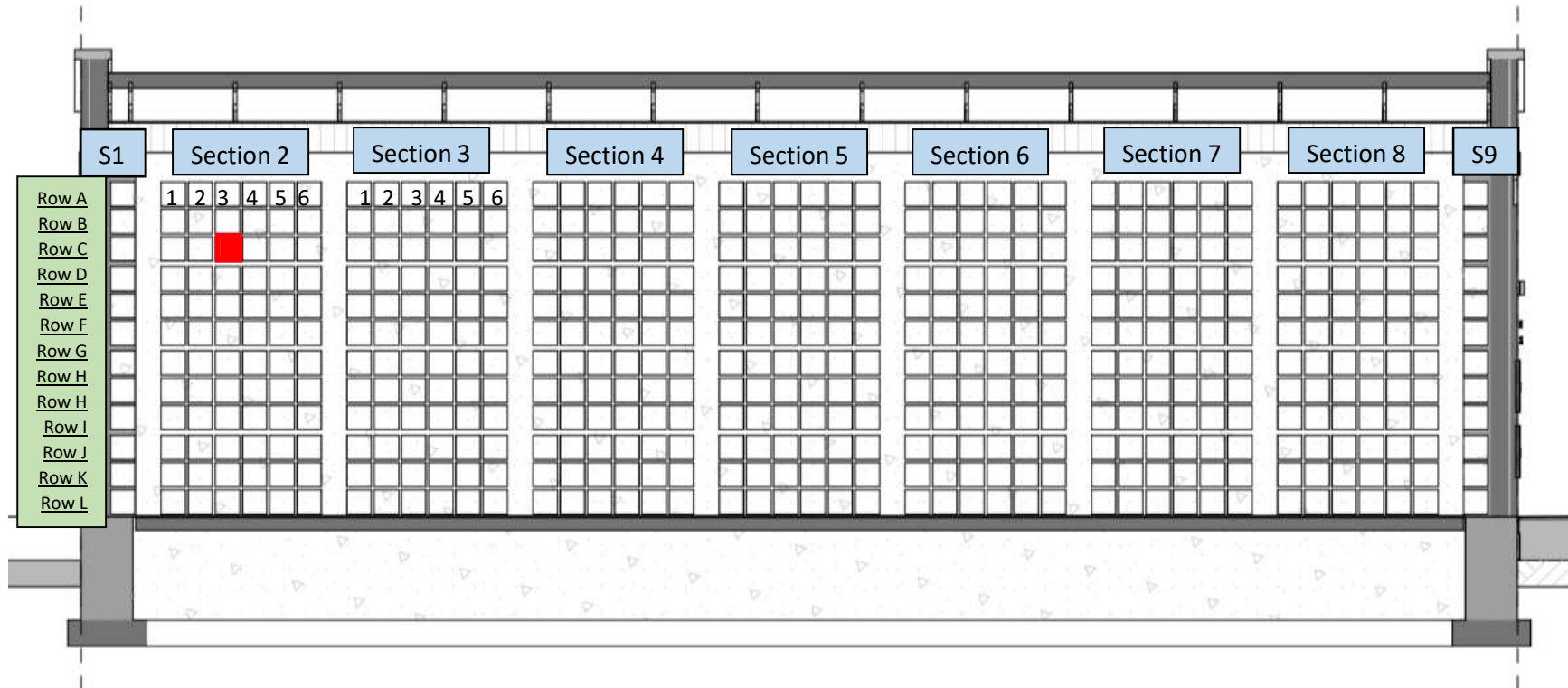
EDA
LAND
PLANNING, P.C.
Landscape Architecture
Planning • Urban Design
777 East 1000 South, Suite 200
Salt Lake City, Utah 84143
PH: 801.452.2200 FAX: 801.452.2207



Heber Cemetery Cremation Courtyard Layout

 = Indicates Companion Niche





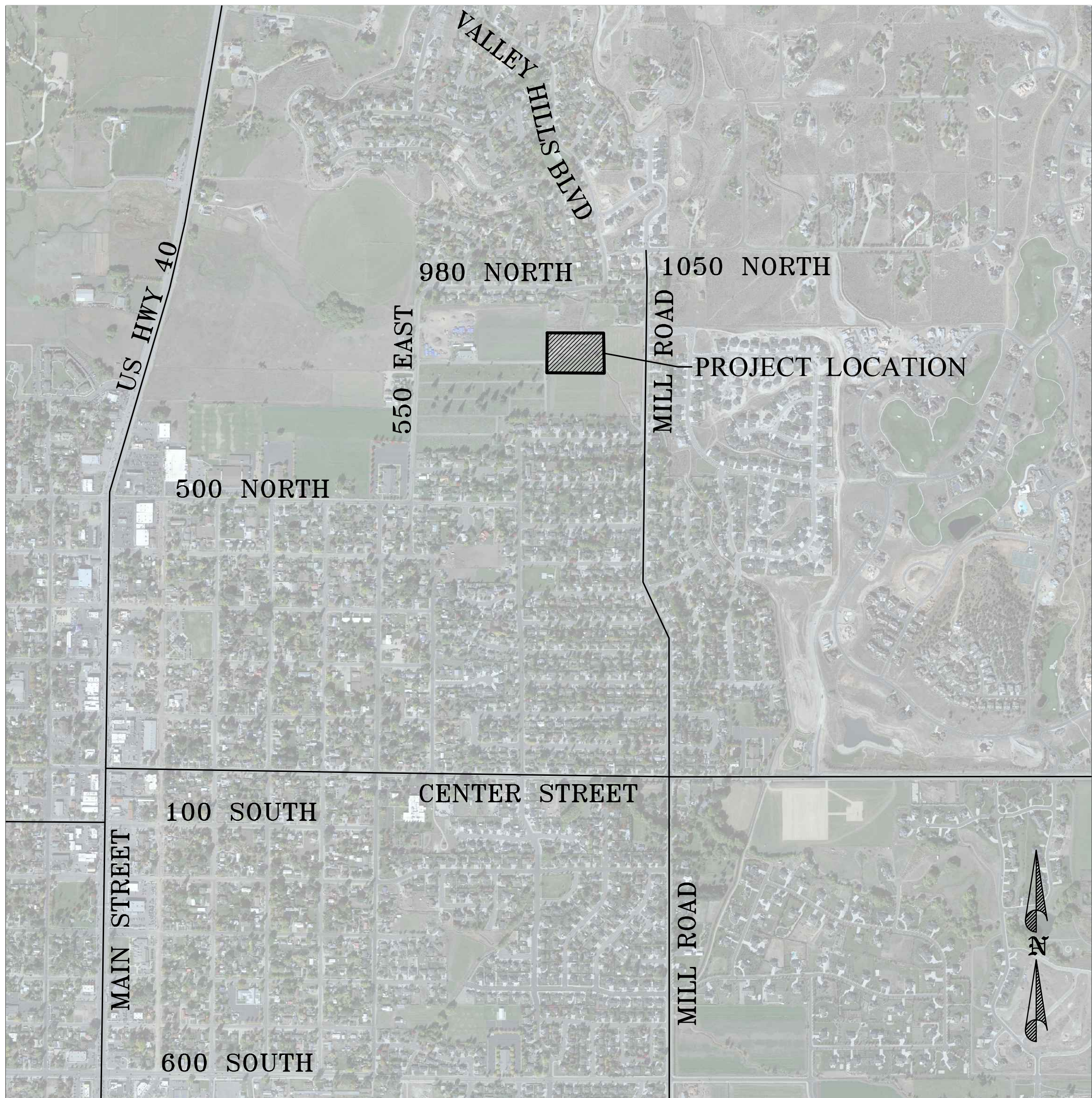
Niche in red would be "C1-2-C-3" Or "C1-2-C3"

Meaning: Courtyard Wall 1- Section 2- Row C- Space 3

Or could use CL and CR for Courtyard Left/Right Wall (looking at office building)

HEBER CITY CEMETERY

2024 IMPROVEMENTS FOR COLUMBARIUM



VICINITY MAP

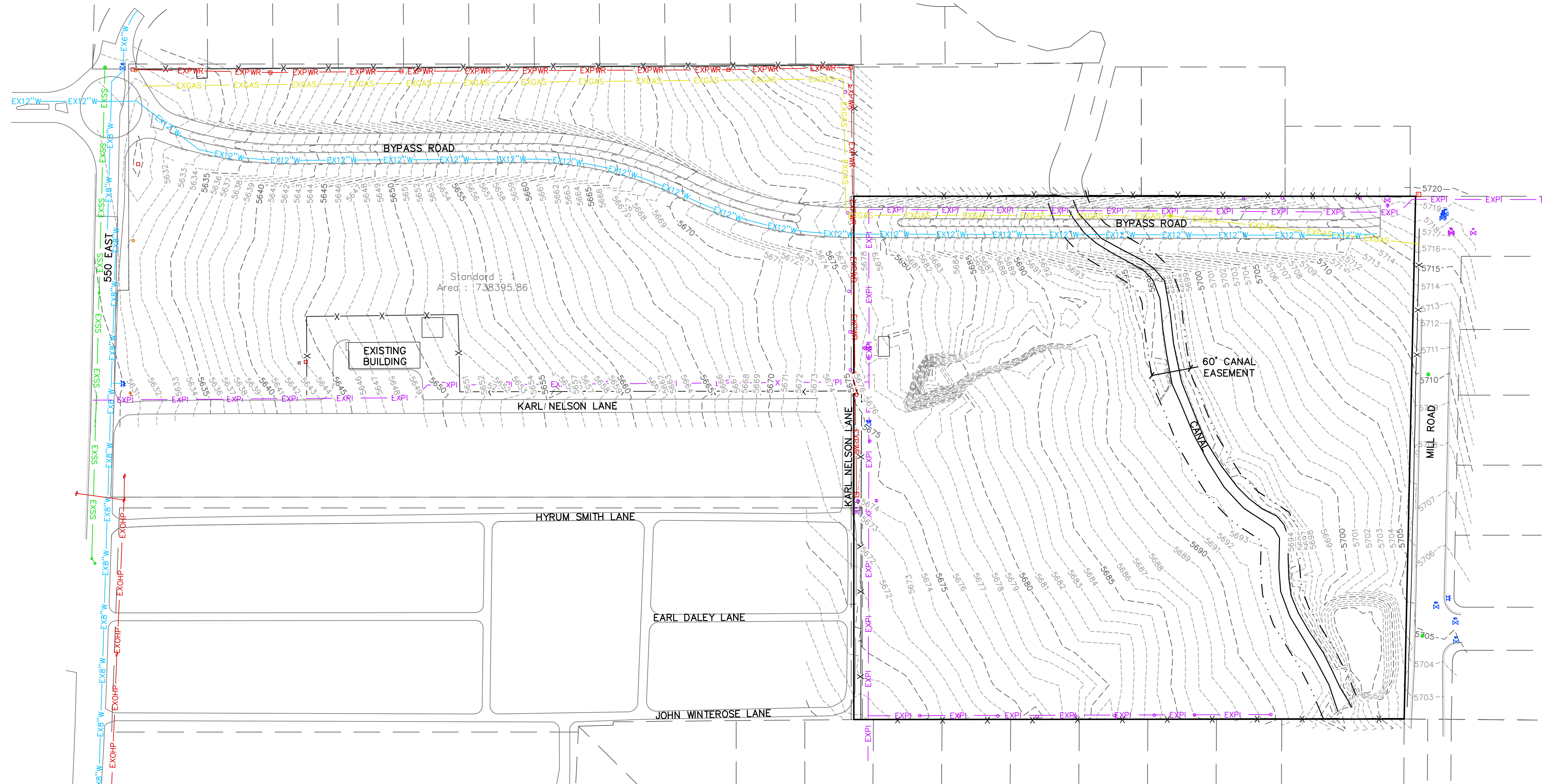
SHEET INDEX

1. EXISTING CONDITIONS MAP
2. MASTER PLAN
3. GRADING PLAN
4. UTILITY PLAN
5. KARL NELSON LANE SEWER PLAN & PROFILE STA 0+00 - 10+00
6. KARL NELSON LANE SEWER PLAN & PROFILE STA 10+00 - 17+00
7. STORM DRAIN PLAN
8. ROAD CONSTRUCTION DETAILS
9. SEWER CONSTRUCTION DETAILS
10. WATER CONSTRUCTION DETAILS
11. STORM DRAIN DETAILS
12. RETAINING WALL AND STAIR DETAILS

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 29 JAN 2024

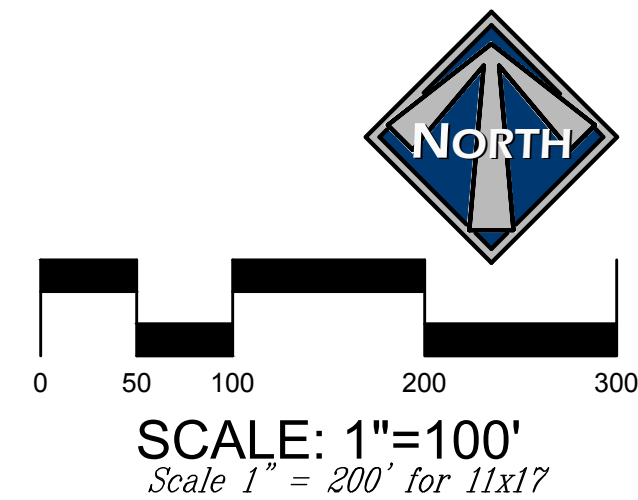
LYTHGOE HEBER CEMETERY		
COVER SHEET		
 BERG ENGINEERING 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749		
DESIGN BY: PDB DRAWN BY: DEJ	DATE: 29 JAN 2024 REV:	SHEET 0



- LEGEND**
- EXSS — EXISTING SEWER
 - EX8"W — EXISTING 8" WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - EXGAS — EXISTING GAS LINE
 - EXPWR — EXISTING BURIED POWER LINE
 - EXOHP — EXISTING OVERHEAD POWER LINE

BLUE STAKE NOTE:

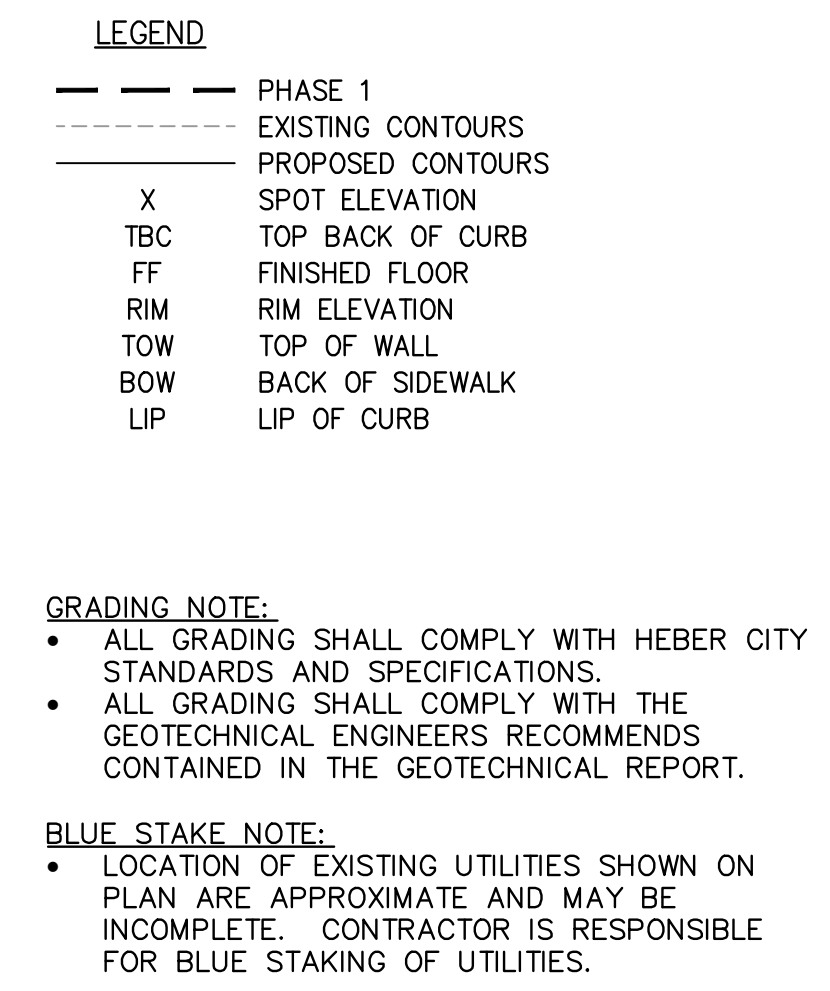
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.



LYTHGOE HEBER CEMETERY		
EXISTING CONDITIONS PLAN		
 BERG ENGINEERING 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749		
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PAUL D. BERG P.E.
SERIAL NO. 2955995
DATE: 29 JAN 2024



GRADING NOTE:

- ALL GRADING SHALL COMPLY WITH HEBBER CITY STANDARDS AND SPECIFICATIONS.
- ALL GRADING SHALL COMPLY WITH THE GEOTECHNICAL ENGINEERS RECOMMENDS CONTAINED IN THE GEOTECHNICAL REPORT.

BLUE STAKE NOTE:

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

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SCALE: 1"=30'
Scale 1" = 60' for 11x11

LYTHGOE
HEBER CEMETERY

GRADING PLAN



DESIGN BY: PDE

DATE: 29 JAN 2024

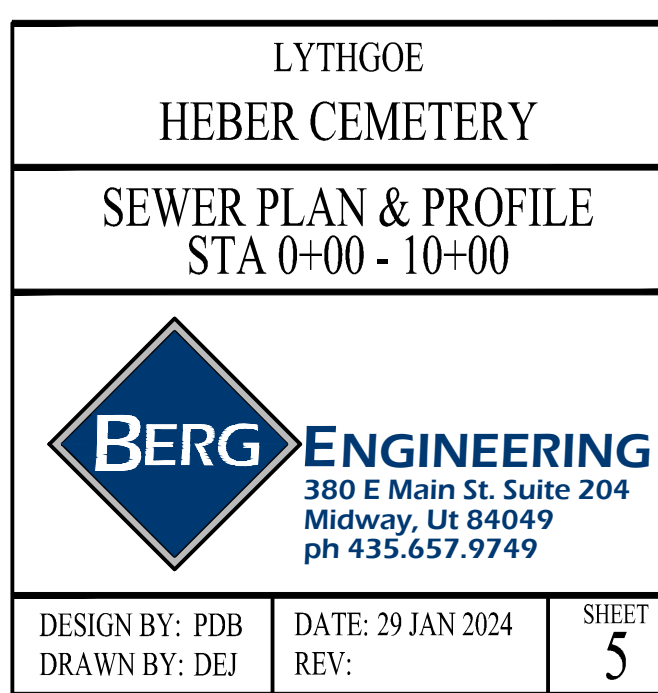
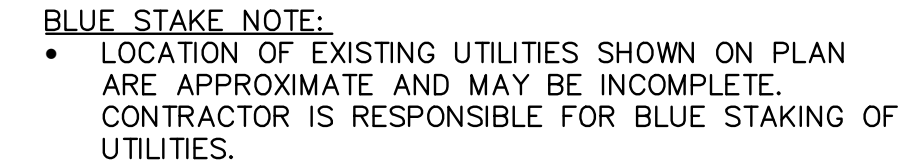
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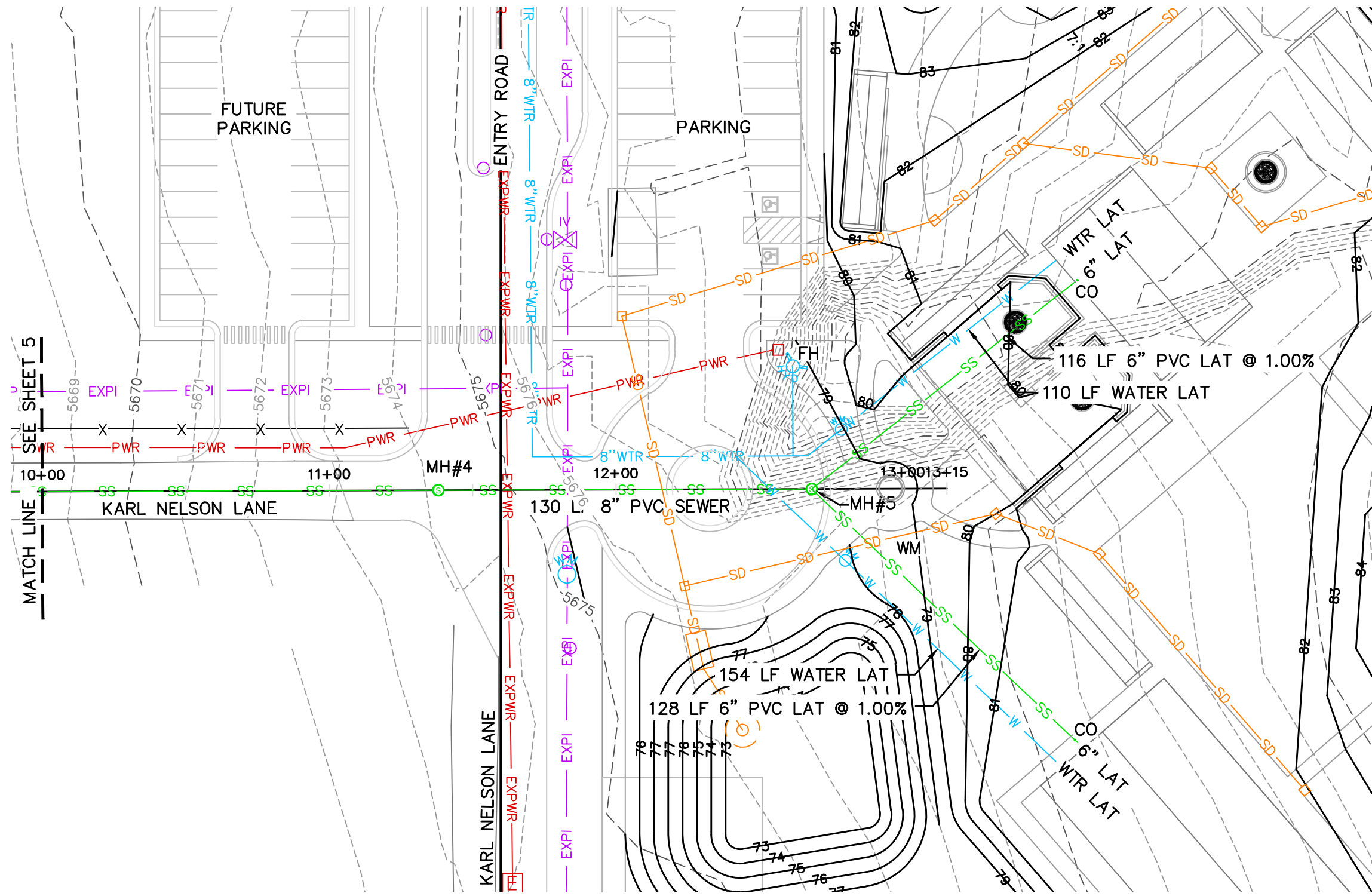
PAUL D. BERG _____ P.E.
SERIAL NO. 295595
DATE: 29 JAN 2024



SHEET
4



Path: \\N:\Users\Berg\My Documents\Projects\Heber Cemetery\Drawings\10-SEWER PLAN.dwg | Plot Date: January 27, 2024 | plotted by: ddb



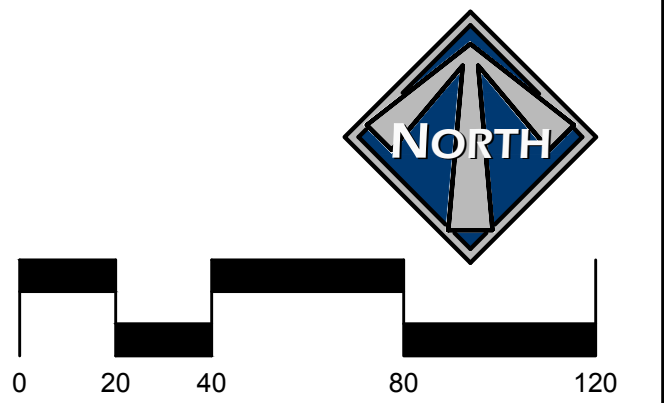
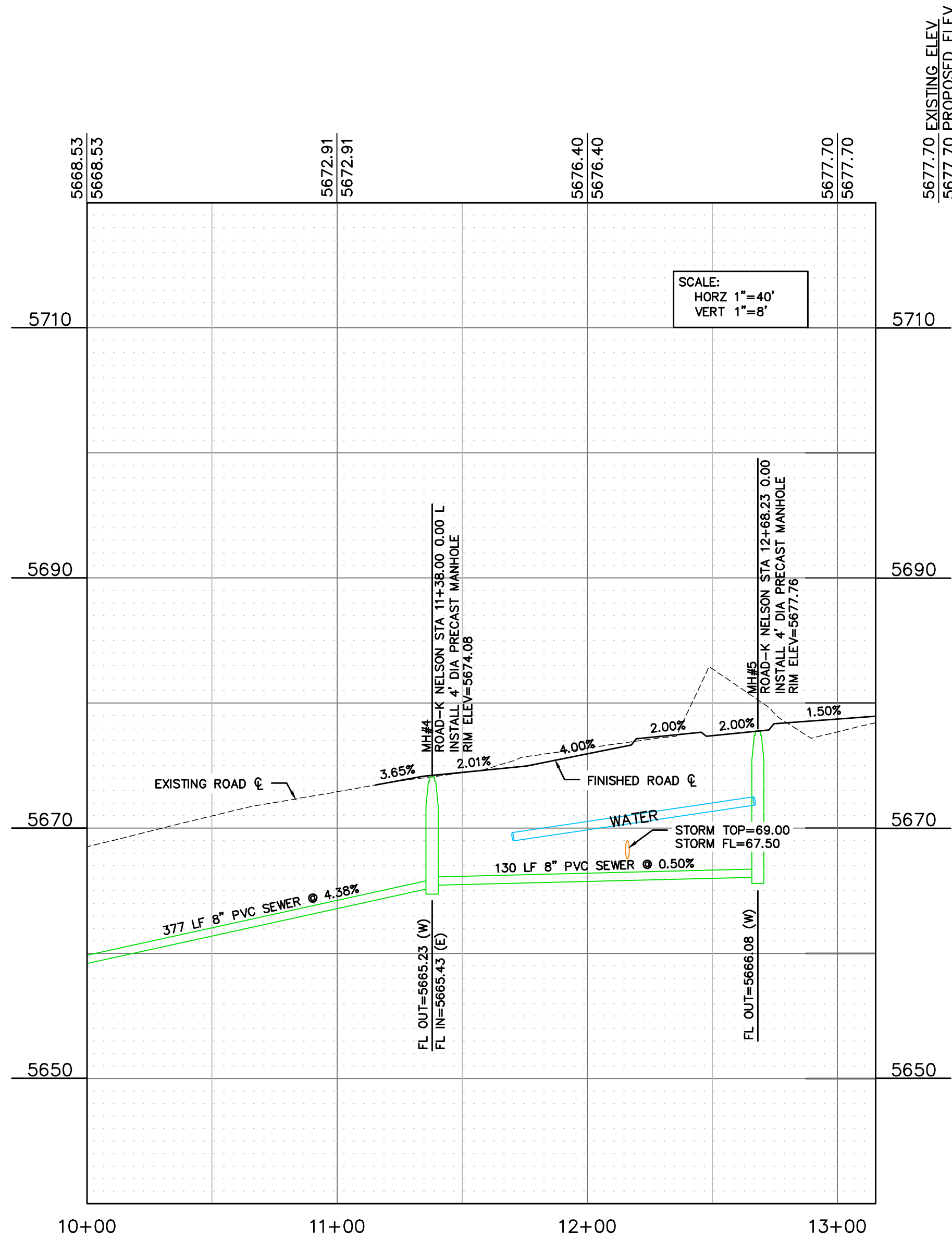
LEGEND	
EXSS	EXISTING SEWER
SS	PROPOSED SEWER
SD	PROPOSED STORM DRAIN
8"WTR	PROPOSED 8" WATER
EXGAS	EXISTING GAS LINE
EXPWR	EXISTING BURIED POWER LINE
PWR	6" POWER CONDUIT
EXPI	EXISTING PRESSURIZED IRRIGATION
8"PI	PROPOSED 8" PRESSURIZED IRRIGATION
CO	SEWER CLEANOUT

SEWER NOTES:

- ALL SEWER IMPROVEMENTS SHALL MEET HEBER CITY STANDARDS AND SPECIFICATIONS

BLUE STAKE NOTE:

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

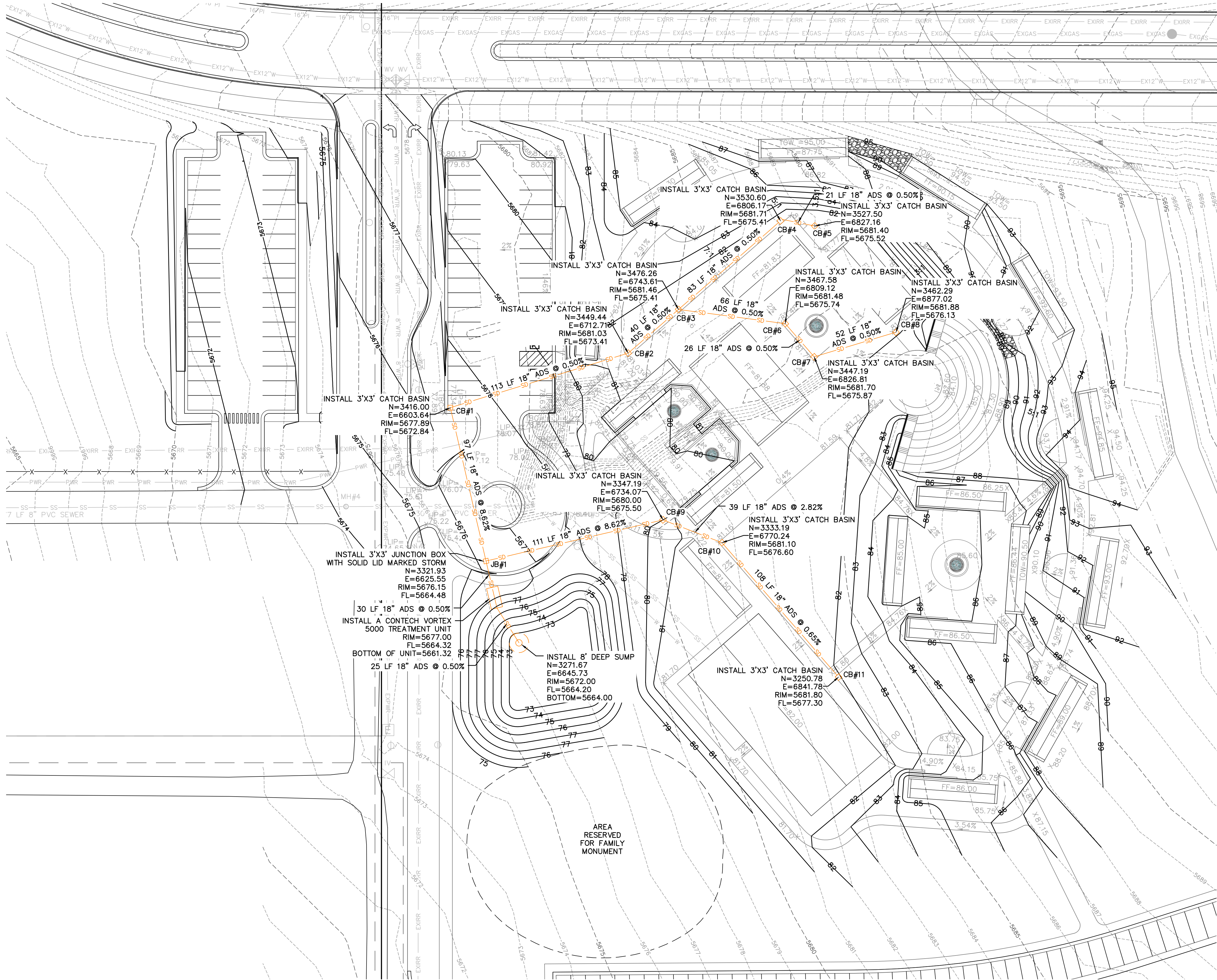


SCALE: 1"=40'
Scale 1" = 80' for 11x17

LYTHGOE HEBER CEMETERY		
SEWER PLAN & PROFILE STA 10+00 - 17+00		
 BERG ENGINEERING 380 E Main St. Suite 204 Midway, UT 84049 ph 435.657.9749		
DESIGN BY: PDB DRAWN BY: DEJ	DATE: 29 JAN 2024 REV:	SHEET 6

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PAUL D. BERG P.E.
SERIAL NO. 2955995
DATE: 29 JAN 2024



Heber City Cemetery Columbarium Storm Drain Calculations

January 26, 2024

The runoff from the columbarium improvements will be retained onsite in sumps.

The soils in this area are CgB per the Heber Valley Soils Survey published by the USDA. CgB soils are classified as Ci-ML loam soil meeting AASHTO A-4. A permeability rate of 2 inches per hour is listed in the Heber Valley Soils Survey.

Heber City allows the bottom and half of the side of the retention pond for infiltration estimates. The planimetric area is the area of the pond below the freeboard is 6,065 sf below the 5676 contour. Half of the volume of the sides is 1,743 sf below the 5676 contour. The total infiltration area equals the planimetric area plus the half the area of the sides = 7,808 sf

Table 1 - Runoff Coefficient

Drainage Basin	Total Drainage Area (acres)	Buildings (acres)	Roads and Parking (acres)	Sidewalks & Hardscape (acres)	Landscaping (acres)	Compsite Runoff Coefficient
Site	4.28	0.43	0.37	1.25	2.23	0.54

Table 2 - 100 Year Runoff and Runoff Volume

Time Period (min)	100 Year Rainfall Intensity (in / hr)	Drainage Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
5	6.52	4.28	0.54	15.08	4,523
10	4.96	4.28	0.54	11.47	6,882
15	4.10	4.28	0.54	9.48	8,533
30	2.76	4.28	0.54	6.38	11,489
60	1.71	4.28	0.54	3.95	14,238
120	0.96	4.28	0.54	2.22	15,951
180	0.65	4.28	0.54	1.50	16,159
360	0.36	4.28	0.54	0.82	17,732
720	0.21	4.28	0.54	0.48	20,879
1440	0.13	4.28	0.54	0.29	24,975

Table 3 - 100 Year Retention Pond Design

Time Period (min)	Total Runoff Volume (cf)	Design Infiltration Rate (inch / hour)	Infiltration Area (sf)	Infiltration Rate from Pond (cfs)	Infiltration Release Volume (cf)	Retention Capacity Needed in Pond (cf)
5	4,523	2.0	7,808	0.36	108	4,415
10	6,882	2.0	7,808	0.36	217	6,665
15	8,533	2.0	7,808	0.36	325	8,208
30	11,489	2.0	7,808	0.36	651	10,838
60	14,238	2.0	7,808	0.36	1,301	12,934
120	15,951	2.0	7,808	0.36	2,603	13,348
180	16,159	2.0	7,808	0.36	3,904	12,255
360	17,732	2.0	7,808	0.36	7,808	9,924
720	20,879	2.0	7,808	0.36	15,616	5,263
1440	24,975	2.0	7,808	0.36	31,232	0

Table 4 - Retention Pond Storage Volume

Elevation	Pond Depth (ft)	Pond Area (sf)	Total Volume (cf)
5672	0.0	12	0
5673	1.0	2,580	1,296
5674	2.0	3,610	4,381
5675	3.0	4,771	9,582
5676	4.0	6,065	14,000
5677	5.0	7,493	20,779

Contains the 100 year storm +1' of freeboard

Table 5 - 2 Year Runoff Rate for Storm Water Treatment

Time Period (min)	2 Year Rainfall Intensity (in / hr)	Drainage Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
5	1.94	4.28	0.54	4.49	1,346
10	1.45	4.28	0.54	3.42	2,054
15	1.22	4.28	0.54	2.82	2,539
30	0.82	4.28	0.54	1.91	3,430
60	0.51	4.28	0.54	1.18	4,246
120	0.31	4.28	0.54	0.73	5,228
180	0.24	4.28	0.54	0.55	5,919
360	0.16	4.28	0.54	0.36	7,742
720	0.10	4.28	0.54	0.22	9,660
1440	0.06	4.28	0.54	0.13	11,588

LEGEND

- EXSS — EXISTING SEWER
- SS — PROPOSED SEWER
- SD — PROPOSED STORM DRAIN
- EX6"W — EXISTING 6" WATER
- 8"WTR — PROPOSED 8" WATER
- EX8"W — EXISTING 8" WATER
- EX12"W — 12" WATER BY OTHERS
- EXGAS — EXISTING GAS LINE
- EXOHP — EXISTING OVERHEAD POWER LINE
- EXPWR — EXISTING BURIED POWER LINE
- PWR — PROPOSED 6" POWER CONDUIT
- EXP1 — EXISTING PRESSURIZED IRRIGATION

STORM DRAIN NOTES:

- ALL STORM DRAIN IMPROVEMENTS SHALL MEET HEBER CITY STANDARDS AND SPECIFICATIONS

BLUE STAKE NOTE:

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 29 JAN 2024



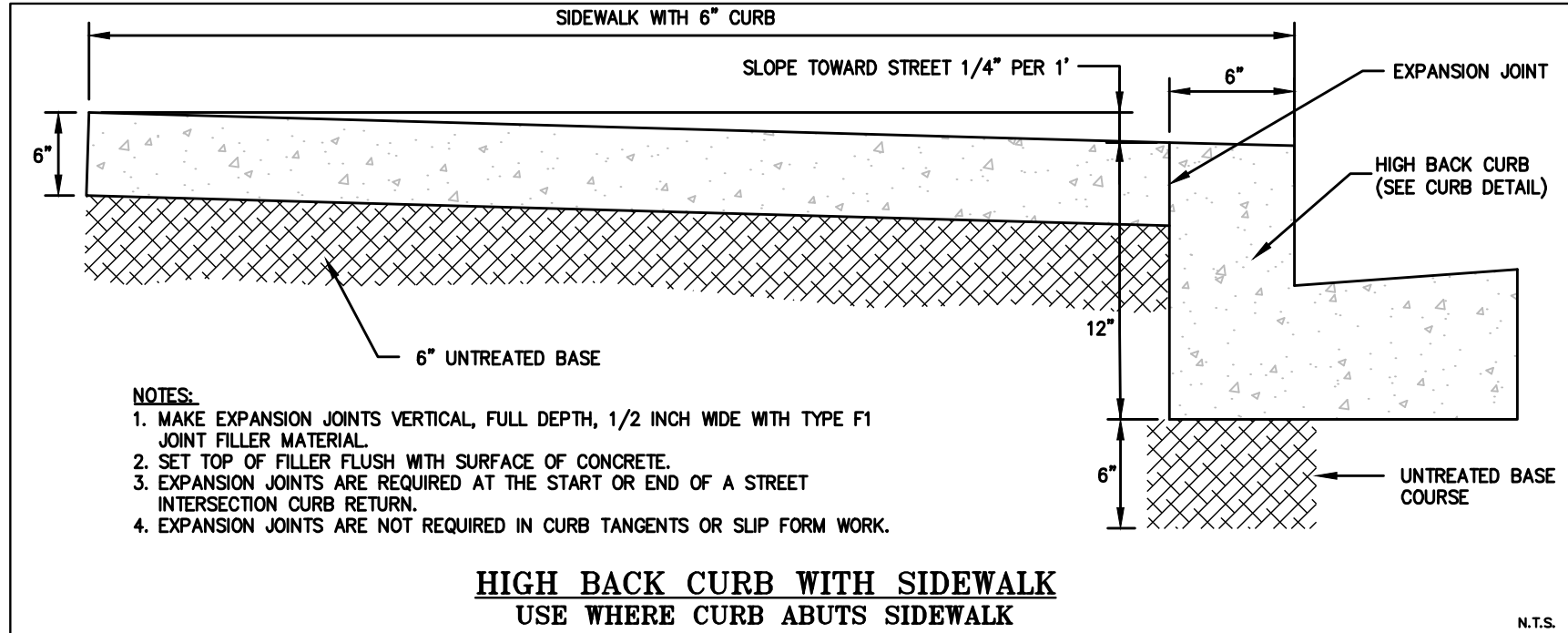
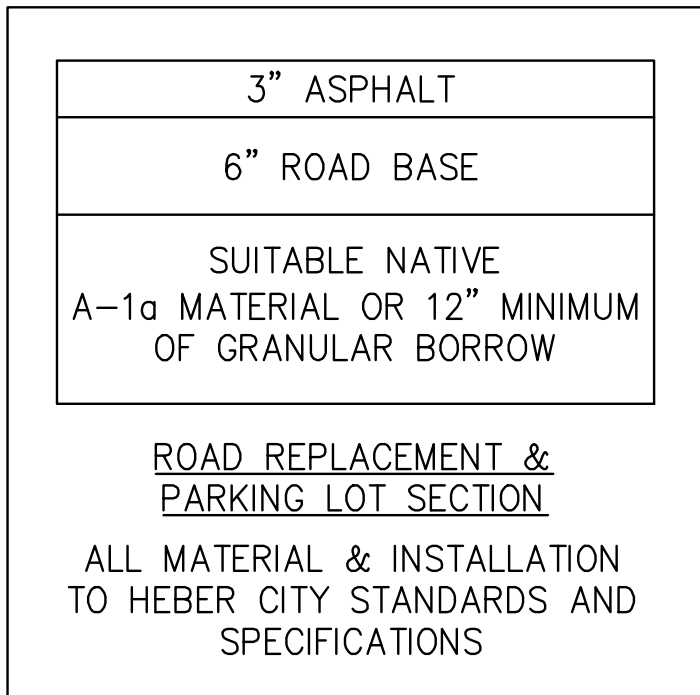
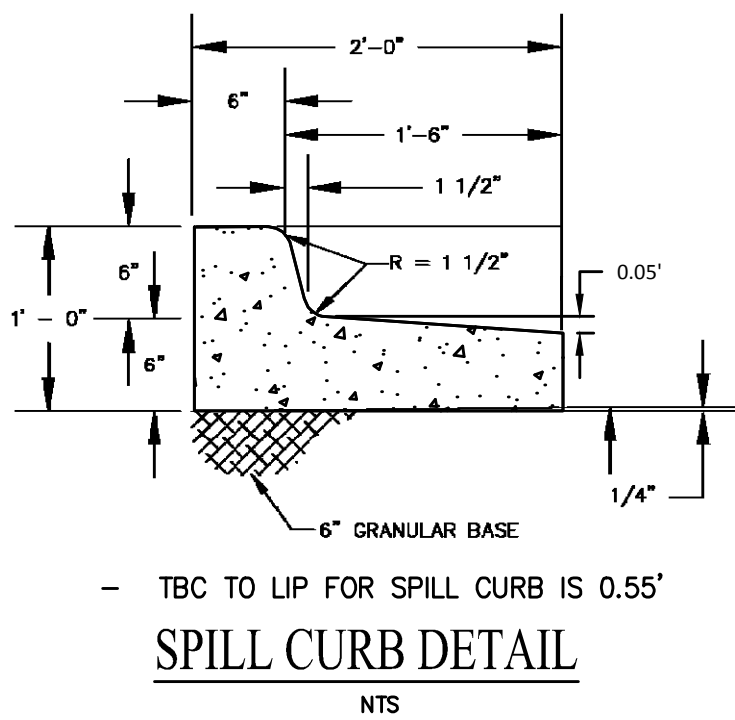
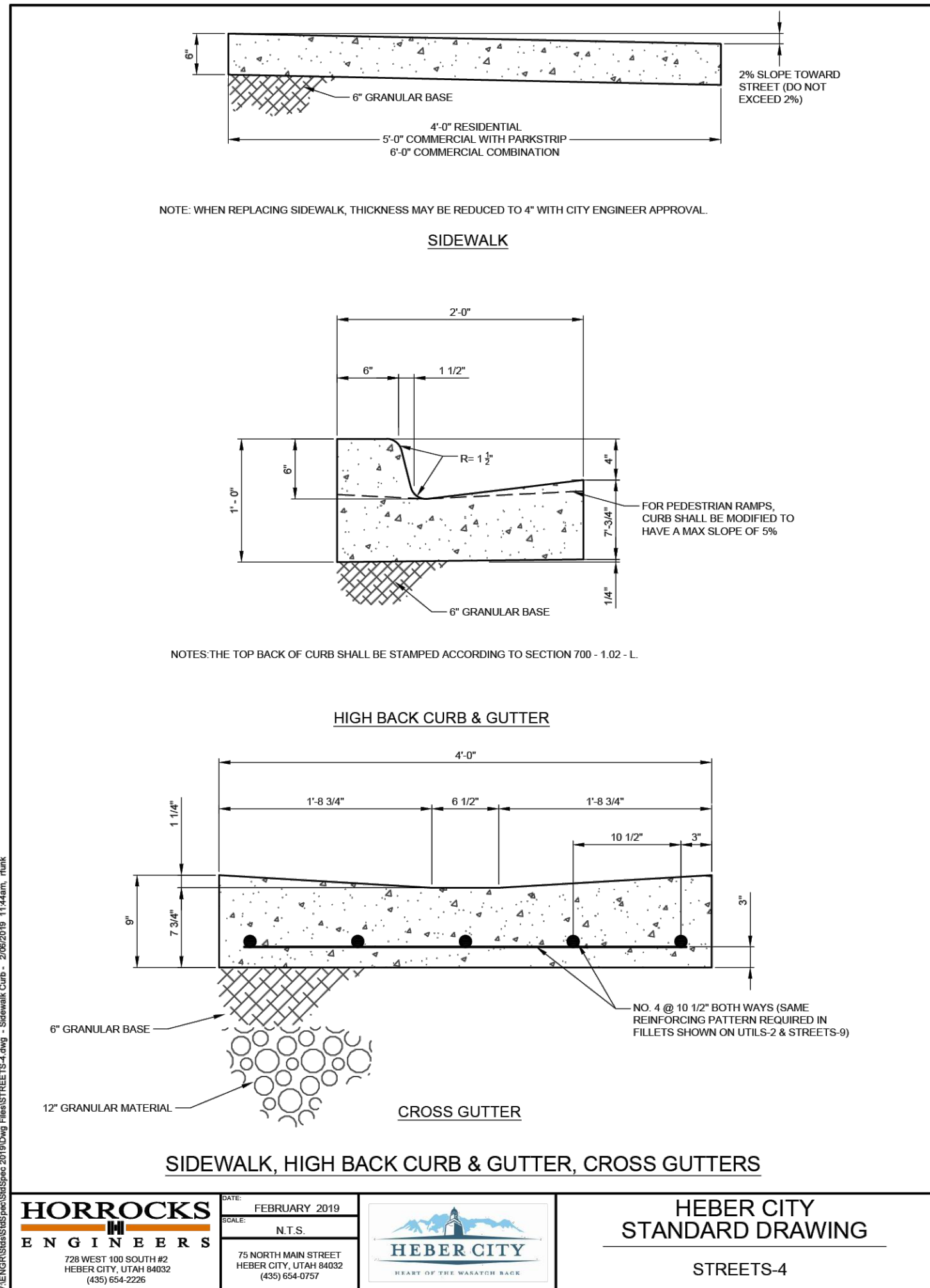
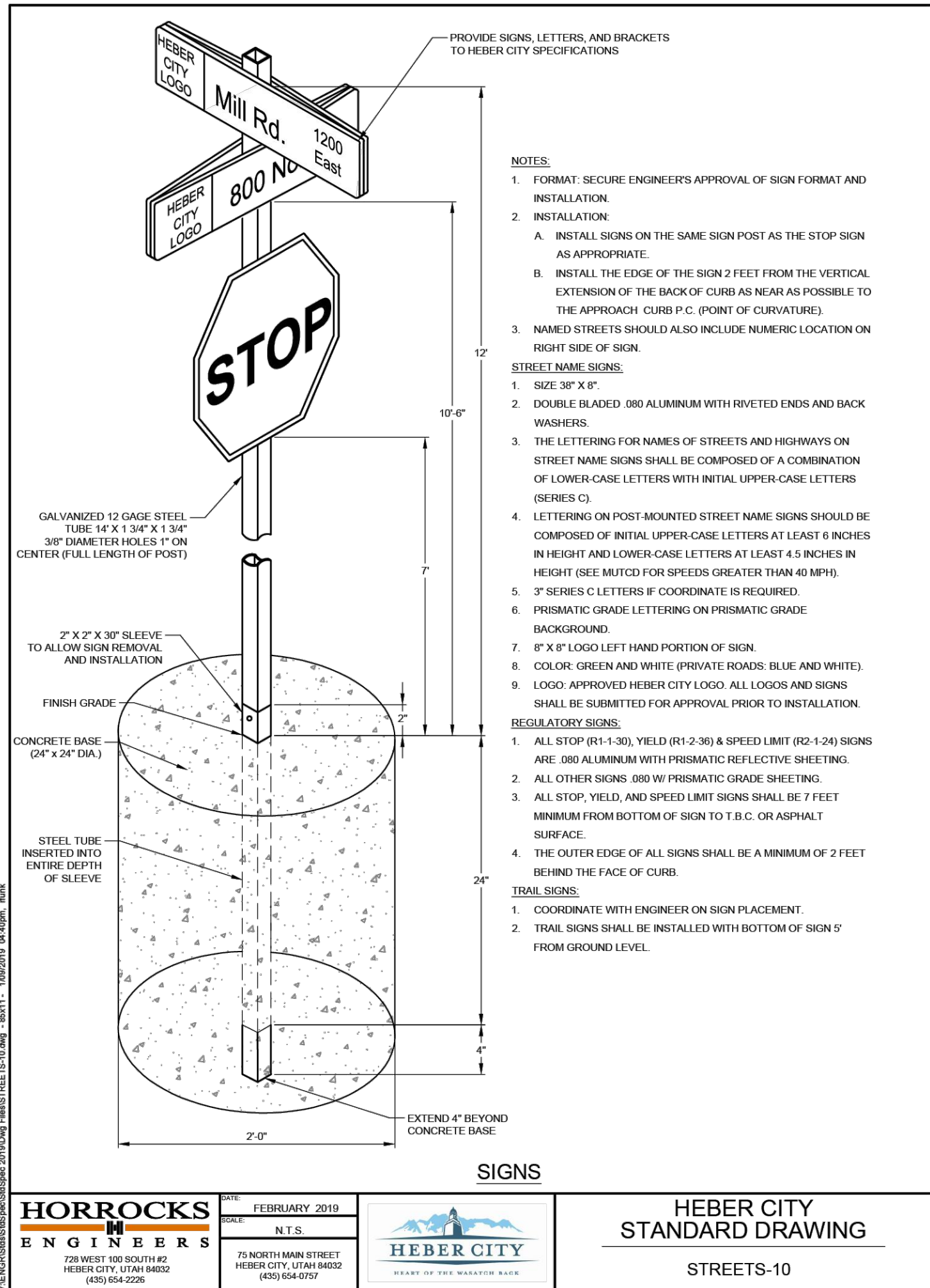
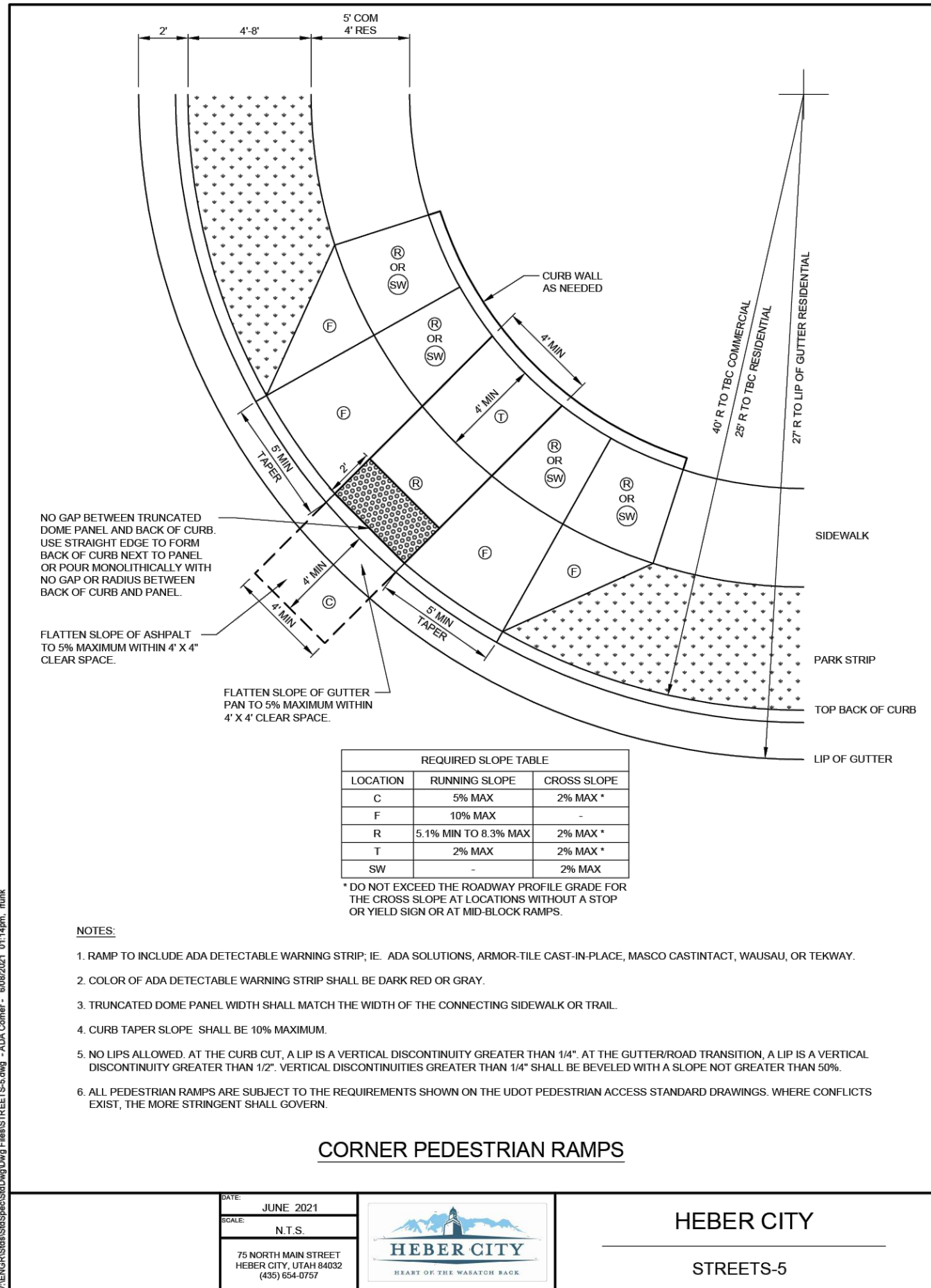
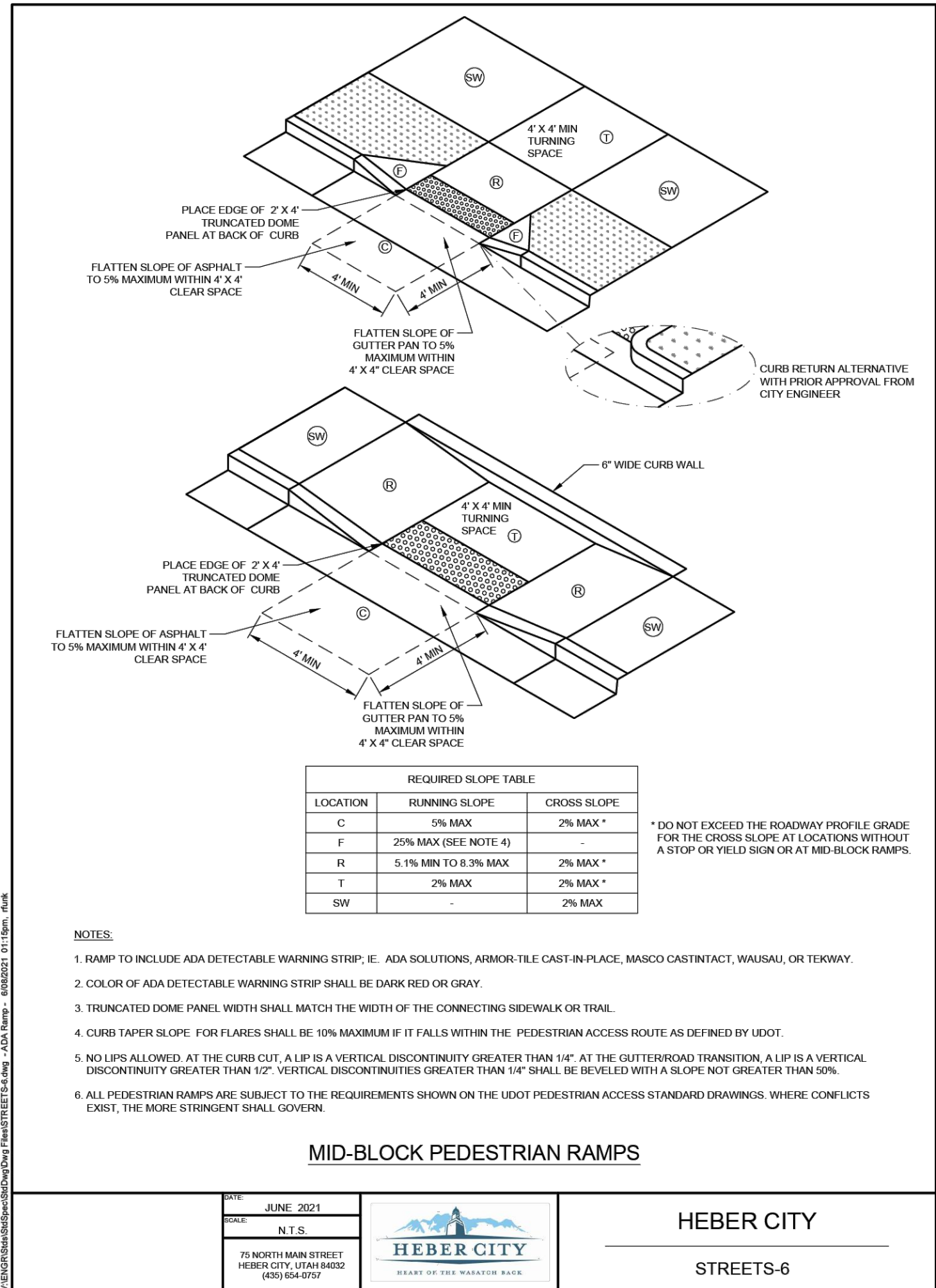
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Scale 1" = 120' for 11x17

LYTHGOE
HEBER CEMETERY

STORM DRAIN PLAN



DESIGN BY: PDB
DRAWN BY: DEJ
DATE: 29 JAN 2024
REV:
SHEET 7



HEBER CITY ENGINEER APPROVAL

RUSSELL FUNK DATE

LYTHGOE
HEBER CEMETERY

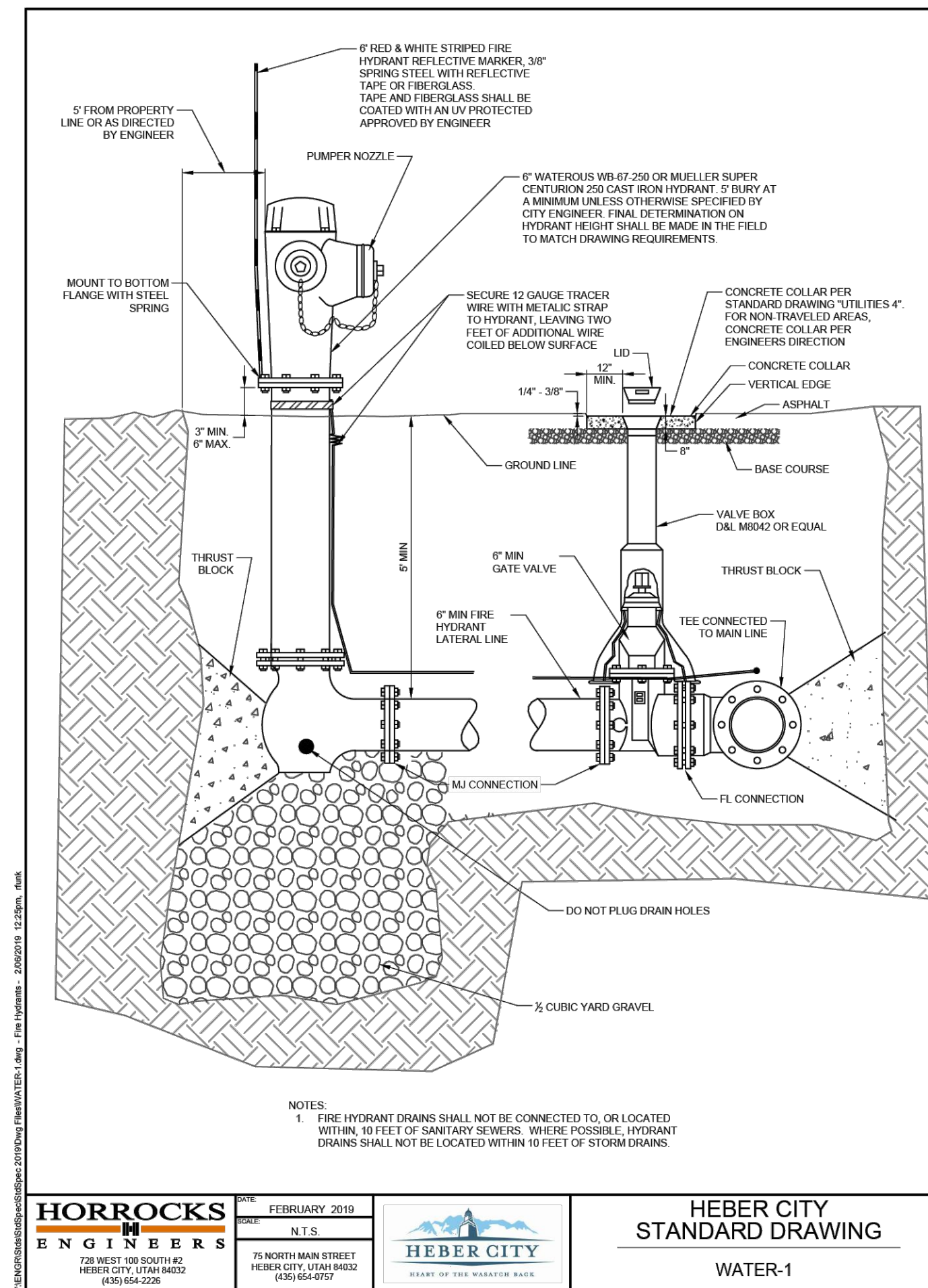
ROAD DETAILS



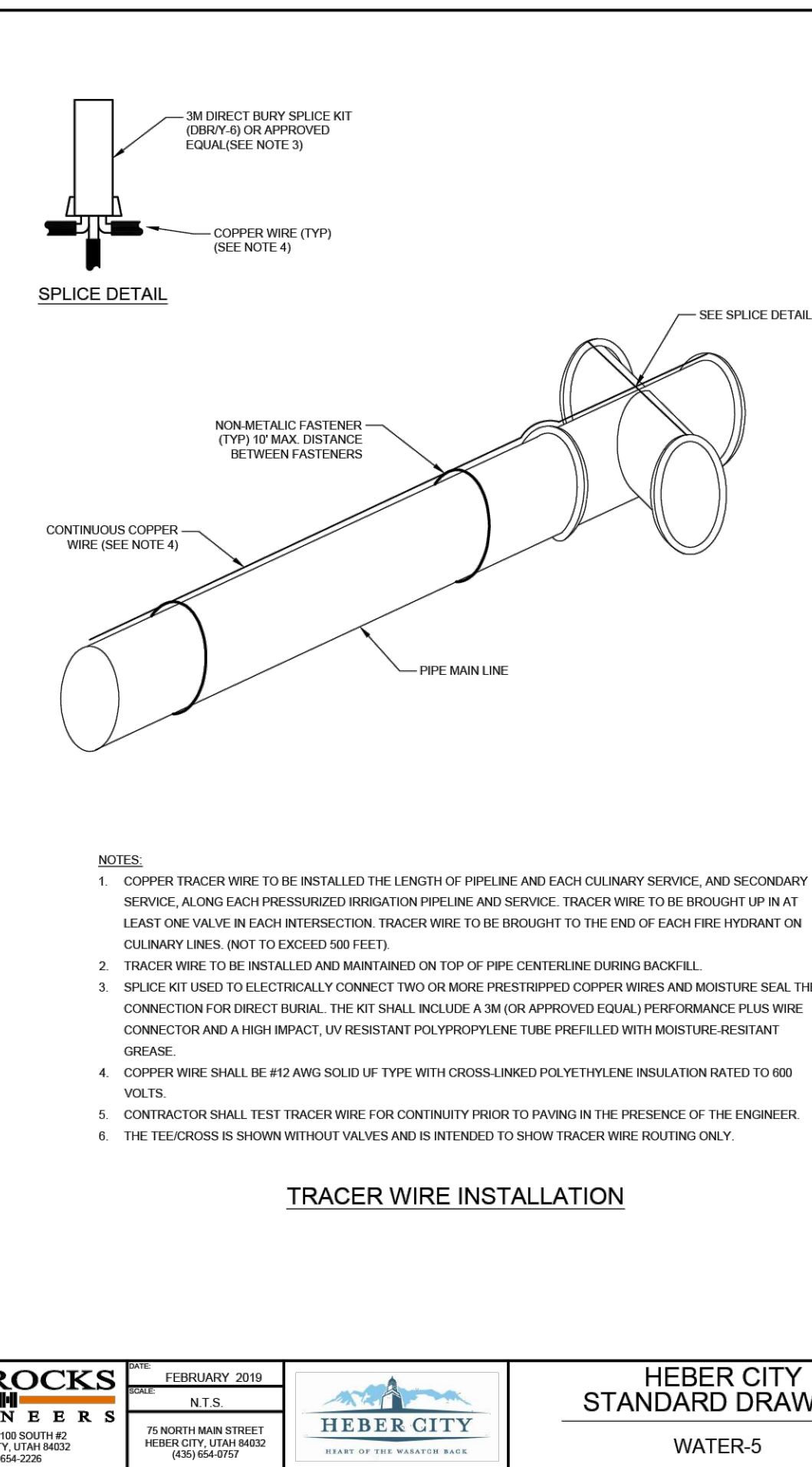
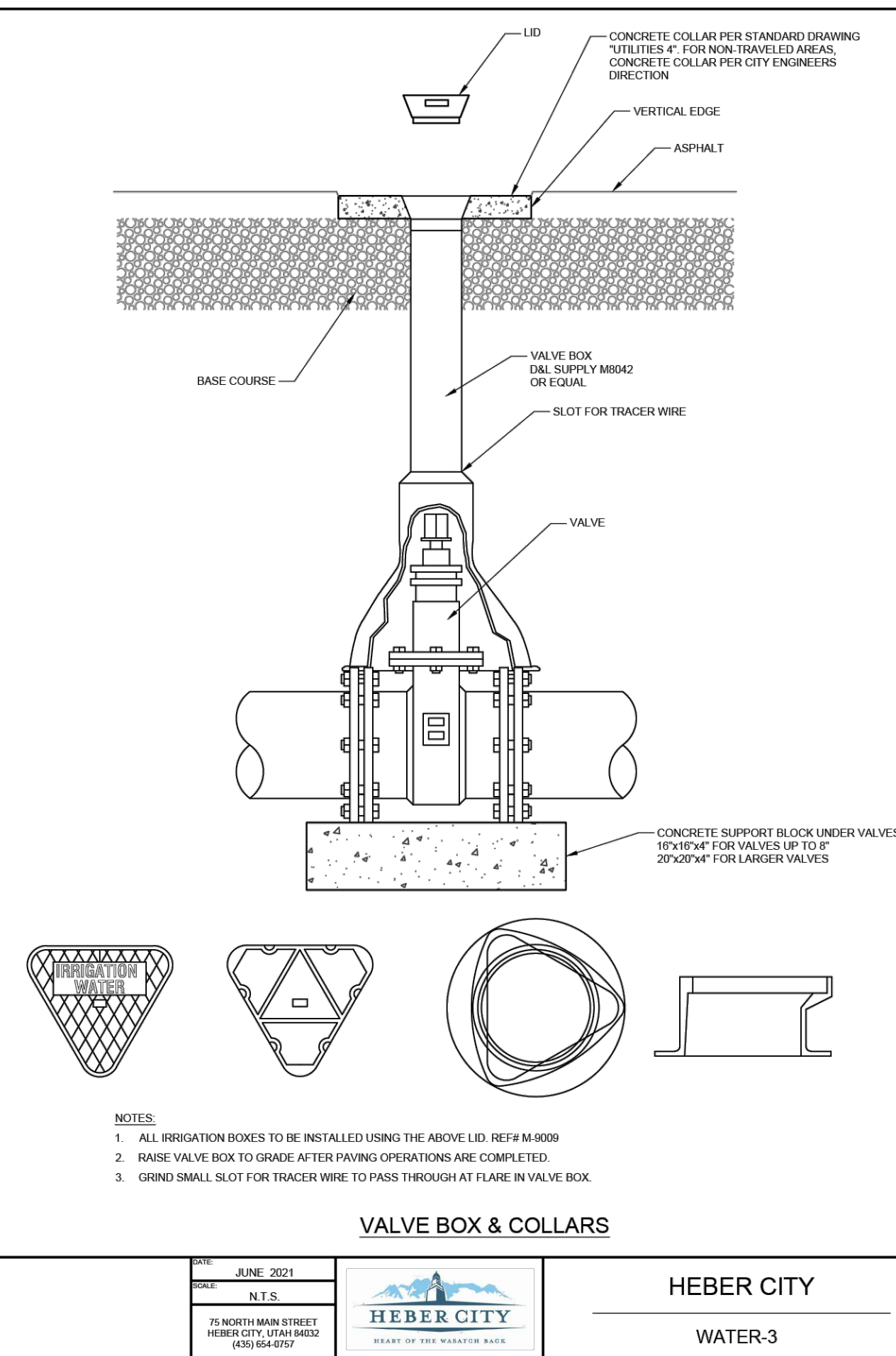
DESIGN BY: PDB
DRAWN BY: DEJ

DATE: 29 JAN 2024
REV:

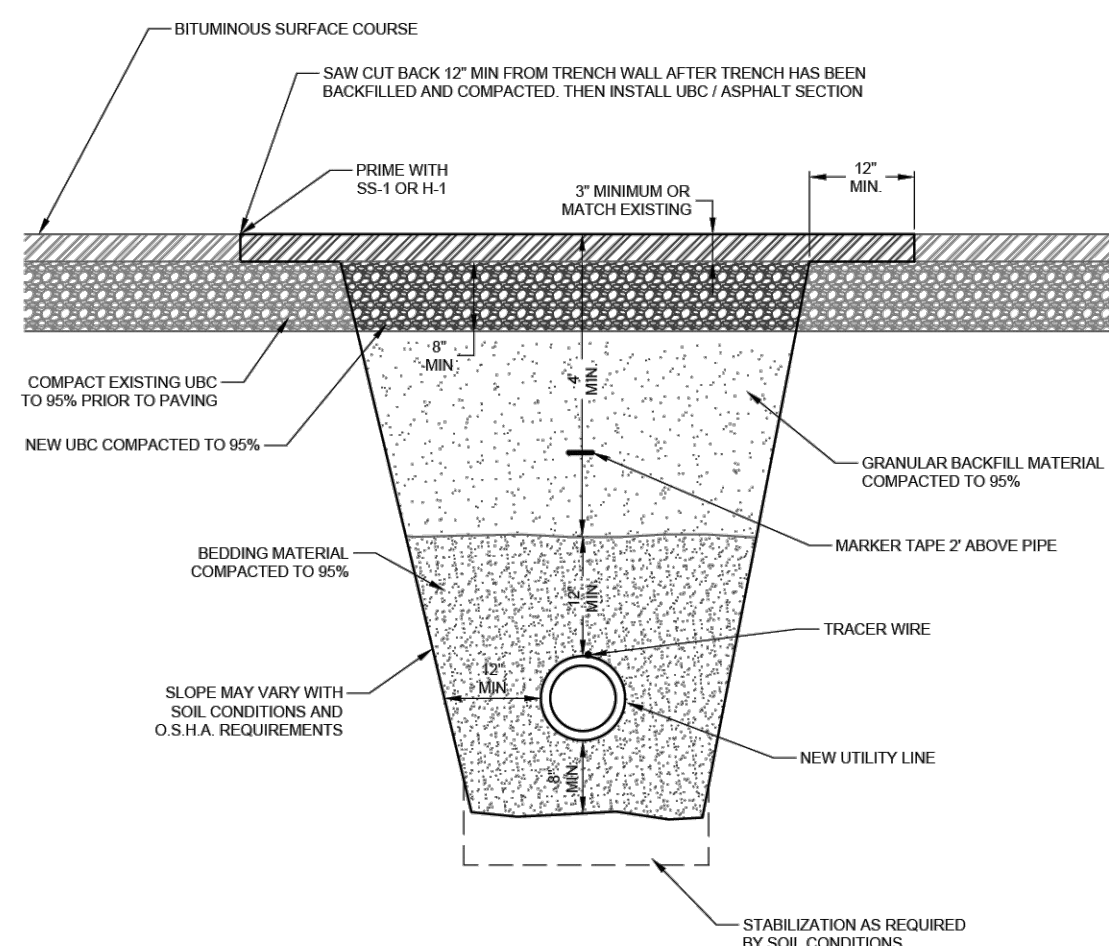
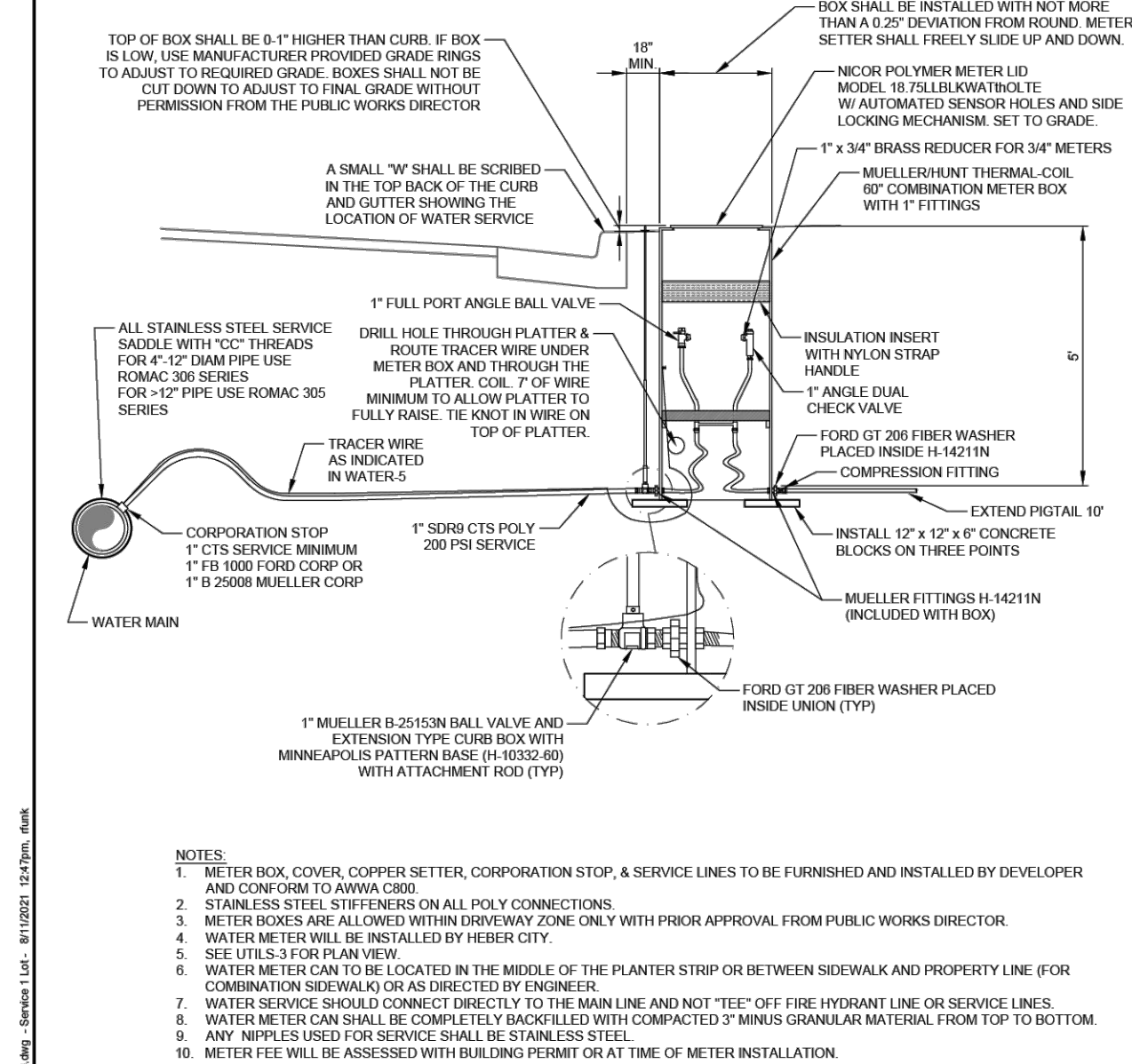
SHEET
8



THRUST BLOCK BEARING AREA IN SQ. FT.								
PIPE SIZE	CONDITION							
	1	2	3	4	5	6	7	8
4	2.6	3.3	2.6	1.3	2.3	2.0	3.3	2.6
6	4.6	6.5	3.9	2.0	3.6	3.3	6.5	4.6
8	7.8	11.0	5.9	3.3	6.9	5.9	11.0	7.8
10	12.4	17.5	9.8	5.2	6.5	9.1	17.5	12.4
12	17.5	24.8	13.6	7.8	9.1	12.3	24.8	17.5
14	24.0	33.8	18.2	9.7	12.3	16.9	33.8	24.0
16	31.1	44.0	23.8	12.7	15.5	23.2	44.0	31.1
20	48.6	68.8	37.2	19.8	24.2	36.3	68.8	48.6
24	89.8	90.1	48.8	24.9				



SERVICE LINE SIZE	MINIMUM METER BOX SIZE	BOX MODEL	FRAME MODEL	COMMENTS	INSULATION INSERTS
1" MINIMUM	18" x 60"	330CS1860FVBS000390N	NA	NEW SERVICES	790153
1 1/2"	24" x 60"	500V52460FVB000520N	700098-1	" "	790325
2"	27" x 60"	550VS2760FVB000520N	700098-1	" "	790327



NOTES:

1. COMPACTED BEDDING MATERIAL, SHALL NORMALLY CONSIST OF BEDDING SAND.
2. IF APPROVED BY CITY ENGINEER, 3/4" DRAIN ROCK MAY BE USED FOR BEDDING MATERIAL, AND SHALL BE WRAPPED IN APPROVED FILTER FABRIC (SEE ILLINOIS CITY SPECIFICATION 0772.2.02), UNLESS OTHERWISE APPROVED.
3. MATERIALS, METHOD & CONSTRUCTION SHALL BE APPROVED BY ENGINEER.
4. USE OF PEA GRAVEL OR COURSE SAND FOR BEDDING MATERIAL IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. USE OF NO. 4 MATERIAL FOR BEDDING IS PROHIBITED EXCEPT AS APPROVED BY THE CITY ENGINEER WITH FULL TIME TESTING AND INSPECTION.
6. USE PROPER MARKER TAP AS APPROVED BY CITY ENGINEER.
7. INSTALL TRACER WIRE AS PER WATS-5.
8. FLOWABLE FILT IS PROHIBITED AS BACKFILL MATERIAL UNLESS OTHERWISE APPROVED BY CITY ENGINEER. WHEN APPROVED, SURFACE FINISHES MUST STILL BE MATCHED.

WATER SERVICE - SINGLE LOTS			
DATE:	JUNE 2021		HEBER CITY
SCALE:	N.T.S.		
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757			WATER-6B

DATE:	JUNE 2021	 HEBER CITY HEART OF THE WASATCH BACK	HEBER CITY
SCALE:	N.T.S.		UTILITIES-1
75 NORTH MAIN STREET HEBER CITY, UTAH 84002 (435) 654-0757			

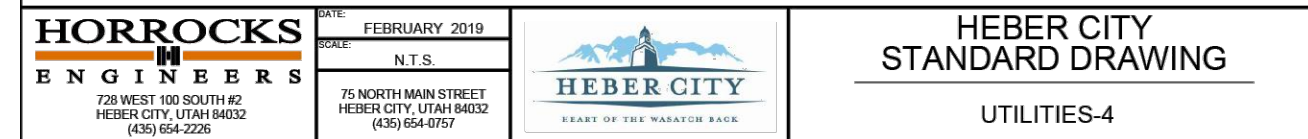
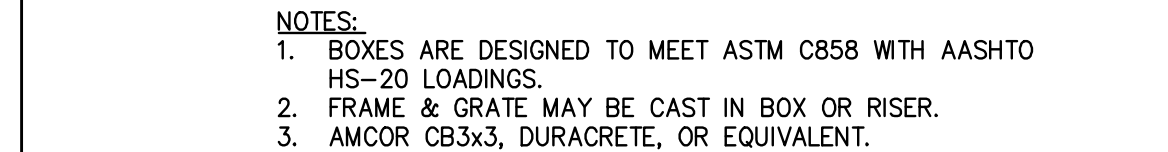
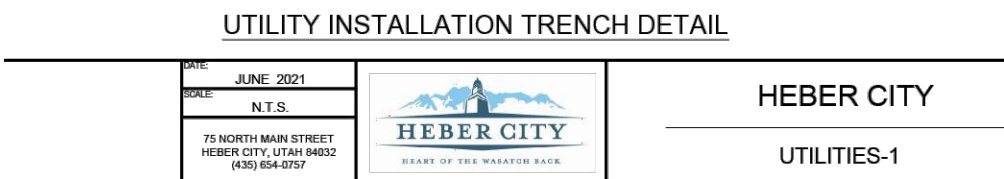
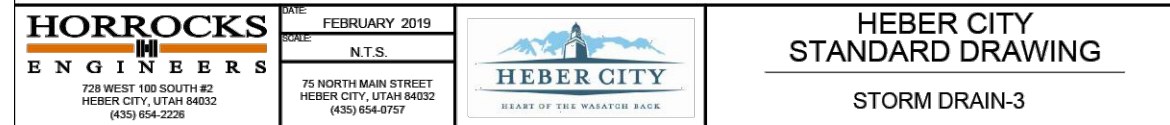
HEBER CITY ENGINEER APPROVAL

RUSSELL FUNK

DATE

LYTHGOE
HEBER CEMETERY
WATER CONSTRUCTION
DETAILS

 **BERG** **ENGINEERING**
380 E Main St. Suite 204
Midway, UT 84049
ph 435.657.9749



LYTHGOE
HEBER CEMETERY
STORM CONSTRUCTION
DETAILS

DESIGN BY: PDB	DATE: 29 JAN 2024	SHEET
DRAWN BY: DEJ	REV:	11

