

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

April 9, 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. Recuse for Conflict of Interest

2. Consent Agenda:

- I. 03.12.2024 Minutes Approval

3. Action Items:

- I. Amendment to the Heber City Annexation Policy Plan (Planner Tony Kohler)
- II. A Zoning Amendment for 167 West Center Street to rezone the property from RC (Residential Commercial) to C-3 (Central Commercial) (Planner Denna Woodbury)

4. Work Meeting:

5. Administrative Items:

- I. City Council Communication Item

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 04.04.2024, in the Heber City Municipal Building located at 75 North Main, on 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 CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
March 12, 2024**

DRAFT Minutes

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Chairman Gunn called the Planning Commission Meeting to order at 6:07 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:

Chairman Dennis Gunn
Commissioner Phil Jordan
Commissioner Josh Knight
Commissioner Tori Broughton
Commissioner Robert Wilson
Commissioner Greg Royall
Commissioner Jami Hewlett-Smith

Planning Commission Absent:

Vice-Chairman Dave Richards
Commissioner Darek Slagowski

Staff Present:

Planning Manager Jamie
Baron Planner Jacob Roberts
Planning Office Admin Meshelle Kijanen
Network Administrator Anthon Beales

Staff Participating Remotely:

N/A

Also Present:

Dave Johnson, Aaron Johnson, Rod
Riddle, Linda Middleton

Also Attending Remotely:

Dave Thacker

III. Pledge of Allegiance: By Invitation

Commissioner Phil Jordan led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought: By Invitation

Commissioner Robert Wilson expressed thoughts about the importance of thinking about what kind of legacy they were leaving for their children when they approved developments. He spoke about the importance of considering how developed and cultivated they allowed their land to become.

V. Recuse for Conflict of Interest:

None, although Planning Commissioner Greg Royal asked to move the Consent Item "Requesting a Conditional Use for The Puppy Palace, located at 450 W 910 S Suite 300" to an Action Item for further discussion.

2. Consent Agenda:

I. Approval of Minutes for February 13, 2024

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

Discussion: N/A

Voting Yes: Chairman Gunn, Commissioners Jordan, Knight, Wilson & Royal

Voting No: none. The Motion Passed 6-0.

II. Requesting a Conditional Use for The Puppy Palace, located at 450 W 910 S, Suite 300 (Planner Roberts)

This was moved to an Action Item per Commissioner Royal's request.

Planner Roberts gave an overview of the property and said the condition of the use being in the zone was that the kenneling was all kept indoors. He gave a short history of this item and explained pet services were a permitted use in the zone, and kennel services were conditional in the zone. He clarified The Puppy Palace was within a building that housed other businesses.

Commissioner Jamie Hewlett-Smith asked where the play area was located and Planner Baron explained that it was indoors as well. Planner Baron clarified the business already had grooming, so there were already dogs there throughout the day and the difference would be kenneling services would mean that dogs would be there overnight and on weekends in addition to the weekdays.

Commissioner Tori Broughton asked about pet waste. Chairman Gunn echoed her concerns and asked if Engineering had looked at this plan yet, to which Planner Baron replied those kinds of questions might be for Public Works. Planner Baron said they would have to take waste offsite to dispose of since they could not flush it down the

drain. Planner Baron clarified that solid wastes would be removed, although liquid waste and gray water could go down the drains. Chairman Gunn discussed how if organic loading went above a certain concentration their billing increased, and Planner Baron said that was not something they needed to consider at this stage. Planner Baron added that Engineering had not looked at this plan since it did not require any new infrastructure to be built.

Commissioner Jordan summarized the main impact would be noise issues for the surrounding residences on nights and weekends. Chairman Gunn voiced his main concern was the waste water.

Commissioner Broughton also noted there should be limits as to how many animals could be on-site at any one time per the City Code. Chairman Gunn spoke about how they had recently re-done the Code, and were already creating stipulations and exclusions to the main rule. He pointed out if they limited the amount of animals that could be on site it would be challenging to enforce those rules. Commissioner Robert Wilson shared that he was going to the hair shed soon, so he would update the Planning Commission about how the Code enforcement was working there.

Motion: Commissioner Jordan moved to approve Requesting a Conditional Use for The Puppy Palace, located at 450 W 910 S, Suite 300 (Planner Roberts). Commissioner Knight made the second.

Discussion: N/A

Voting Yes: Commissioner Gunn, Commissioner Knight, Commissioner Jordan, Commissioner Wilson, Commissioner Broughton, Commissioner Royall . **Voting No:** None. The Motion Passed 6-0.

3. Action Items:

4. Work Meeting:

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I. Commercial Daycares as a Conditional Use in Residential Zones (Planner Baron)

Planner Baron explained this item and familiarized the Planning Commission with this project. He indicated the location, across the street from Rocky Mountain Middle School, and summarized the plan was to build a daycare that would provide after-school services and resources to students. He said this type of daycare was not permitted in residential zones, so Council had suggested making this a conditional use in the zone, with conditions. Planner Baron said they would create an MDA that specified this business was allowed in the zone. He said the conditions would give the daycare the same parameters that private schools had in the zone. He added the daycare would also have to meet the setback standards of the zone

as well.

Aaron Johnson, the applicant, said he was the Board President of School House Academy and explained the company wanted to solve the daycare needs in Heber City. He spoke about the plan for the daycare, and said in phase I it would accommodate about 80 students and would grow from there. He invited any questions.

Commissioner Jordan asked what concerns had already been brought to their attention and Mr. Johnson noted they were working through some issues with fencing, and they were updating their plan to include fencing in all the areas it was required. Mr. Johnson also said there had been some concerns about the neighboring areas, and said that he and some of his co-workers were actually the neighbors to the northeast and said they planned to be mindful of nearby residents in their plan. Planner Baron added they should do a traffic study as well to make sure there were no disruptions or major impacts to traffic. Commissioner Wilson hoped there would be a traffic study since he lived in the area and noticed a lot of problems with speeding and traffic around the school. Commissioner Wilson said he was not opposed to the plan, but expressed traffic was a big problem at the school and said this would increase traffic. Commissioner Wilson made some comments about how traffic was increasing in Heber overall. Planner Baron noted a traffic study was usually a requirement for a site plan.

Dave Johnson of School House Academy discussed how the conditional use in the zone was going to work. He explained they had been considering an MDA originally, although the Council had suggested a text amendment. Mr. Johnson explained this changed the noticing requirements, however, so they wanted to go back to the MDA. He said they wanted to discuss the development agreement option and also get feedback from the Planning Commission. Commissioner Jordan said if they were going to use a development agreement then he wanted to see a more developed site plan rather than a conceptual one.

Chairman Gunn expressed that he liked the concept and was in favor of the plan. However, he was not in favor of putting it in any residential zone. He thought this site made sense because it was by the school, although he did not think this was an appropriate use in all residential zones. Planner Baron explained the conditions that needed to be met for this use to be approved in a residential zone and said there were only about ten other places in the City that would qualify. Planner Baron discussed if they did a development agreement, they could approve each property individually; however, the Council wanted to get the City Code updated so that they could limit the number of MDAs and alleviate any confusion. Chairman Gunn also said he wanted to get feedback from the nearby neighbors and one of the applicants responded that they were going out into the community and had gotten overwhelmingly positive feedback. Chairman Gunn reiterated that he liked the plan but thought this should be a conditional use permit rather than a text amendment.

Mr. Aaron Johnson explained drop-off for students was 7:30 AM and pick-up was

5:30 PM for the daycare portion. He said they were in talks with the School District about partnering with them for bussing, and said the School District was interested in that which was why they had included a circular drive on their site plan. Mr. Aaron Johnson added with phase I, there was not a lot of space for after-school programming; that building would come in phase II. He also noted they planned to accommodate children from ages 0-18 years.

Commissioner Knight agreed that he loved the plan but was worried about the impact to the neighbors. Mr. Aaron Johnson discussed he currently brought his kids to a daycare that was located off a main road, so people sped into the parking lot since the speed limit on the road was so high and this posed a safety threat. Mr. Johnson thought having a daycare in a more residential area would be a good thing.

Planner Baron gave more information about how a text amendment would work, although said that would be the intention for the future and for this property, they were proposing a conditional use permit.

Chairman Gunn asked if there was a concern about the fact this was on the other side of the street from the school and kids would have to cross a busy street to get to the center. Mr. Aaron Johnson shared there was a crosswalk and a designated safe walking route. Mr. Johnson did acknowledge that although there were crossing guards and a safe route, some students might choose to cross in another area. Mr. Johnson added that the younger children would not be coming from the school either; they were too young for school so they would be dropped off directly by their parents.

Commissioner Royal asked if they had considered the proximity of the train and the fact that the train whistle might wake up the smaller children at the center. Mr. Johnson said they had thought about it and had considered noise-blocking mechanisms. Mr. Johnson said there were a lot of fencing requirements from the State when it came to daycares, so he did not think there was a safety consideration in that regard. Mr. Johnson said the train did not bother his two children, who were toddlers. Commissioner Royal commented there was a lot going on in that area including the rodeo, and Mr. Johnson mentioned he could even hear the rodeo from his house. Commissioner Royal asked if there was a limit or restrictions on noise-blocking walls and Planner Baron said the applicant could build up to an eight-foot wall. Planner Baron added he was unsure if the train had any restrictions since it went through UDOT. Chairman Gunn noted the train typically ran from 4 PM to 11 PM so he did not anticipate there being a huge issue. Commissioner Knight also commented that the neighbors already lived with the train.

Planner Baron discussed they needed to think about the balance of the sound wall; if they made it too tall it would start to be obstructive to neighbors. Planner Baron said eight feet was typical but wondered about going any taller than that. Chairman Gunn said if the train noise became a huge issue they could start to consider another part of town that met the requirements and did not have the train issue. Commissioner Broughton clarified that the applicants were not worried about the train and the applicants replied they were not, although they could tweak their plans

to the Planning Commission's requirements if the Commissioners were concerned about the noise.

Commissioner Jordan asked if there was a way to limit the size of the center to be proportionate to the impact on the surrounding residents. Planner Baron asked for clarification. Commissioner Jordan asked how they could gauge the conditional use in order to minimize impact on the surrounding residences. Planner Baron replied they could, and discussed that the State already had guidelines about how many children could go to a daycare based on square footage and amount of outdoor play space. Planner Baron also discussed their own density requirements, which also limited the number of people who could be on-site at any one time. Commissioner Knight pointed out since there was already a school in the area, students would already be out and about in this area and the center at least gave them a place to go. Chairman Gunn added this would not be used at night, so any disruption to neighbors would be during the day.

Planner Baron said his major concern was traffic and otherwise he did not have significant concerns about the site. Planner Baron said drop-off and pick-up would get very congested. Chairman Gunn expressed concern that the 7:30 AM drop-off would be disruptive to residences and there was a short conversation in which they debated how much louder than any area would be that early in the morning. Chairman Gunn said for this reason, he did not want to make this a codified use. Planner Baron clarified the difference between a conditional and permitted use and emphasized that conditional uses would have to meet a set of criteria to be allowed. Chairman Gunn thought one of the criteria should be that the center be located in proximity to a school.

Commissioner Broughon asked why they needed either a circular driveway or a loading and unloading area. Planner Baron said it was because the circular driveway would act as the loading area. Commissioner Broughton pointed out the driveway could be any size and might not accommodate everyone and Planner Baron agreed they would have to know the size of the driveway.

Planner Baron explained how this would be noticed and said they were going to do due diligence to solicit public feedback. Planner Baron said they would not take any action on this until there had been a public hearing. Chairman Gunn agreed they needed to get input from the public. Commissioner Jordan thought this project was well managed and expressed he was not worried about this one in particular; he was more worried about the precedent it established for other similar projects.

Planner Baron summarized there was support to move forward with an MDA for this particular agreement, although the Planning Commission was hesitant about making a text amendment in the Code. Planner Baron confirmed the Planning Commission's main concerns were traffic mitigation during peak times, setbacks and proximity to other residences, and noise issues. Planner Baron said this would come back as a public hearing in two weeks time.

5. Administrative Items:

I. City Council Communication Item (Jamie Baron)

Planner Baron reported on the March 5th meeting, which he noted had been shortened due to Caucus Night. He said they had discussed updates to the Heber Valley Corridor with UDOT and said they were still working through where the alignment should go. He said they had not made any decisions at the meeting, it was mostly an update from UDOT and a conversation about how certain easements would impact the bypass.

Planner Baron also briefly went over the Airport Hangar Term sheet and Animal Control MLU. Planner Barson discussed there was a City branding update as well.

Commissioner Jordan asked when they would know more from UDOT about the bypass. Planner Baron said they were hoping for spring of next year, although it might get pushed back.

Planner Baron also reminded the Commission they needed to complete the Open and Public Meetings Act training before the end of the year. He said the Commissioners had to do it on their own, and then send proof of their completion to Planning Office Admin Meshelle Kijanen. Planning Office Admin Meshelle Kijanen suggested some other trainings that the Commissioners could participate in, since they needed to hit four total hours of training every year. She indicated she would send the links to access the trainings to the Commissioners.

6. Adjournment:

Motion: Commissioner Jordan moved to Adjournment. Commissioner Knight made the second.

Voting Yes: Commissioner Gunn, Commissioner Knight, Commissioner Jordan, Commissioner Wilson, Commissioner Broughton, Commissioner Royall.

Voting No: None. The Motion Passed 6-0.

Meshelle Kijanen, Administrative Assistant

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Planning Commission Staff Report

MEETING DATE: 4/9/2024
SUBJECT: Amendment to the Heber City Annexation Policy Plan (Planner Tony Kohler)
RESPONSIBLE: Tony Kohler
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

The City Council has asked the Planning Commission to provide a recommendation on a potential amendment to the City's Annexation Policy Plan by including the Wellberg Property and Baum Property as part of the Expansion Area Map. The policy questions include the following:

- What concerns do Wasatch County and the Twin Creeks Special Service District as Affected Entities have regarding the City amending the City's Expansion Area Map to include the Wellberg property to the east of Red Ledges and the Baum Property near the intersection of Highway 32 and Highway 40?

RECOMMENDATION

Staff recommends the Planning Commission discuss the potential amendment to the City's Expansion Area Map with Wasatch County and Twin Creeks Special Service District. No action is necessary, as it is intended to only solicit comments from Affected Entities. A public hearing will be held by the Planning Commission at a future meeting, date TBD.

BACKGROUND

The City has accepted a petition for annexation of the Wellberg property (see exhibits). Currently, the City's Expansion Area Map which is part of the City's Annexation Policy Plan, does not include the Wellberg property. The Baum family recently pointed out that Heber City's Expansion Area Map does not include all of their property and they would like the map to be amended to include all of their properties. Utah State Code Section 10-2-401.5 (see exhibits) identifies the process for amending this policy, which requires (1) a public meeting with the Planning Commission and Affected Entities (county, special districts, etc.); (2) a public hearing with the Planning Commission and Affected

Entities; and (3) a public hearing with the City Council and Affected Entities.

April 9 is the first meeting of the process to amend the Annexation Policy Plan, and its purpose, as per Utah State Code is to allow affected entities to examine the proposed addition to the Expansion Area Map and provide input on it.

DISCUSSION

The City has a Memorandum of Understanding (MOU) with Wasatch County (see exhibits) that indicates the City will not annex east of Mill Road. One question is whether this precludes the City from considering the Wellberg Annexation.

The Wellberg Annexation includes two homes, anticipated to be served by a private road through the Red Ledges, with septic tank and wells. The annexation contains 302.72 acres and is part of the County's P160 Zone, which requires 160 acres per dwelling unit. The proposed annexation would be slightly more dense than permitted in the County. One benefit to the annexation is it would provide 30 acres of area to accommodate a permanent trail easement for the eastern Red Ledges trail. The annexation will appear before the Planning Commission at a future meeting. The Baum property is part of the North Village area and does not have immediate plans for development, though the Baum family will likely propose annexation sometime in the future.

FISCAL IMPACT

None

CONCLUSION

Once Affected Entities comment on the proposed Expansion Area Map Amendment, the State Code specifies the next step is to accept comments for an additional 10 days after the April 9 meeting, then to make any modifications to the proposed map the Planning Commission considers appropriate, then hold a public hearing with Affected Entities. Staff recommends the Planning Commission discuss Affected Entity comments on April 23 and provide direction to staff for potential alterations to the proposed map, and aim for May 14 as a Public Hearing.

ALTERNATIVES

N/A

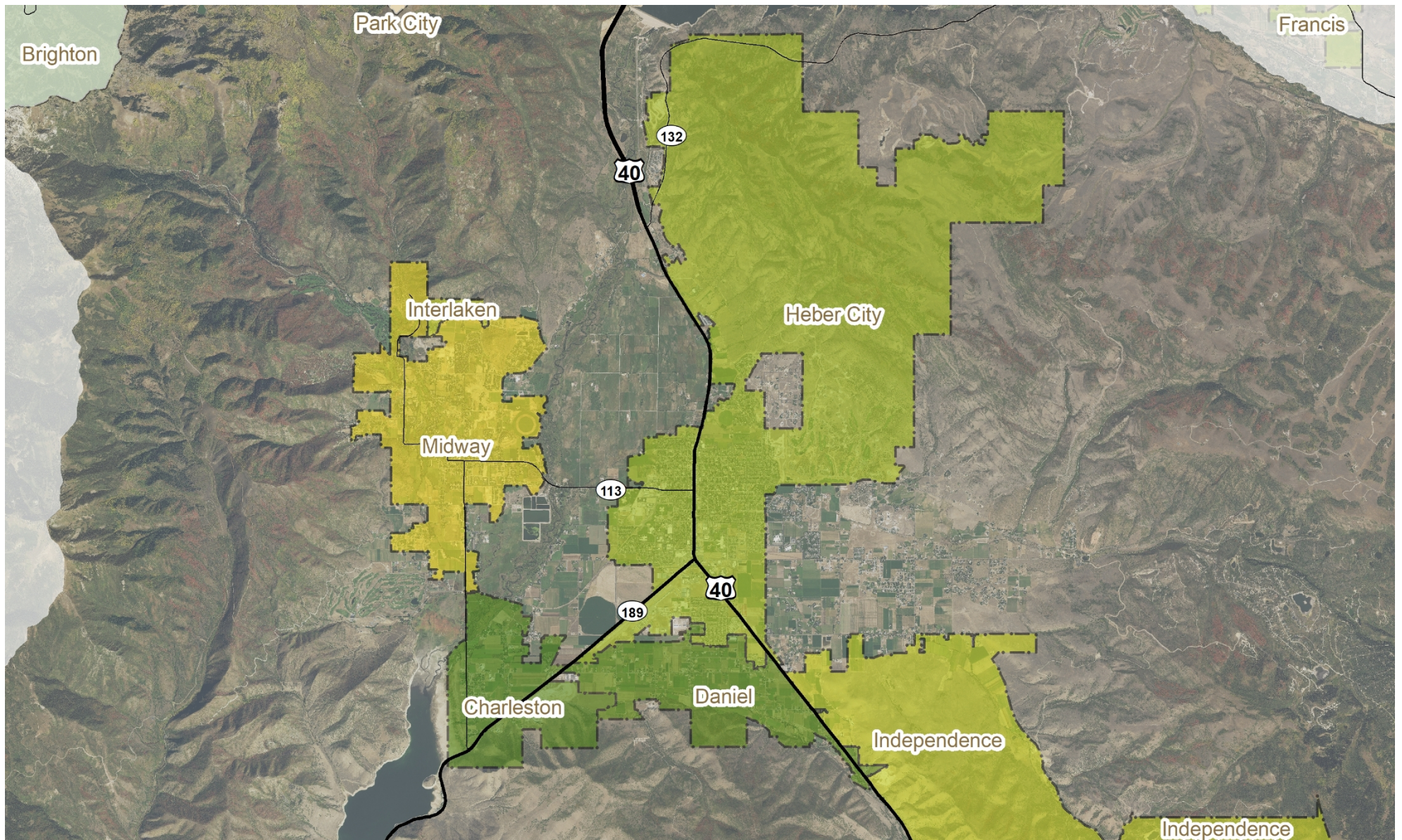
POTENTIAL MOTIONS

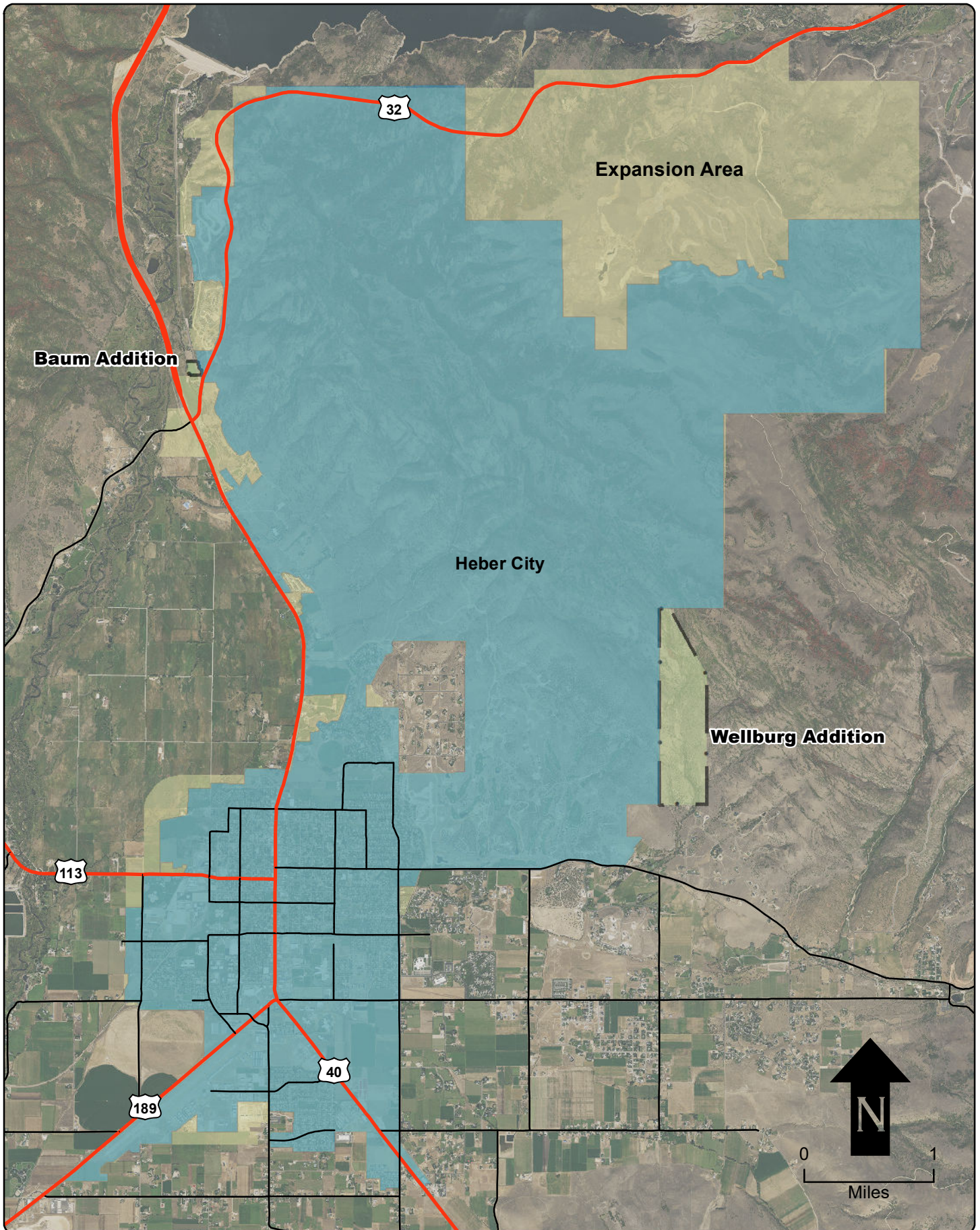
ACCOUNTABILITY

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

EXHIBITS

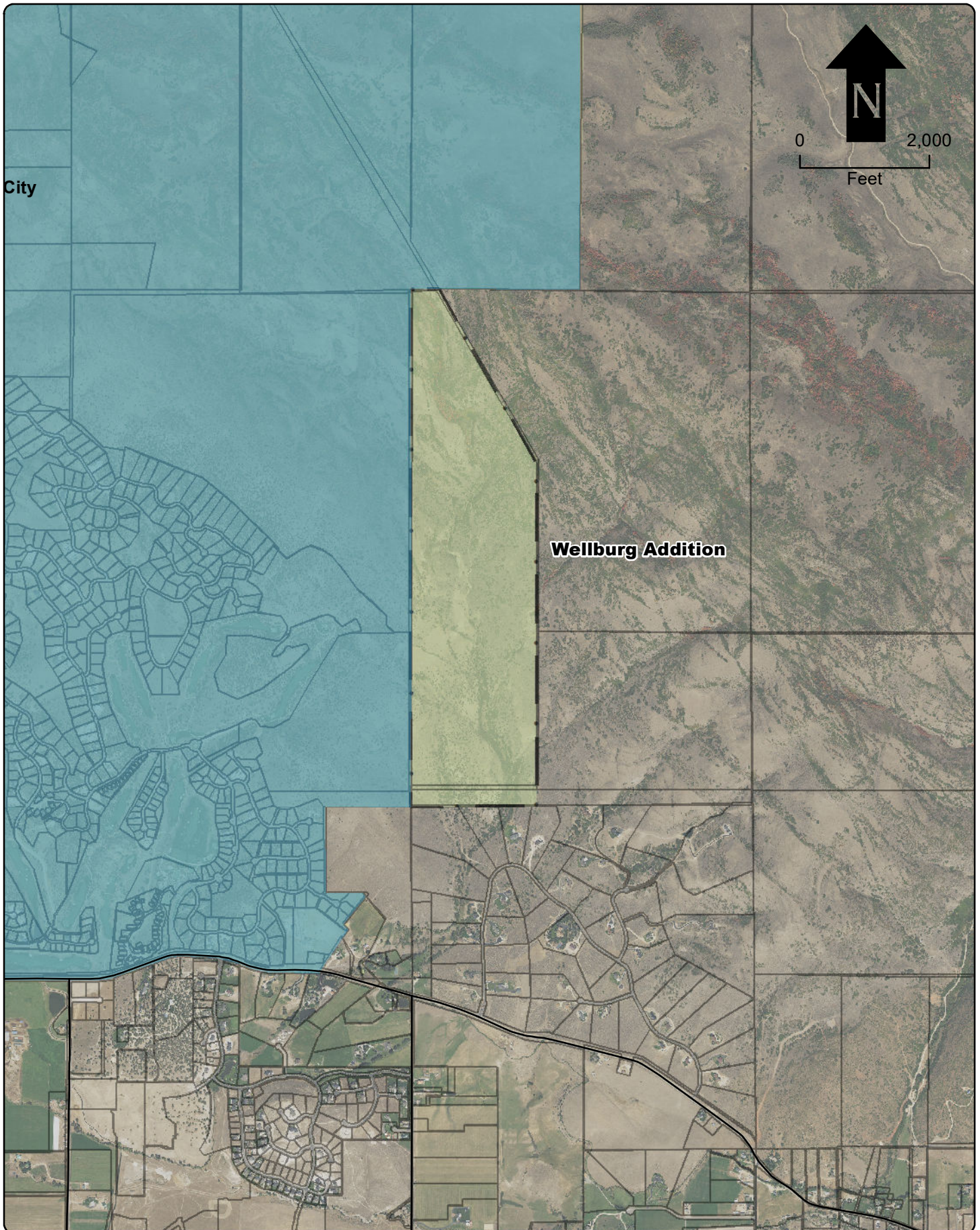
1. Municipalities
2. Annexation Policy Plan Amendment 2024
3. Wellburg Addition
4. Baum Addition
5. Wellberg Annexation Concept
6. Adopted Annexation Policy Plan
7. Utah State Code Annexation Policy Plan
8. MOU





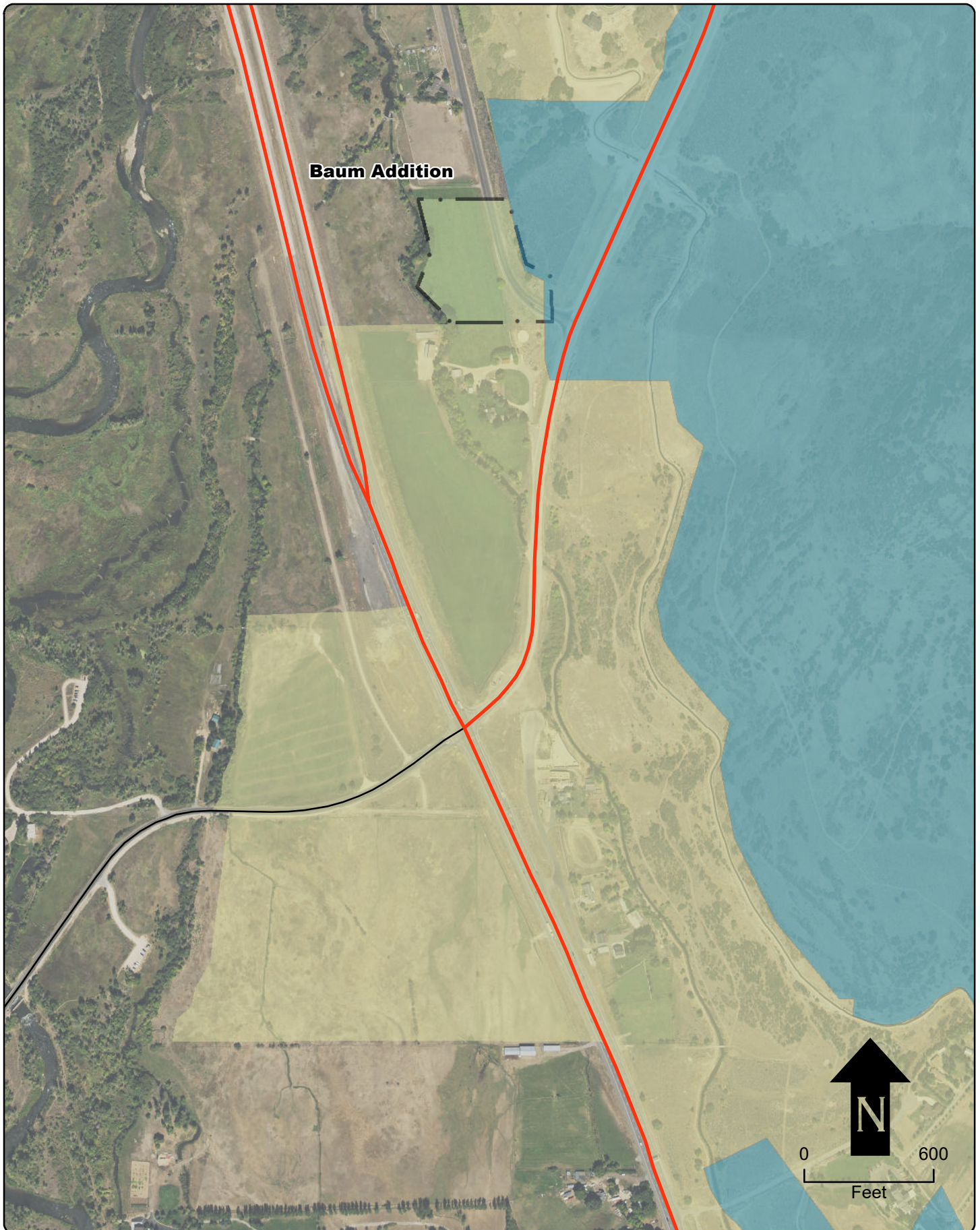
Heber City Annexation Policy Plan Amendment

April 9, 2024



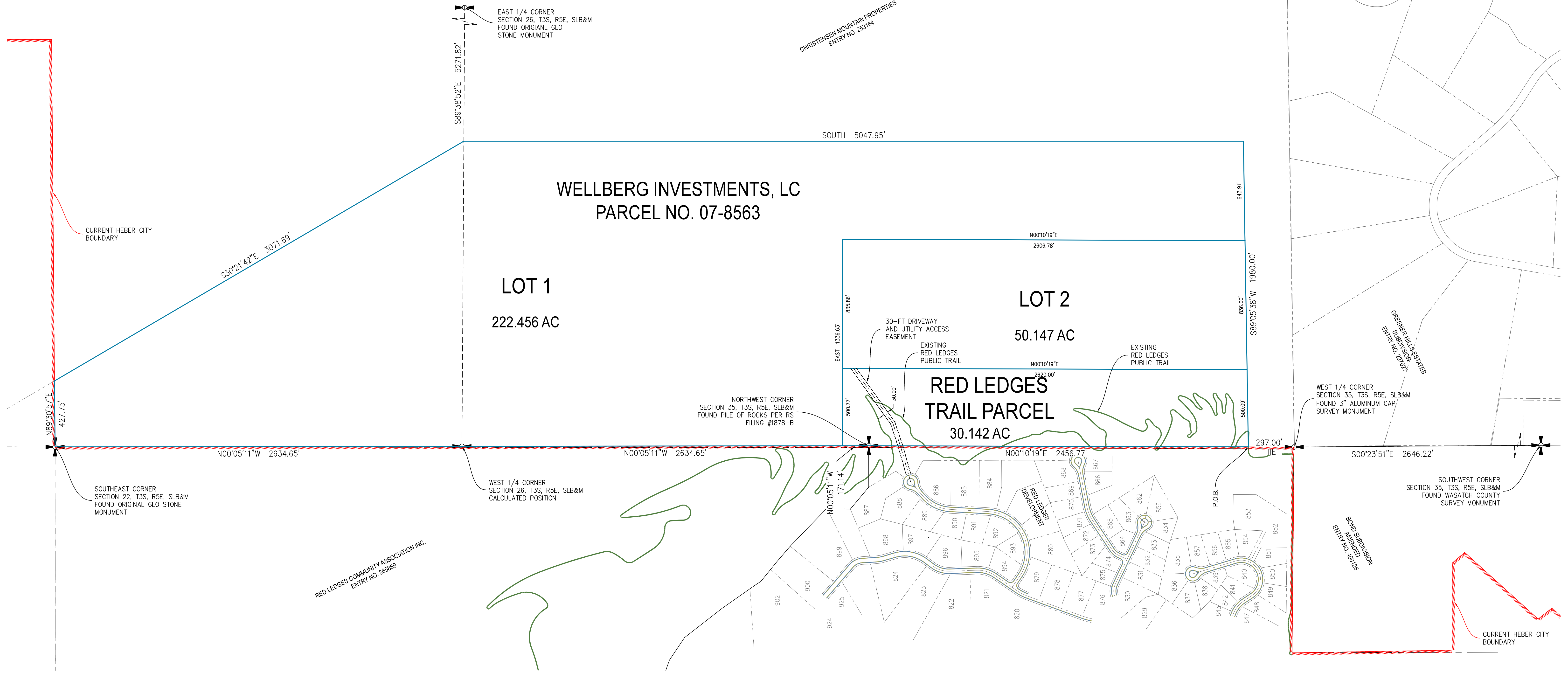
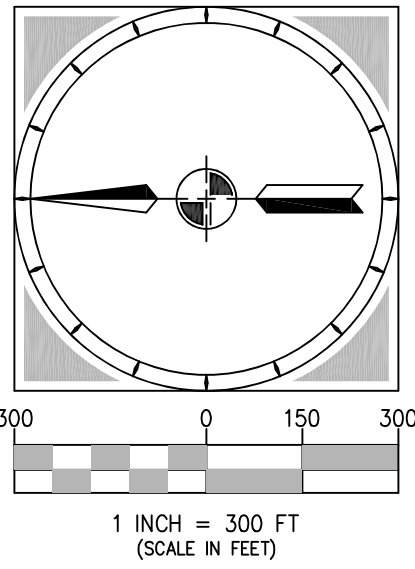
Heber City Annexation Policy Plan Amendment

April 9, 2024



Heber City Annexation Policy Plan Amendment

April 9, 2024



PROJECT 2400529	PREPARED FOR RHK HOLDINGS / PAUL KRUGER	ANNEXATION CONCEPT EXHIBIT	LOCATED IN THE NORTHEAST 1/4 OF SECTION 01, TOWNSHIP 01 SOUTH, RANGE 01 EAST, SLB&M WASATCH COUNTY, UTAH	DRAWN BY: SMT REVIEWED BY: MPJ SCALE: 1" = 300'	ISSUE DATE 02/13/2024	 866.850.4200 www.atwell-group.com 55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032 P: 435-854-9229 • F: 435-854-9231	COPYRIGHT © 2024 ATWELL, LLC DRAWING ALTERATION: IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE REASON "ALTERED" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.
SHEET 1 OF 1	PROJECT KRUGER SUBDIVISION & ANNEXATION						

Heber City Annexation Policy Plan

Adopted: September 4, 2018 by Ordinance 2018-42

Amended: July 6, 2021 by Ordinance 2021-21

Heber City Corporation

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INTRODUCTION

In accordance with the provisions of 10-2-4, Utah Code Annotated, all municipalities within the State are required to adopt an Annexation Policy Plan. In this Annexation Policy Plan, cities are required to develop an expansion area map and plan for the future growth of the community for the next 20 years.

The Annexation Policy Plan is intended to guide decision making regarding future annexations. It also helps the City plan for future expansion in conjunction with neighboring political entities. Open communication between the City and other political entities, particularly the County, is a priority in the process of developing the Annexation Policy Plan.

Heber City adopted its first Annexation Policy Plan over a decade ago. In 2017, several property owners requested Heber City consider amending the expansion area map to include their properties. The process for adopting the amendment in 2017 illustrated the need for the City to dramatically overhaul its Annexation Policy Plan to incorporate informal policy into writing. Additionally, the City identified a need to update relevant portions of the General Plan that are out of date.

EXPANSION AREA MAP

As per Utah Code, Section 10-2-401.5 (4) and 10-2-401.5 (3) (c), the City has considered the following six points in developing, considering, and adopting this Annexation Policy Plan as follows:

GAPS AND OVERLAPS

Heber City has attempted to avoid gaps between or overlaps with the expansion areas of other municipalities. However, overlaps do exist between Heber City and Charleston and between Heber City and Daniel Town.

Heber City has the municipal services that are necessary for industrial and retail development that both Charleston and Daniel Town lack. Heber City is desirous to attract industrial and retail development within its expansion area as designated on the General Plan and has therefore included these overlap areas within its Expansion Area Map. Additionally, these overlapping areas are near the Heber City Airport and/or are part of the HVSSD Sewer Fields, both of which Heber City has an interest in how they impact the City..

20 YEAR POPULATION PROJECTIONS

Heber City has considered population growth projections for the municipality and adjoining areas for the next 20 years. Population projections by Mountainland Association of Governments (MAG) show Heber City will grow from 15,723 persons in 2017 to 25,321 persons in 2037. The current 4.7% annual growth rate is projected to drop to 2.26% after 2021, and to 1.66% after 2031.

20 Year Population Projections

Year	Annual Growth Rate	Population	Population Change	Residential Units
2017	4.70%	15,723	706	211
2018	4.70%	16,462	739	221
2019	4.70%	17,236	774	231
2020	4.70%	18,046	810	242
2021	2.26%	18,454	408	122
2022	2.26%	18,871	417	124
2023	2.26%	19,297	426	127
2024	2.26%	19,733	436	130
2025	2.26%	20,179	446	133
2026	2.26%	20,635	456	136
2027	2.26%	21,102	466	139
2028	2.26%	21,579	477	142
2029	2.26%	22,066	488	146
2030	2.26%	22,565	499	149
2031	1.66%	22,939	375	112
2032	1.66%	23,320	381	114
2033	1.66%	23,707	387	116
2034	1.66%	24,101	394	117
2035	1.66%	24,501	400	119
2036	1.66%	24,908	407	121
2037	1.66%	25,321	413	123
	Total	25,321	10,304	3076

CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE AND SERVICES

Heber City, the North Village Special Service District (NVSSD), the Jordanelle Special Service District (JSSD), and the Twin Creeks Special Service Districts (TCSSD) have adopted Capital Facilities Plans that consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within their respective jurisdictions. These plans identify the necessary infrastructure, services, and facilities in the City's expansion area.

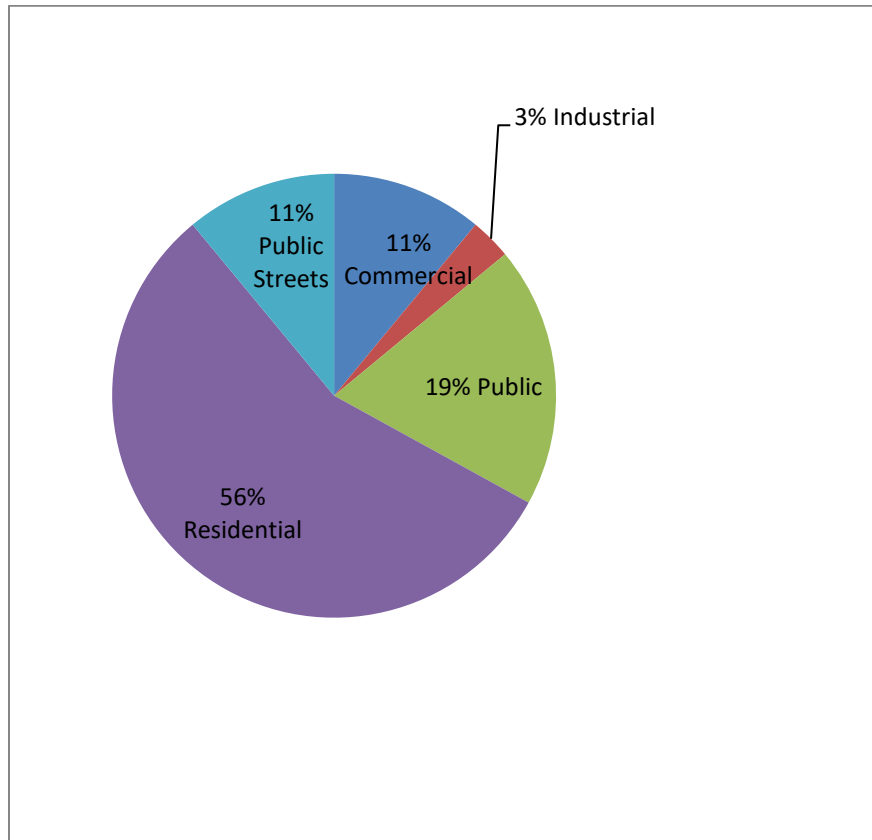
NEED FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LAND

Heber City has considered, in conjunction with its General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development. As shown in the table below, the City needs an additional 3,449 acres (5.39 square miles) to accommodate growth for the next 20 years, based on the growth rates projected for the City. This area consists of 378 acres of Commercial Land, 112 acres of Industrial Land, 645 acres of Public Land, 1936 acres of Residential Land, and 378 acres for Public Streets.

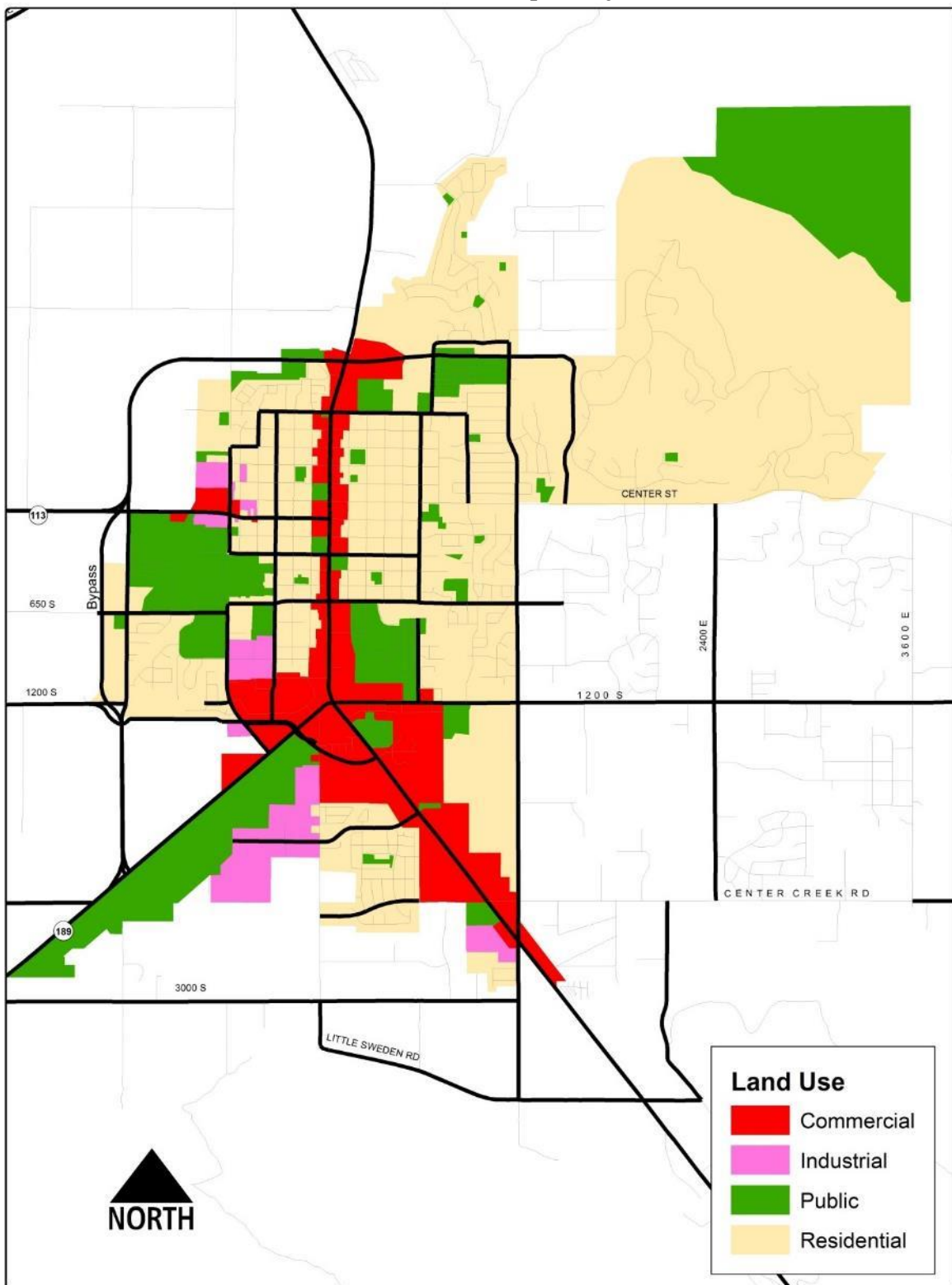
20 Year Land Needs

Land Use	2017 Area (sq. mi)	Additional 20 Year Land Need	Total 20 Year Land Need
Commercial	0.97 sq. mi. (11%)	0.59 sq. mi.	1.56 sq. mi.
Industrial	0.29 sq. mi. (3%)	0.16 sq. mi.	0.45 sq. mi.
Public	1.65 sq. mi. (19%)	1.01 sq. mi.	2.66 sq. mi.
Residential	4.95 sq. mi. (56%)	3.03 sq. mi.	7.98 sq. mi.
Public Streets	0.97 sq. mi. (11%)	0.59 sq. mi.	1.56 sq. mi.
Total	8.83 sq. mi.	5.38 sq. mi.	14.21 sq. mi.

2017 Land Use Analysis



2017 Land Use Map Analysis



REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA

Heber City's expansion area includes some agricultural lands and forested areas. Recreational and wildlife management areas are not part of the City's expansion area.

The agricultural lands are located in the Twin Creeks area east of 1200 East. The City also included an agricultural area on the northwest corner of Heber City from current boundaries up to the future highway bypass because the bypass serves as the City boundary elsewhere. It is the intention of Heber City to maintain agricultural zoning or a conservation type subdivision development pattern in these areas that preserve agriculture and open space.

Forested areas are included within the City's expansion area. Wasatch County has zoning that permits higher density master planned communities in the forested area with open space requirements. Heber City envisions significant amounts of open space in that forested area with densities no more than that planned by Wasatch County. The Cooperative Wildlife Management Unit (CWMU) designation in the area will likely be dissolved, whether it is developed by Wasatch County or Heber City.

JUSTIFICATION FOR EXCLUDING AREAS FROM EXPANSION AREA WITHIN ½ MILE OF CURRENT BOUNDARY

North Fields

Consistent with the General Plan, Heber City will not annex properties in the North Fields. It is the intent of Heber City to promote the North Fields to remain as an agricultural area, and the City opposes the extension of any municipal services into the area. The Expansion Area Map utilizes the future Main Street Bypass as the future north and northwest municipal boundary adjoining the North Fields. The City will only entertain annexations of property up to and including the bypass upon condition of dedication of the requisite right of way for the bypass according to current UDOT requirements. Additionally, annexation in that area should include efforts to preserve agriculture in the North Fields, such as Transfer of Development Rights, Purchase of Development Rights, Large Lot Agricultural Zoning, and/or Conservation Developments that preserve natural and agricultural areas.

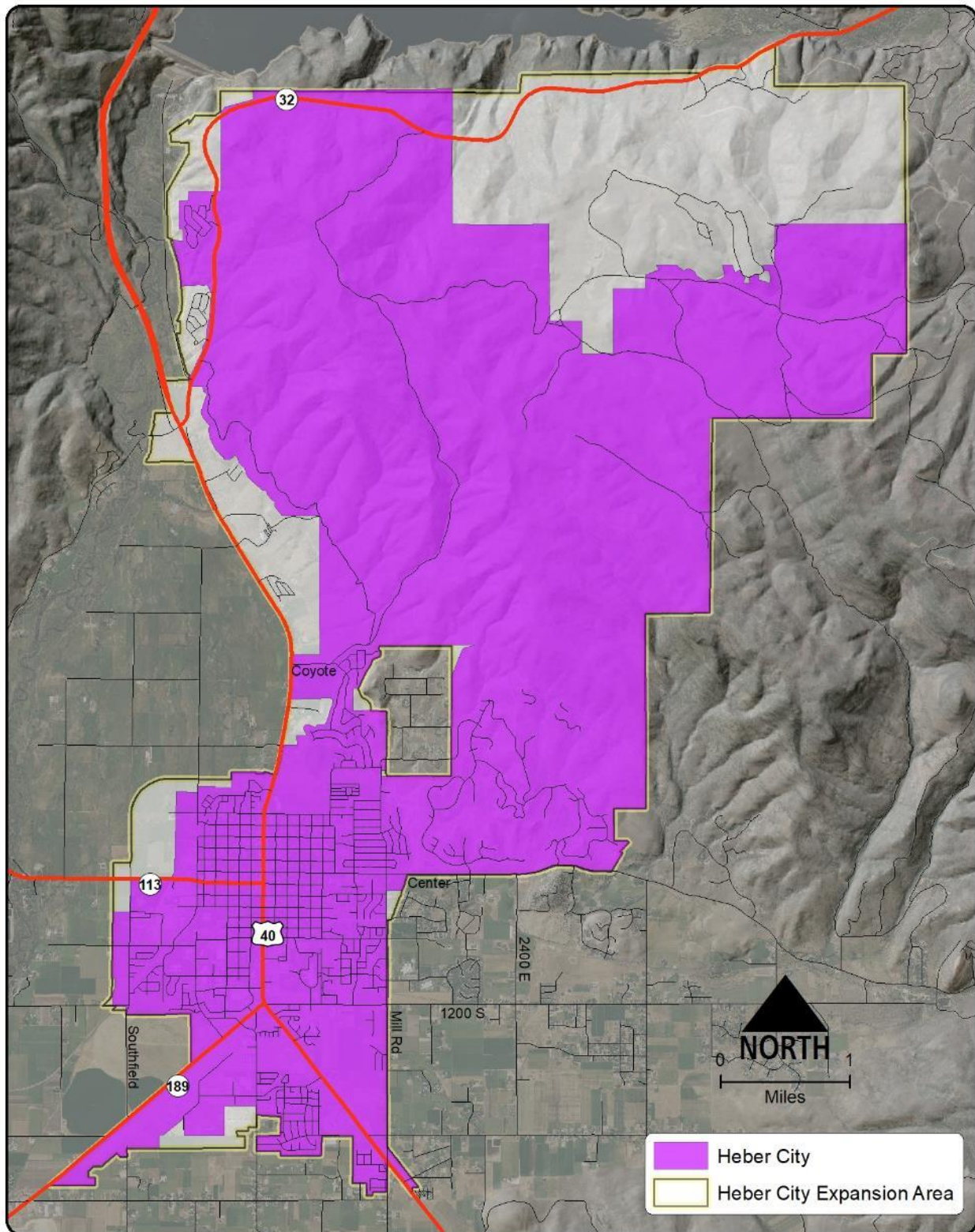
South Fields

Heber City desires a separation between itself and other municipalities with agricultural and/or open lands. The City supports keeping the land west of that canal as low density agricultural lands, either in Charleston Town or within the unincorporated area. The City opposes expansion of municipal services west of the canal.

Twin Creeks Area

The area between 1200 East 2400 East serves as a suburban transition zone to the lower agricultural densities envisioned east of 2400 East. A significant part of that area is contained within a master planned subdivision, the Crossings at Lake Creek. It is unlikely there would be any interest in annexing that area, as it is already developed. South of 1200 South, some large lot agricultural subdivisions exist that should remain as agricultural lots. East of the City's expansion area should remain as an agricultural area, decreasing in density as one travels away from the City. Greener Hills Subdivision exists to the east of Red Ledges and this area should remain at a lower density, as it has been developed. Much of the area east of 1200 East and North of 1200 South has already been developed in the unincorporated County at suburban style densities, and much of the area is therefore unlikely to be annexed into the City.

Expansion Area Map



CRITERIA FOR CONSIDERING ANNEXATIONS

The policy of the City Council is to ensure that proposals to annex territory to the City are based on compliance with Utah law, the General Plan, and the development policies as may be amended from time to time by the Council. The following criteria will be used to evaluate annexation proposals:

CONFORMANCE TO UTAH LAW AND LEGISLATIVE POLICY

1. A petition is to be submitted requesting annexation meeting the requirements established by the State Legislature.
2. The territory proposed for annexation shall be contiguous to corporate boundaries of Heber City and be a contiguous area.
3. The territory proposed for annexation will not leave or create an unincorporated island or unincorporated peninsula except as provided by Utah Code Subsection 10-2-418 (3) or unless the County and City have otherwise agreed.
4. The plat of the territory shall be drawn by a surveyor licensed to practice in the State of Utah.
5. Action to approve, approve with modifications, or deny an annexation shall be made in conformance with the provisions of Utah Code Title 10, Part 4.
6. The Council may add or delete territory from the annexation proposal to remove islands or unincorporated peninsulas created by the annexation.

CONFORMANCE TO CITY COUNCIL POLICY

The City Council establishes policies to ensure that annexations are added to the City in a systematic pattern that provides for logical expansion of City boundaries. The City Council recognizes that the Legislature from time to time may enact laws that are contrary to established practice and such laws shall supersede Council policy if conflict exists. Policies of the City Council follow:

1. The Council may accept territory proposed for annexation when the petitioned lands are located within a Township in order to protect the City's future growth options and programs.
2. Annexed territory shall be assessed to ensure that boundaries follow ownership, topography, natural features, and other readily defined boundaries.
3. To ensure efficient street and utility maintenance, the annexed area shall, whenever possible, include both sides of a street.
4. Arterial and collector roads should remain within one community for as great a distance as possible to ensure efficient street layout, control, and maintenance.
5. All major streets shall be as defined by the Heber City General Plan and Transportation Master Plan.
6. If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn:
 - a. along the boundaries of existing local districts and special service districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow City boundaries or school districts adjacent to

- school districts whose boundaries follow City boundaries, and along the boundaries of other taxing entities;
 - b. to eliminate islands and peninsulas of territory that is not receiving municipal-type services;
 - c. to facilitate the consolidation of overlapping functions of local government;
 - d. to promote the efficient delivery of services; and
 - e. to encourage the equitable distribution of community resources and obligations.
7. The annexation shall be in conformance with the provisions of the Annexation Policy and any future Annexation Elements of the General Plan and the Annexation Policy Plan and Capital Facilities Plan.
 8. The Council shall consider the fiscal impacts of development within the territory proposed for annexation, including both the cost of delivering services and the revenue stream generated by new development.
 9. For large Annexations that exceed 500 acres, the City will analyze the need for regional facilities such as parks, trails, fire stations, police stations etc., and will consider the need to request dedications from annexation petitioners.
 10. Annexation petitioners shall provide the following information:
 - a. Accurate map showing the territory as proposed for annexation. The Council may direct the Administration to require additional mapping information with submittal of petitions for annexation.
 - b. The Council shall require that a feasibility report be prepared by City staff when time and resources are available with costs paid by petitioners, or be submitted by a consultant of the City with costs paid by petitioner for the following:
 - i. Existing and proposed population density;
 - ii. Geology, geography, and topography of the area and its surroundings;
 - iii. Determination of islands or peninsulas remaining in the unincorporated area;
 - iv. Fiscal impact of the proposed annexation on the unincorporated area, other municipalities, other government entities, special districts, and school district;
 - v. Current and five year projections of demographic and economic base for the proposed annexation area and surrounding unincorporated area;
 - vi. Projected five year growth for the proposed annexation area and surrounding unincorporated area;
 - vii. Current and five year projections of the cost of government services for the proposed annexation area;
 - viii. Present and five year projection of revenue to be received by the City resulting from the annexation; and
 - ix. Projected tax impact the annexation will have for the next five years on affected property owners.
 11. The Council shall require an annexation agreement be recorded with the annexation plat, outlining specific circumstances relating to services, transportation corridors, zoning, and other issues identified by the City during the annexation process.
 12. The Planning Commission shall review and provide a recommendation on each annexation petition received by the City.
 13. Each Petition for Annexation shall include a concept plan. What is required in the concept plan at the time of filing the Petition for Annexation is limited to the best

knowledge of the Petitioner at the time of said filing. This requirement to submit a concept plan with the petition, shall in no way limit or restrict changes, amendments, alterations or modifications to said concept plan throughout the annexation and development process as may be desired either by the Petitioner, Developer, Planning Commission or City Council.

14. Within Special Service Districts, the City could offer services or temporary services to areas that contain existing homes or in areas where it is infeasible for a Special Service District to provide sanitary water, sewer, or irrigation service. However, the City will need to carefully coordinate such effort with the district to ensure that financing for the district is not harmed by the City providing that service. It is generally understood that the primary utility provider for districts areas will be the districts.
15. Heber City prefers to not extend its services beyond its boundaries. The City Council may extend municipal services to the unincorporated areas if they find that such expansion is consistent with the overall Annexation Policy Plan and General Plan, will not present barriers for future annexation, and is acceptable to a Special Service District, if applicable. The petitioner will be charged an impact fee and be required to pay 1 1/2 times the monthly service fee. Additionally, the petitioner for services will be required to enter into an agreement to annex when the City reaches the property or to not oppose an annexation if one occurs.

CHARACTER OF THE COMMUNITY

Heber City is located about 45 miles from Salt Lake City, 20 miles from Park City and 27 miles from the Orem/Provo area. Heber is a high-amenity mountain valley community which provides an excellent location for individuals and families interested in an outdoor lifestyle surrounded by a scenic environment.

Heber City has been and will continue to be Heber Valley's center of commerce, industry, education, and government. The community has taken the initiative to provide the services for supportive land uses. In addition, the City has taken the lead in providing diversified housing to meet the needs of all people without regard for social or economic status. Housing development needs to be supported by adequate commercial and industrial development to allow a City revenue base that is broad and diverse. Future annexations should be considered from this perspective.

Agriculture and open spaces, especially on the community's periphery, are important community pursuits. Community separation that exists between communities is a tradition in Heber Valley. Heber City reserves the right to maintain agricultural land and/or open space between its self and other municipalities and to protect agricultural lands and lands containing natural hazards where it is in the best interest of the community. Annexations that can help preserve open space will be considered, as will annexations that can provide a developed setting that is consistent with community goals.

Heber City's development patterns are somewhat unique from smaller communities that are not part of a suburban environment but are separated from major population centers. It is important that Heber City take a long-range view, at least 20 years, at its potential for expansion. At the same time, growth needs to be in areas where the City can efficiently extend municipal services and discourage leap frog and rural sprawl development which increases the costs and places a higher tax burden on the citizens.

The City has adopted a General Plan with Land Use, Open Space, Parks, and Transportation elements. This Plan identifies and defines community and neighborhood character. Heber City is a City of neighborhoods, and newly annexed areas are to be developed to either mesh with established neighborhoods or to create new neighborhoods.

It is the policy of the City to avoid development of wetlands, steep-slope, critical environmental habitat areas, shrink-swell soils or any other environmental conditions that threaten the integrity of the City infrastructure unless, in an annexation agreement, the developer can show how they will mitigate these issues in conformance with the City Ordinances, Code and Federal and State Regulations.

THE NEED FOR MUNICIPAL SERVICES IN DEVELOPED AND UNDEVELOPED UNINCORPORATED AREAS

In the past, Heber City has had limited extension of urban services in the unincorporated areas. A fundamental policy is that if someone desires urban services, they must be annexed into the City. In most of the residential areas, urban services have been extended. In the commercial area along Highway 40, there has been a limited amount of municipal services provided; however, full service needs to eventually be extended as the areas further develop and annexed.

SEWER

The valley's sewer treatment is addressed through two means. The Heber Valley Special Service District (HVSSD) provides waste water treatment to Heber City and Midway City. Those facilities are located near Midway on the west side of the Provo River. The district treats water through both mechanical means and through application of treated water to the Sewer Fields located along the north side of Highway 189.

Currently HVSSD also provides treatment for waste water from the Twin Creeks Special Service District (TCSSD), Jordanelle Special Service District (JSSD), and the North Village Special Service District (NVSSD). In the long term, these three SSD's intend to move some or all of their waste water treatment needs to the JSSD waste water treatment facility that is located along the old Highway 40 route, south of the Jordanelle Dam. This facility provides all of its treatment through mechanical means.

The County established a minimum five acre lot size many years ago for lots on septic tanks to protect the ground water in the valley. Any new lot less than five acres requires connection to a central sanitary sewer system. The City anticipates that all new growth occurring within the City will require central sewer service. Outside the City, sewer service availability and necessity depends upon location.

For the North Fields, an undeveloped area, County zoning requires 20 acres per lot. There is not a need for sanitary sewer service in that area, and there are no plans for the City or County to provide sewer in that area. Heber City has provided a handful of sewer connections to lots outside of the City that front Midway Lane in the North Fields, as the lots were within 300 feet of the sewer outfall line. There are numerous lots of record in the

North Fields that are less than five acres in size that are near the City's sewer outfall line. The City should not provide additional sanitary sewer services to the North Fields area.

For the South Fields, an undeveloped area, County zoning requires 20 acre minimum lot sizes in part of the area and five acre minimum lot sizes near the western edge of the City. There is not a need for sewer services in the area. A few non-conforming lots and homes exist on lots that are smaller than five acres.

The Sewer Fields, north of the Highway 189, are currently undeveloped and the city wishes them to remain so to protect the rural environment, provide a buffer zone between the city and surrounding cities/ and support lower sewer rates. If the sewer fields are not needed in the future, the City should consider annexation of this area and provide sanitary sewer service to the area. On the south western portion of the City's annexation expansion area, there may be a need to provide sanitary sewer service.

East of Mill Road, the County has formed the Twin Creeks Special Service District to provide sanitary sewer service. The zoning in the unincorporated County in the area permits lots of 1 acre in size and larger. The area has a mixture of lot sizes and has some non-conforming lots less than five acres in size that are serviced with septic tanks and drain fields. Given availability of the Twin Creek's Special Service District (TCSSD) sewer system, Heber City will not need to provide sanitary sewer service for the area. The City is capable in servicing portions of the TCSSD. The City could offer service to areas that contain existing homes or in areas where it is infeasible for the TCSSD to provide sanitary sewer service. However, the City will need to carefully coordinate such effort with the TCSSD to ensure that financing for the district is not harmed by providing that service. It is generally understood that the primary sewer provider for this area will be the TCSSD.

North of Coyote Lane and north of existing City limits, Wasatch County has formed the North Village Special Service District (NVSSD), and Jordanelle Special Service District (JSSD) which will be capable of providing sanitary sewer service to the North Village and southern portion of the Jordanelle Planning Area. The area is planned to have densities that necessitate sanitary sewer service. Similar to the TCSSD area, the City is capable in servicing portions of the NVSSD. The City could offer services or temporary services to areas that contain existing homes or in areas where it is infeasible for the NVSSD to provide sanitary sewer service. However, the City will need to carefully coordinate such effort with the NVSSD to ensure that financing for the district is not harmed by the City providing that service. It is generally understood that the primary sanitary sewer provider for this area will be the NVSSD.

WATER

Residential Densities in the North Fields and South Fields are low enough that homes will not need access to a central water supply for culinary or fire protection uses. Most, if not all existing homes in the area are serviced with individual culinary wells. Heber City does not intend to provide, and opposes extension of culinary water into these areas.

The Sewer Fields are currently undeveloped and the city wishes them to remain so to protect the rural environment, provide a buffer zone between the city and surrounding cities, and support lower sewer rates. If the sewer fields are not needed in the future, the City should consider annexation of this area and provide central culinary water service to

the area. On the south western portion of the City's annexation expansion area, there may be a more urgent need to provide water for culinary and fire protection purposes.

The TCSSD, JSSD, and NVSSD provide culinary water to the Twin Creeks area east of Mill Road, and much of the area north of Coyote Lane and the current City limits. The residential densities in the Twin Creeks area are about 1 unit per acre and generally require central culinary water. In the NVSSD and JSSD, densities exceed one unit per acre, and can approach 20 to 30 units per acre, necessitating culinary water service as well. The City is capable in servicing portions of the NVSSD, TCCSSD, and JSSD, but the overall demand and topography exceeds the City's ability to provide water service. The City could offer water services or temporary services to areas that contain existing homes or in areas where it is infeasible for the districts to provide culinary water service. However, the City will need to carefully coordinate such effort with the districts to ensure that financing for the district is not harmed by the City providing that service. It is generally understood that the primary culinary water provider for these areas will be the NVSSD, TCSSD, and the JSSD.

PRESSURIZED IRRIGATION

Pressurized irrigation is offered by Heber City, Special Service Districts, and the Central Utah Project (CUP) in many areas of the City's expansion area and unincorporated areas. In the unincorporated areas, irrigation is provided by a combination of canals, ditches and pressurized irrigation. In the North Fields, South Fields, TCSSD, NVSSD, and JVSSD, it is anticipated the CUP and/or Special Service Districts will provide irrigation water services. Heber City has its own pressurized irrigation system that relies on CUP facilities for access to irrigation water. Heber City will not offer irrigation services outside of its boundaries. As properties are annexed into the City, Heber City anticipates offering PI to properties as they develop, or having the Special Service District provide that service if the district provides that service. Consultation with districts, canal companies and the CUP will be necessary to determine how irrigation service will be provided.

POLICE AND ANIMAL SERVICES

Heber City has a Police Department that is responsible for police protection within its borders. Given Heber City's central location in the valley, Heber City Police often serve as the first responder outside of Heber City limits, particularly to higher density housing in the North Village and to commercial areas along Highway 40.

Heber City is unique in that many tourists pass through the City as they are enroute to nearby tourist destinations such as Strawberry Reservoir, Jordanelle Reservoir, Wasatch Mountain State Park, and Park City Ski Resorts. The primary transportation route from areas along the Wasatch Front to these destinations is Highway 40, which passes right through the middle of the City, and Heber City receives the tax benefits, as well as the crime and traffic that accompany the tourist visits.

Animal Services is provided by the Police Department. The Police Department also oversees various volunteer organizations such as CERT and VIPS that assist with emergency management and event management.

JUSTICE COURT.

Heber City provides a Justice Court that serves the needs for civil cases and non-felony crimes. Increases in population in and around the City, as well as increases to tourism in the valley, impact the Justice Court similar to the Police Department.

PARKS AND CEMETERY

Heber City's Parks and Cemetery Department provides maintenance services to City owned neighborhood parks, trails, cemetery, City buildings and grounds, downtown trees and planter strips, entrance features and other open spaces. Access to these facilities is open to the public, including residents of the unincorporated area. Heber City has a policy requiring at least 1.5 acres for any new City owned park. The City collects impact fees for parks and trails, based upon the Parks and Trails Component of the Heber City Capital Facilities Plan. As properties are annexed, the City should analyze the need for neighborhood parks in those areas, as well as the potential need for privately owned parks.

COMMUNITY DEVELOPMENT SERVICES

Heber City provides planning services through the staff of the Planning Department. The Building Department provides inspection to ensure compliance of all construction with the adopted International Building Code. The City's Engineer ensures compliance of new development with City Standards and Specifications.

PUBLIC WORKS

Heber City Public Works has responsibility for flood control, street, water, sewer, irrigation, storm drainage, street plowing and ditch and canal maintenance, excluding JSSD and NVSSD infrastructure.

PLANS FOR EXTENSION OF MUNICIPAL SERVICES

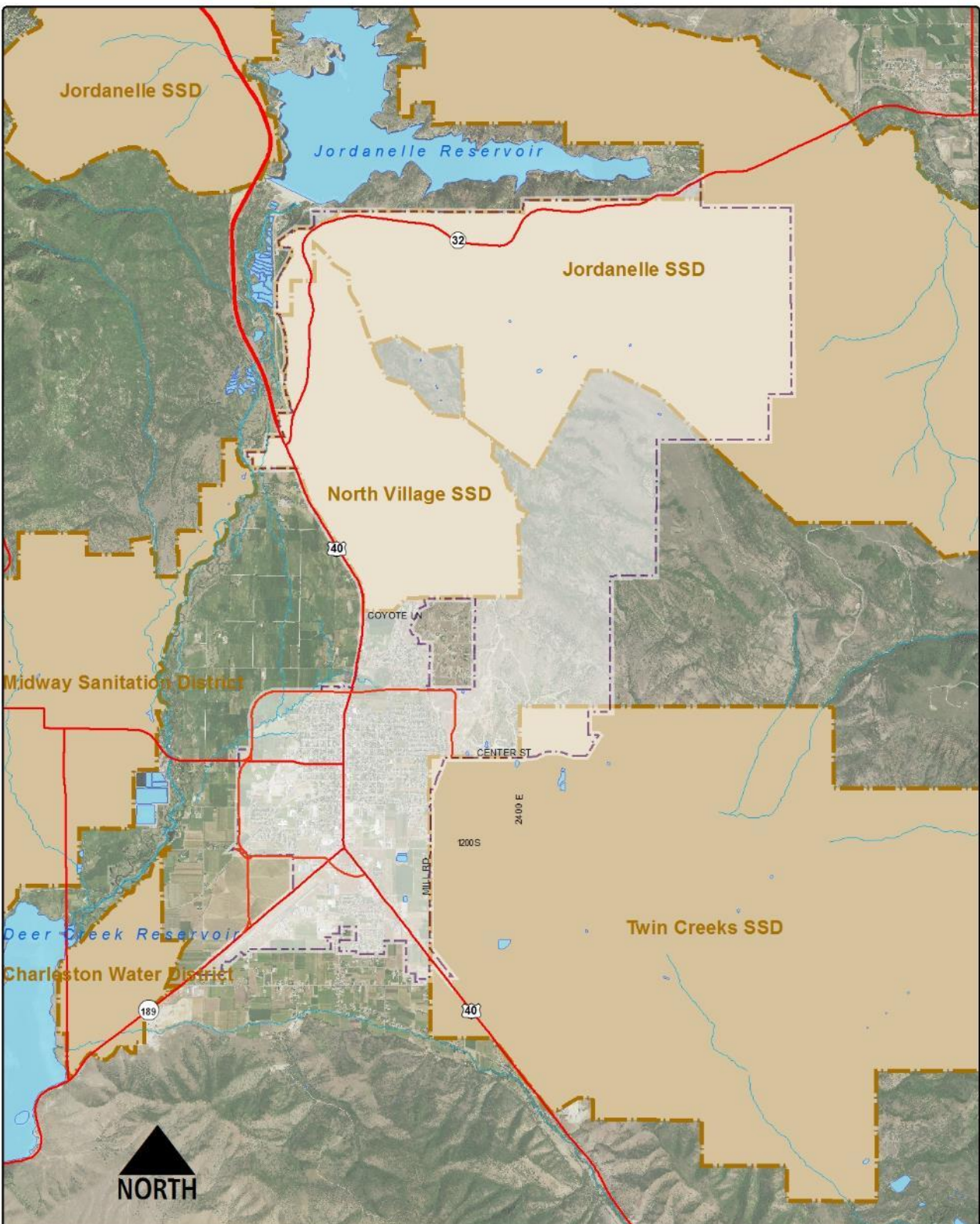
The plan for extension of municipal services is represented in the General Plan and the Capital Facilities Plan. This policy document is developed around the General Plan's Land Use Map. An important component of this extension of municipal services is the ability of the City to effectively serve these areas; therefore, development should be consistent with the General Plan, notwithstanding it may be amended from time to time. The Capital Facilities Plan is comprehensive in its analysis of utility needs, extension and financing of those facilities; therefore, a brief summary of its philosophy will suffice for the Annexation Policy Plan.

The City requires development to construct and dedicate all new public facilities needed for a new development. Heber City collects impact fees that upsize sewer, water, irrigation, and street facilities to meet the needs of development. As a condition of annexation, developments may be required to extend streets, water and sewer, and other vital public facilities consistent with the Heber City Public Facilities Master Plan. It is the policy of Heber City to extend a high quality of municipal services delivered efficiently

throughout the City, including areas of annexation. Such services may be provided directly by Heber City, through inter-local cooperative service agreements, or through creation of such special improvement districts as determined by Heber City to be in the best public interest of its citizens.

For areas located within a special service district, Heber City will rely upon the district to provide water, sewer, and irrigation services. The districts extend services when the services are needed or requested and do so in different ways. Developers often extend services, though the district has extended services as well.

Special Service District Locations



HOW MUNICIPAL SERVICES WILL BE FINANCED

Financing of services in the expansion area will be accomplished in the same manner as financing of infrastructure and services within the corporate limits. Infrastructure needed to service developed properties is installed at the expense of developers. Upon dedication to, and acceptance of the infrastructure by the City, maintenance is provided by the City with costs of operation and maintenance offset by a combination of property tax and sales tax revenues, class B and C road funds, and utility franchise fees. In addition the City will impose impact fees to offset the impact of offsite infrastructure systems needed for new development.

Heber City has adopted a Capital Facilities Plan that addresses future services for parks, trails, sewer, water, irrigation, and streets. The document identifies services that need to be addressed in order to accommodate growth areas at a level of service provided to current residents. This document serves as the basis for determining impact fee amounts and also the location and size of planned facilities such as streets, water, sewer and parks and trails. The Capital Facilities Plan is comprehensive in its analysis of utility needs and financing of those facilities; therefore, a brief summary of its philosophy will suffice for this Annexation Policy Plan.

New development is required to install the base sized facilities needed for their development. Impact fees are then used to upsize some of those facilities to accommodate new growth and development.

Upon an annexation petition, the City may require a developer to install offsite facilities as a condition of annexation. When a developer installs an offsite facility such as a road, waterline, or sewer line, the City, at the request of the developer, can put reimbursement agreements in place so that future development that benefits from those new services must pay their proportionate share back to the original developer.

The City requires all new development to provide water rights of the type and quantity as determined by the State Engineer that can be utilized for the City's culinary water supply and secondary irrigation system. Water rights are required to be conveyed to the City (or applicable Special Service District) prior to recording a subdivision plat, or prior to approval of a non-residential or multi-family residential building permit.

Another financing mechanism available to the City is the creation of a Special Improvement District or the creation of an Economic Development Area. The City should consider these options when a proposed development furthers the economic development or transportation goals of the City's General Plan, but these mechanisms should be used sparingly. A potential consideration could be an SID for 500 East between 1200 South and Highway 40, which provides a necessary transportation link in the City, but where the cooperation of several property owners is necessary to see that street constructed.

The Twin Creeks Special Service District, North Village Special Service District, and the Jordanelle Special Service District have plans for servicing their respective areas, separate from Heber City's water, irrigation, and sewer plans. The districts have adopted capital facility plans that specify necessary infrastructure to accommodate growth. The districts collect impact fees based on those plans to help pay for future infrastructure.

These impact fees are used to oversize facilities for future growth as well as pay for the extension of necessary infrastructure.

The districts have financed and extended infrastructure in various ways. In the past assessments on various properties were used to finance infrastructure. Currently the district relies more on impact fees. Developers usually install and dedicate the required infrastructure to the Special Service District, and the district can reimburse developers or put reimbursement agreements in place. Once constructed, the county Special Service Districts will operate and maintain such dedicated infrastructure. Developers can also prepay impact fees to move a planned Capital Facility Project forward sooner to accommodate a proposed development. If an area within a Special Service District is developed in the City, Heber City will need to ensure that impact fees are collected by the district prior to issuing a permit.

The Special Service Districts have limited capacities. Any development proposed within the City, within those respective districts, should closely consult with the SSDs to ensure service availability and available capacity to provide services. New developments should have a density near those planned for in the unincorporated area.

Between the three Special Service Districts, several different water rights may be used. The water rights and system is complex, and Wasatch County has established a Water Board to review water related issues for proposed developments. Wasatch County's water right process differs from Heber City's process in that the Water Board must review all developments prior to the developments receiving entitlements (see figure below). Heber City should establish a policy whereby City development located within a Special Service District should comply with established County Water Board processes. The City should consider requiring annexation petitioners to complete the first steps during the annexation process so the City can place conditions of annexation within an annexation agreement.

The Special Service Districts have differing definitions of Equivalent Residential Units (ERUs) for sewer versus water. Water right requirements vary between the various districts. Differences may exist between district and City water right and ERU definitions.

Wasatch County Water Board Process for Development

Development Path		
COUNTY	DEVELOPER	DISTRICT
		1. "Water Supply" Review
		2. Feasibility Letter (not a will serve letter)
3. Development Water Review Panel (Action Plan) Chapter 10.01		
4. Master Plan Chapter 16		
		5. Draft Will Serve Letter
6. Preliminary Approval		
		7. Source, Delivery, Treatment, Storage - Development Agreement - Applicable Fees and Associated Costs - Account Current = Proceed - Not Current = Stop
		8. Will Serve Letter
9. Final Approval		

ESTIMATE OF TAX CONSEQUENCES TO RESIDENTS BOTH CURRENTLY WITHIN THE CITY AND IN THE EXPANSION AREA

Annexing into any municipality will increase the tax liability for property owners. Table 1 below illustrates the tax implications for primary homes, secondary homes, and businesses. Current state law levies taxes on the full property value for secondary homes and non-residential land. Property taxes on primary homes are levied against 55% of the assessed value. The added annual tax for the owner of a primary home in the City valued at \$300,000 would be \$220.28. The added annual tax for a business in the City valued at \$500,000 would be \$667.50.

Property Tax Consequences (2016)

Type	Value	Unincorporated Tax Amount (1.1460%)	Incorporated Tax Amount (1.2795%)	Difference
Primary Dwelling	\$300,000	\$1,890.90	\$2,111.18	\$220.28
Business or Secondary Dwelling	\$500,000	\$5,730	\$6,397.50	\$667.50

Heber City does not intend to raise property taxes for the City as a result of annexation of any specific properties within the proposed annexation area. In considering proposed annexations, Heber City will assess the existing capacity of services, along with the additional demand for services that will be required of the City as a result of the annexation. Additional service demands from unincorporated areas will be weighed against potential revenues and other benefits that can be expected to accrue to the City as a result of the proposed annexation. The potential revenue and benefits may include 1) Property tax; 2) Sales tax; 3) Utility hookup fees; 4) Utility Franchise Fees; 5) Impact fees; and 6) exaction or related fees based on rough proportionality to city and county costs; 7) Intangible benefits that accomplish a stated goal of the General Plan or other City planning document. The City Council will weigh these factors in determining whether or not to grant a petition for annexation.

INTERESTS OF AFFECTED ENTITIES

The affected entities are municipalities, the school district, special service districts and County government. It is important that the affected entities be involved during the annexation process

The school district should coordinate their future development and facility needs consistent with the growth plans for the City. The County should have growth policies that reinforce and are complementary to the City's growth policies so that a cooperative and coordinated development within the County and City occur.

The effect of annexation on the tax base of the County will be either neutral or positive. Annexed properties will continue to pay Wasatch County property tax assessments. It is likely that the value of these properties will increase when improved by municipal services resulting in a net increase in tax revenue to Wasatch County. Wasatch County also benefits from annexations by reduced cost of service to annexed properties.

The Wasatch County School District serves the entire County and benefits from annexation by receiving additional tax revenue as property values increase. New residential development obligates the District to educate new students. New commercial and industrial development will be a windfall increase in tax revenue to the District.

Heber Light & Power (HLP) is not an affected entity, but is impacted by Heber City annexations. HLP is required to provide power service within Heber City Limits. If an annexation includes customers being served by another power provider, Utah law would require HLP to reimburse the other power provider "for the value of each facility used to serve each electric customer within the annexed area . . .[and] dedicated to provide service to the annexed area." *Utah Code Ann.* §10-2-421(2). The "value" or purchase price is based on data and costs provided to HLP by the other power provider. The annexation agreement shall provide: (1) that the parties seeking annexation shall pay HLP for its cost of acquiring the other provider's facilities required to serve the customers in the annexed area and (2) that these costs not be borne by Heber City and its residents or by HLP and its customers.

STATEMENTS MADE BY AFFECTED ENTITIES AT APRIL 27, 2017 PUBLIC MEETING

On April 27, 2017, the Heber City Planning Commission hosted a public meeting with Affected Entities to receive comments on the proposed amendment to the City's Annexation Policy Plan. Ron Phillips, Director of the Special Service Districts, submitted a letter listing the concerns of the SSDs in relation to the City's potential adoption of an amended expansion that includes portions of the SSDs, shown below.

Subsequent to that meeting, Heber City and Wasatch County discussed various issues additional concerns pertaining to services, utilities, transportation and zoning that have illustrated the need to update the plan and the General Plan.

Special Service District Written Concerns (page 1 of 3)



Jordanelle Special Service District

P.O. Box 519
Heber City, UT 84032
OFFICE: (435) 654-9233
FAX: (435) 657-9582

May 8, 2017

Heber City Planning Commission
Attn: Keith Rawlings, Chairman
75 North Main Street
Heber City, UT 84032

RE: Comments on the Proposed Heber City Annexation Policy Plan

Mr. Rawlings:

Thank you for the opportunity to provide comments on Heber City's proposed amendment to its Annexation Policy Plan (the "Annexation Plan"). The Wasatch County Council, acting as the Governing Board of the Jordanelle Special Service District ("JSSD"), the North Village Special Service District ("NVSSD"), and the Twin Creeks Special Service District ("TCSSD"), has asked me to submit these comments as the Annexation Plan includes land within the existing boundaries of JSSD, NVSSD, and TCSSD. JSSD, NVSSD, and TCSSD are separate legal entities, but are managed in coordination with each other, sharing costs of staff and overhead to provide greater efficiency to the public. I serve as the General Manager of the three Districts, and submit these comments on behalf of the Governing Board each of the three Districts.

As an initial matter, it is important to comment on what is *not* in the Annexation Plan posted for public review in advance of the April 27, 2017 Planning Commission meeting. Utah law requires that each annexation policy plan include the following, along with a map of the expansion area:

- A statement of the specific criteria that will guide future decisions on annexation petitions, addressing:
 - The character of the community;
 - The need for municipal services in undeveloped and developed unincorporated areas;
 - The municipality's plans for extension of municipal services;
 - How the services will be financed;
 - An estimate of the tax consequences to residents already within the municipal boundaries and in the expansion area;
 - The interests of all affected entities, such as special service districts; and
- A justification for excluding from the expansion areas containing urban development within ½ mile of the municipality's boundary

Wasatch County's SSD Written Concerns (page 2 of 3)

As far as the Districts can tell from documents posted for public review, the Annexation Plan consists of an old Annexation Policy Plan, dated June 1, 2006 (the "2006 Plan"), coupled with a new map (the "2017 Map"). The 2006 Plan contains only very generalized statements regarding the criteria listed above, which do not provide the Districts — or the general public — with enough information to assess the ramifications of annexation of unincorporated areas. As just one example, in addressing the tax consequences of annexation for current and future residents, the 2006 Plan simply states that: "It is anticipated that areas annexed into the City will increase in value, and the tax assessment on newly developed areas, along with impact fees, development fees, and additional revenue assessments will generate revenue to help support the new services." 2006 Plan, at p. 7. The Districts find this statement to be unhelpfully vague. If revenues from annexed areas merely "help support" the new services, will current residents of Heber City need to fund the balance of the cost of services? Furthermore, it is not clear why the City believes that land will automatically increase in value upon annexation into the City, especially when the land already has access to water and sewer services from the Districts. In short, the Districts do not believe the general statements in the 2006 Plan — which are now over a decade out of date — adequately address the specific criteria required by Utah law.

Moreover, the 2017 Map encompasses large swaths of additional land that were not considered by the 2006 Plan. Nothing in the 2006 Plan addresses the factors listed above with respect to the area encompassed by the 2017 Map, which contemplates annexing areas far removed from the City's existing infrastructure, and already served by infrastructure owned and operated by the Districts. For instance, NVSSD owns extensive culinary water infrastructure in the proposed annexation area, as well as extensive water rights necessary to serve those areas. The City's Annexation Plan does not even acknowledge these facts, let alone explain why it is necessary or prudent, in the City's view, to annex areas that already have access to municipal services. The District believes that the City must address the factors listed above as they apply to the new areas proposed to be included in the new expansion areas.

In addition, Utah law requires the City to consider the following:

- Population growth projections for the city and adjoining areas for the next 20 years;
- Current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development within the city and to expand infrastructure, services, and facilities into the expansion area;
- The need for additional land over the next 20 years for additional land for residential, commercial, and industrial development;
- The reasons for including agricultural lands, forests, recreational lands, and wildlife management areas in the municipality;

Again, the Annexation Plan put forward by Heber City consists solely of the 2017 Map showing new areas eligible for annexation, coupled with the 2006 Plan. Both the 2017 Map and the 2006 Plan are completely silent as to the four factors listed above. There are no population growth projections, no projected costs of infrastructure, and no explanation why the City needs the vast amount of land encompassed by the 2017 Map.

Wasatch County's SSD Written Concerns (page 3 of 3)

Finally, Utah law requires the Planning Commission to be guided by certain factors as it develops, considers, and adopts an annexation policy plan. Specifically, if practical and feasible, the boundaries of areas proposed for annexation must be drawn:

- Along the boundaries of existing special service districts;
- To eliminate islands and peninsulas of territory that are not receiving municipal-type services;
- To facilitate the consolidation of overlapping functions of local government;
- To promote the efficient delivery of services; and
- To encourage the equitable distribution of community resources and obligations.

The Annexation Plan is again silent on all of these matters. There is no explanation as to why it is not practical or feasible to draw the annexation area along the boundaries of the three Districts, rather than swallowing up large portions of all three. There is no analysis as to how annexing the areas within the expansion area will promote efficient delivery of services. Nor is there any discussion of how the City intends to encourage the equitable distribution of community resources and obligations.

Given all these omissions, the Districts object to the adoption of the Annexation Plan in its current form. Moreover, even if the City amends the Annexation Plan to address the omissions described above, the Districts are fundamentally concerned about annexation of any land within their defined service areas. The Districts acquired water rights and designed infrastructure based on anticipated densities in unincorporated areas. If the City annexes areas within the Districts' service areas and increases allowable densities, the Districts may not have enough water to serve the new residents, and existing infrastructure may not have the required capacities.

Finally, the TCSSD specifically objects to the annexation of areas east of Mill Road and the Wasatch/Humbug Canal. As Heber City staff acknowledged at the April 27, 2017 Planning Commission meeting, there has been a "gentlemen's agreement" between the City and Wasatch County that the City would not annex that area. TCSSD requests that the City honor that agreement and remove that area from its annexation expansion area.

Sincerely,



Ron Phillips
General Manager of JSSD, NVSSD, and
TCSSD

cc: Mayor Alan McDonald
Mark Anderson, City Manager

Responses to Special Service District May 8, 2017 Letter

Concern	Response
The draft Annexation Policy Plan lacks detail for the 8 points required by Utah Code, Section 10-2-401.5 (3)	The text of the draft Annexation Policy Plan has been modified to specifically address the required 8 points of Utah State Code, Section 10-2-401.5 (3) (b), and the 5 points of Utah State Code, Section 10-2-401.5 (4).
The draft Annexation Policy Plan lacks detail for the 5 points required by Utah Code, Section 10-2-401.5 (4)	
Why don't the annexation boundaries follow SSD Lines?	The map has been modified to follow JSSD and TCSSD boundaries.
The Districts are fundamentally concerned about annexation of any land within their defined service area. If the City annexes areas...and increases densities, the Districts may not have....capacities.	It is the intent of the City to establish land uses in the General Plan that have densities no more than envisioned by Wasatch County within the district areas so district capacity will not be an issue. A General Plan Amendment to the Land Use Plan will be adopted in conjunction with the Annexation Policy Plan that solidifies this commitment.
TCSSD...objects to the annexation of areas east of Mill Road and the Wasatch/Humbug Canal.	The area east of Mill Road has been removed from the expansion area map.
Utah law requires the [City] to be guided by certain factors.....the Annexation Plan is silent on all of these matters.	The Annexation Policy Plan incorporated the guidance of Utah Code, Section 10-2-403 (6) into the Annexation Policy Plan.
Why is it...necessary and prudent to annex areas that already have municipal services?	By state statute, the City as a normal course of business cannot annex properties on its own, annexations occur through petition of private property owners. The expansion area gives property owners the choice of services between Heber City or Wasatch County.

10-2-401.5. Annexation policy plan.

- (1) After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.
- (2) To adopt an annexation policy plan:
 - (a) the planning commission shall:
 - (i) prepare a proposed annexation policy plan that complies with Subsection (3);
 - (ii) hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;
 - (iii) provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;
 - (iv) accept and consider any additional written comments from affected entities until 10 days after the public meeting under Subsection (2)(a)(ii);
 - (v) before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within 10 days after the public meeting under Subsection (2)(a)(ii);
 - (vi) hold a public hearing on the proposed annexation policy plan;
 - (vii) provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;
 - (viii) make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing; and
 - (ix) submit its recommended annexation policy plan to the municipal legislative body; and
 - (b) the municipal legislative body shall:
 - (i) hold a public hearing on the annexation policy plan recommended by the planning commission;
 - (ii) provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
 - (iii) after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and
 - (iv) adopt the recommended annexation policy plan, with or without modifications.
- (3) Each annexation policy plan shall include:
 - (a) a map of the expansion area which may include territory located outside the county in which the municipality is located;
 - (b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - (i) the character of the community;
 - (ii) the need for municipal services in developed and undeveloped unincorporated areas;
 - (iii) the municipality's plans for extension of municipal services;
 - (iv) how the services will be financed;
 - (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and
 - (vi) the interests of all affected entities;
 - (c) justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and
 - (d) a statement addressing any comments made by affected entities at or within 10 days after the public meeting under Subsection (2)(a)(ii).

- (4) In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:
- (a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
 - (b) consider population growth projections for the municipality and adjoining areas for the next 20 years;
 - (c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - (i) to facilitate full development of the area within the municipality; and
 - (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
 - (d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
 - (e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
 - (f) be guided by the principles set forth in Subsection 10-2-403(5).
- (5) Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.
- (6) Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.

HEBER CITY EXPANSION AREA MOU

MEMORANDUM OF UNDERSTANDING BETWEEN WASATCH COUNTY AND HEBER CITY

1. **Parties.** This Memorandum of Understanding (hereinafter referred to as “MOU”) is made and entered into by and between Wasatch County, whose address is 25 North Main Street, Heber City, Utah 84032, and Heber City Corporation, whose address is 75 North Main Street, Heber City, Utah 84032.
2. **Purpose.** The purpose of this MOU is to establish the terms and conditions under which Wasatch County and Heber City will implement multi-jurisdictional annexation, land use and utility service policies.
3. **Term of MOU.** This MOU is effective upon the day and date last signed and executed by the duly authorized representatives of the parties to this MOU and the governing bodies of the parties’ respective counties or municipalities and shall remain in full force and effect for not longer than 30 years. This MOU may be terminated, without cause, by either party upon 60 days written notice, which notice shall be delivered by hand or by certified mail to the address listed above.
4. **Responsibilities of Wasatch County.**
 - a. Invite Heber City Planning to Development Review Committee Meetings when urban development is proposed within the City’s Expansion Area as shown in Exhibit A.
 - b. Invite Heber City Planning Department to Public Hearings involved in amendments to zones, ordinances and standards affecting properties within the City’s Expansion Area.
 - c. The North Village Special Service District (NVSSD), Twin Creeks Special Service District (TCSSD) and Jordanelle Special Service District (JSSD) agree to provide and maintain all water, secondary water, and sewer service within their respective service areas, unless those districts and Heber City mutually agree at the time of development that these services should be provided in another manner.
 - d. Ask property owners proposing urban development within the City’s Expansion Area to first talk with Heber City regarding development in the City

- e. At the request of Heber City, agree to leave an unincorporated island for Wasatch View Estates through the annexation process if there are a significant number of property owners who object to being annexed into Heber City.
- f. Continue to accept open space dedications by Jordanelle Ridge, with the intent to maintain it as open space in perpetuity with the only allowed improvements being back country trails. County may enter into agreements with a third party open space holder.
- g. County will review all improvements outside of City and may or may not require dedication of roads. If streets are constructed and dedicated to County standards outside of City limits, the County will accept such dedication and maintain them.
- h. The Wasatch County Fire District will perform all fire inspections related to development in special service district areas, and will collect the same fire inspection fees that are assessed on a county-wide basis.

5. **Responsibilities of Heber City.**

- a. Invite Wasatch County Planning and its Special Service Districts and Fire District to all Development Review Committee Meetings when development is proposed within Special Service District areas as shown in Exhibit B.
- b. Invite Wasatch County Planning to Public Hearings involved in amendments to zones, ordinances and standards affecting properties within Special Service District areas.
- c. Involve Wasatch County in the review of annexations within Special Service District areas to analyze the following public service issues:
 - 1) Consideration for regional county park facilities and open space.
 - 2) Consideration for dedication of Fire Stations.
 - 3) Consideration for Sewer, water and irrigation.
 - 4) Consideration for dedication of elementary, middle, and high school sites.
 - 5) Consideration for other necessary public facilities provided by each of the parties.
- d. Require proposed development within special service district areas to be reviewed by the Wasatch County Water Board prior to granting of development approvals.
- e. Require receipt of payment for fire district and special service district fees prior to issuance of building permits.

- f. Require all final subdivision plats be signed by the appropriate special service district.
- g. Maintain entitlement requirements for projects annexed into the city including but not limited to requirements for open space, trails, architectural standards, landscaping, densities etc., unless both parties agree that such changes would be more beneficial to the County and City.
- h. Permitted residential densities within special service district areas shall be in accordance with vested rights and/or adopted codes.
- i. Involve Wasatch County in the review of proposed annexations and developments within special service district areas to ensure developers dedicate the appropriate required open space as part of their previously approved master plans. Specifically, Jordanelle Ridge (aka Sorenson Properties) has committed to dedicate a significant area of open space to Wasatch County. The development agreement with Jordanelle Ridge is still in force and requires dedication of open space with every plat recorded.
- j. Unless agreed to by the county and city, the city will maintain the City's expansion area no further east than Mill Road (aka 1200 East), no further west than the bypass, and no further west than the eastern boundary of the Heber Valley Special Service District sewer fields.

6. Mutual Responsibilities.

- a. Heber City and Wasatch County are each committed to maintaining the North Fields as an agricultural area. As such, zone changes, municipal annexation and extension of urban services into the North Fields should be avoided, though this is not intended to infringe upon the legislative discretion of either party.
- b. Development, and/or annexations along the future bypass will include the acquisition and/or dedication of bypass right of way at a width of 124 feet or current UDOT standards by the applicable entity.
- c. Wasatch County will establish a mechanism that provides Heber City with representation to key SSDs that allows input on critical water and sewer issues occurring within or potentially impacting the city.
- d. Explore avenues to partner for the purpose of optimizing water and sewer service delivery to achieve redundancy, operational efficiencies and cost savings/avoidance.
- e. Heber City and Wasatch County will continue to work on a common affordable housing agreement.

7. **Conflict Resolution.** In the event either party determines there is a conflict in the implementation of these responsibilities, either party may arrange for an interlocal board to be convened to review the matter. Such interlocal board should consist of 3 Wasatch County representatives, including a County Councilman, the County Manager and the County

Planner; and 3 Heber City representatives, including the Mayor, City Manager and the City Planner.

8. **Signatures.** In witness whereof, the parties to this MOU through their duly authorized representatives have executed this MOU on the days and dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this MOU as set forth herein.

The effective date of this MOU is the date of the signature last affixed to this page.

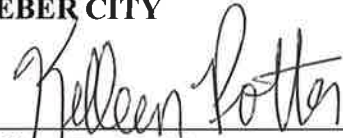
WASATCH COUNTY



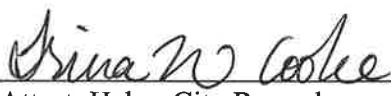
Greg McPhie, Council Chairman


Date 2/4/19

HEBER CITY



Kelleen Potter, Mayor
Date 2/8/19



Attest: Heber City Recorder
Date 2/4/2019



EXHIBIT A: HEBER CITY EXPANSION AREA

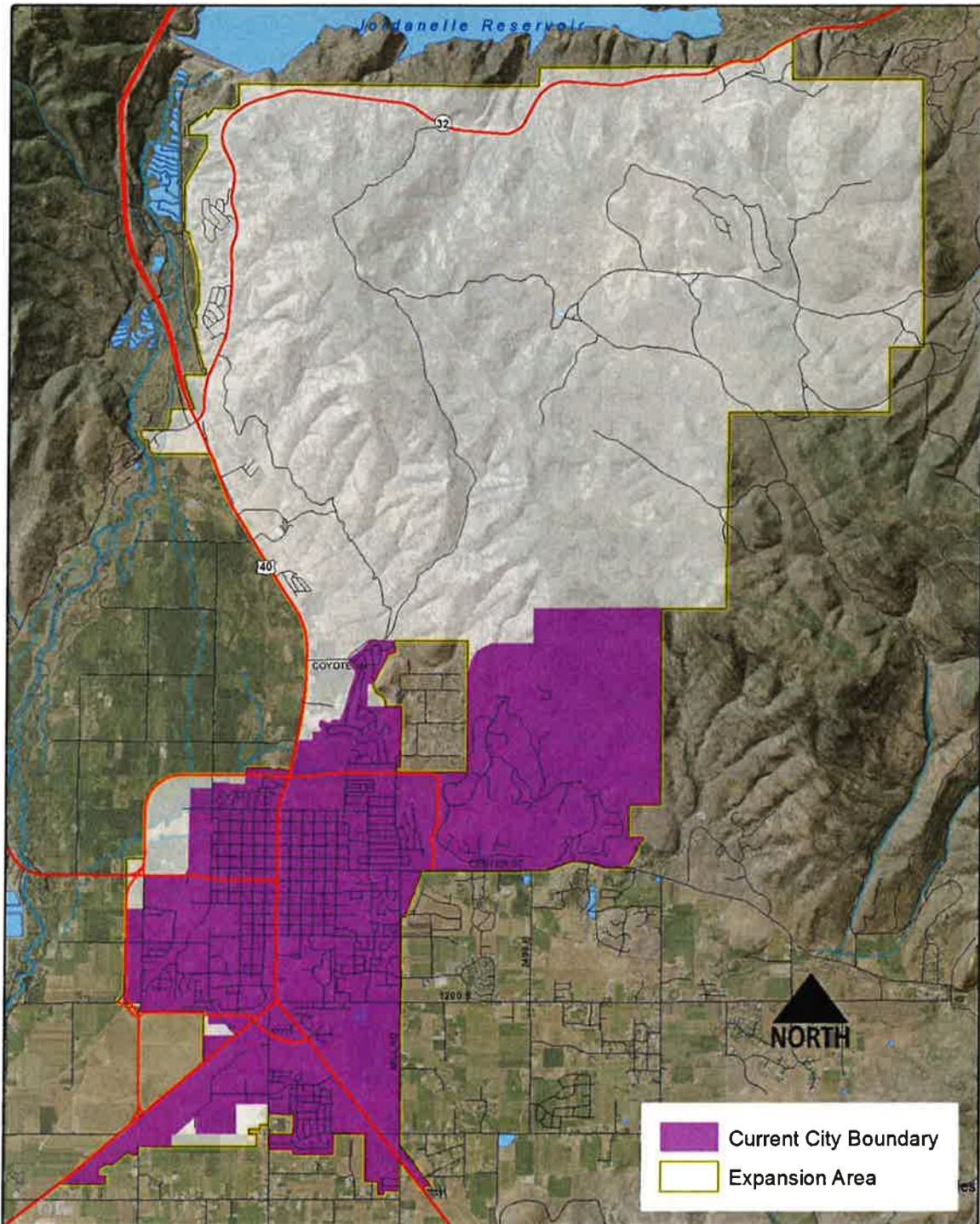
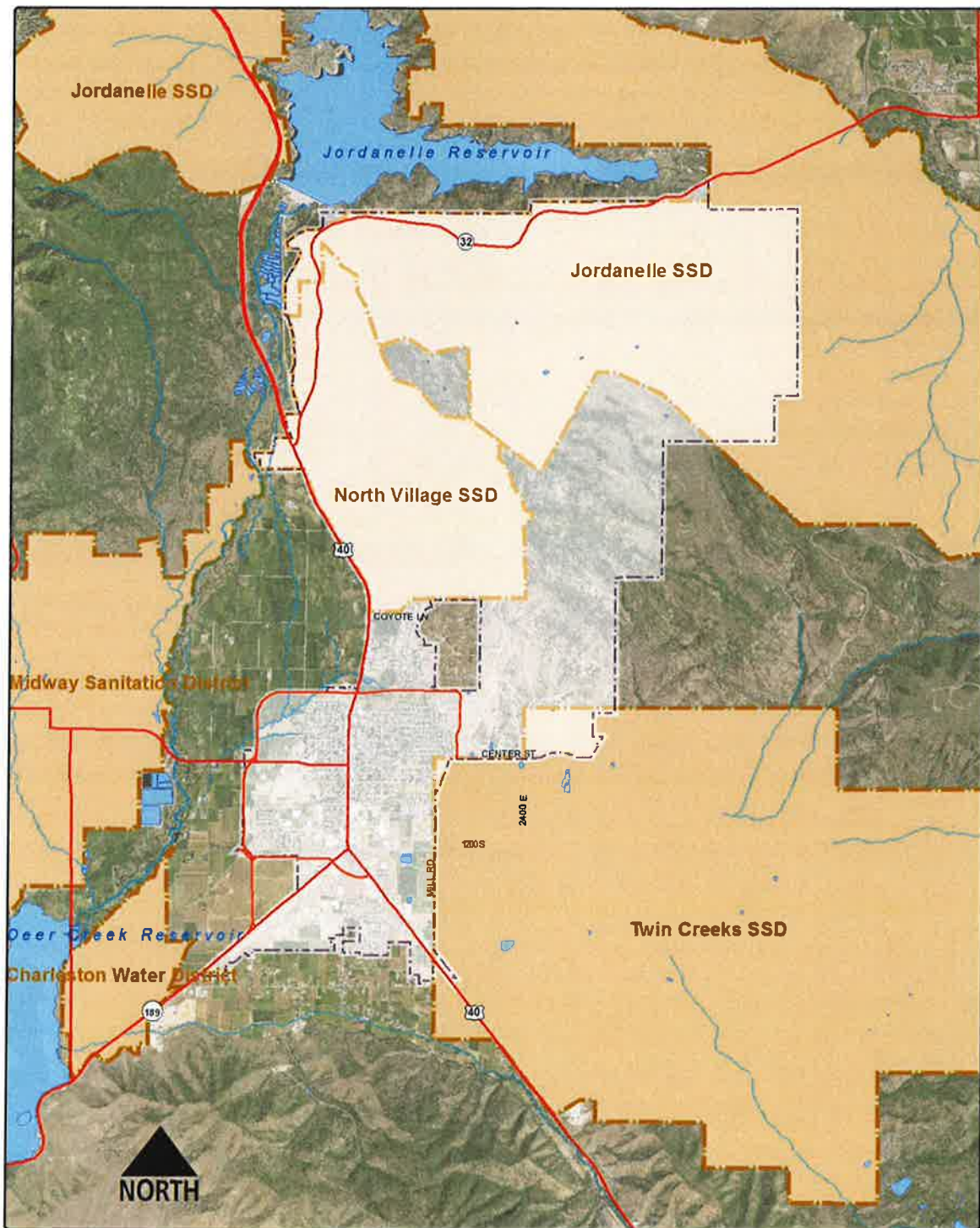


EXHIBIT B: SPECIAL SERVICE DISTRICT AREAS





Planning Commission Staff Report

MEETING DATE: 4/9/2024

SUBJECT: A Zoning Amendment for 167 West Center Street to rezone the property from RC (Residential Commercial) to C-3 (Central Commercial) (Planner Denna Woodbury)

RESPONSIBLE: Denna Woodbury

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Zone Change following the guidelines of the General Plan

SUMMARY

This item is a zoning amendment to change the zoning on the property located at 167 West Center Street from RC (Residential Commercial) to C-3 (Central Commercial) zones.

RECOMMENDATION

Recommend Approval

BACKGROUND

The applicant would like to change the zoning of this property from the current RC (Residential Commercial) to the C-3 zone (Central Commercial). This request is to facilitate potential residential/apartments and commercial uses to be built on the property. The proposed zoning amendment is for .49 of an acre and includes two lots. A Public Hearing was held on March 26, 2024, for this item. The item was continued to allow for the applicant to speak on behalf of the project.

DISCUSSION

A Public Hearing was held on March 26, 2024. The public provided comments regarding the location and the historical district. Concerns were expressed about potential height and traffic. There were comments relating to using this parcel for community use or a place for young people to hang out, given the central location.

The Planning Commission discussed where the commercial use boundary should be and discussed which roads were identified to have more intense uses. There was also a discussion relating to spot zoning. There was some concern expressed regarding changing the zoning without a specific project

to review and the possible intensity and density of a project.

The zoning amendment changing the zoning from RC to C-3 conforms with the Downtown District of the General Plan. The General Plan Downtown District's key characteristics are small business storefronts with historic architectural elements on the first floors along Main Street. Interior block commercial/office uses blending with higher density residential. East/west streets to include diagonal parking and bike accommodations. The density ranges from 14 to 30 units per acre and up to 4 story heights (interior block locations encouraged).

The purpose of the C-3 district found in 18.28.010 of the Municipal Code states, "The C-3 central commercial zone has been established as a district in which the primary use of the land is for business purposes. The area covered by this zone is the historical core area encompassing Main Street and adjacent blocks, which acts as the dominant shopping and financial center for the city and surrounding territory. For this reason, the zone has been located in the central part of the city where the street pattern makes the business buildings readily accessible to all parts of the city and surrounding region and where business and shopping activities can be carried on with maximum convenience. The C-3 zone is characterized by wide, clean, well-lighted streets, and ample pedestrian ways for the convenience and safety of the public." Mixed uses are allowed within this zoning district with a Conditional Use Permit.

The C-3 zoning district allows for a three-story building without a stepback, and not to exceed 46 feet. The height can be increased to 4-stories not to exceed 55 feet, if it includes 10% of affordable housing, it is a mixed-use building, and if it includes a stepback. There is also a gross floor area of buildings limitation for retail business of 60,000 square feet.

FISCAL IMPACT

N/A

CONCLUSION

Staff recommends forwarding a positive recommendation to the City Council for the zoning amendment to re-zone the property located at 167 West Center Street subject to Findings and Conditions. This request conforms to the General Plan recommendations for this parcel.

Findings

1. The Planning Commission held a public hearing on March 26, 2024.
2. The zoning amendment is consistent with the General Plan.

Conditions

1. All Code requirements will be met.
2. Any additional conditions as outlined by the Planning Commission.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **forward a positive recommendation for a zoning amendment for 167 West Center Street to rezone the property from RC to C-3** as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Continuance

I move to **continue a zoning amendment for 167 West Center Street to rezone the property from RC to C-3** to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL

I move to **forward a denial recommendation for a zoning amendment for 167 West Center Street to rezone the property from RC to C-3** with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. Propose Zone Change Plats
2. Zoning Map
3. General-Plan-Map-102022-PDF
4. Future Land Use Downtown District from General Plan



Zoning Map as of
3/20/24

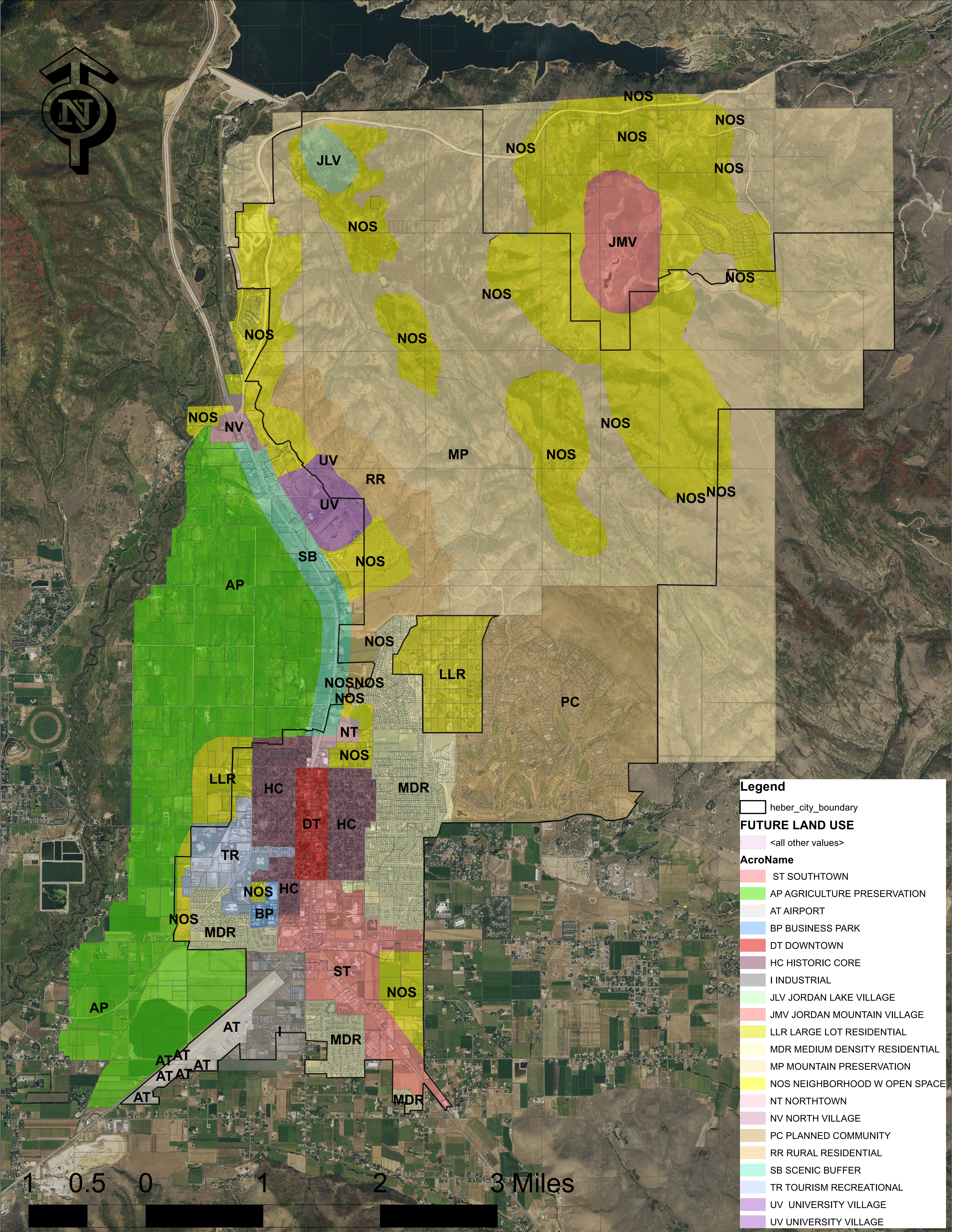
Subject
Property

R-3

Residential Commercial

Neighborhood Infill Overlay
Zone

Heber City General Plan Map



Future Land Use Map Categories	District Type	Uses	Density Range / Scale (gross acreage)	Key Characteristics
	Historic Core Neighborhood (HC)	Primary: SFDs 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	3-15 units per acre 1-3 story height	A mixed neighborhood emphasizing a variety of housing types. Strong street connections to the downtown and the tourist center; bicycle and pedestrian friendly.
	Downtown (600 South to 500 North, 200 East to 200 West) (DT)	A mixed use town center with historical architecture and active open spaces	14 to 30 units per acre Up to 4 story heights (interior block locations encouraged) Consider 2 story minimum height	Small business storefronts with historic architectural elements on first floors along Main Street. Interior block commercial/office uses blending with higher density residential. East/west streets to include diagonal parking and bike accommodations.
	Tourism/Recreation Center (TR)	A hospitality/commercial mixed use center	4 to 20 units max per acre 2-3 story height, except hospitality, which may reach 4 stories	Recreation and tourism-oriented uses with an old west flavor. Includes the 100 South corridor. Transitional corridor uses including expanded home occupations, small scale retail, bed and breakfast, small cafes.
	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	Base density established by a master development agreement. Overall property base densities may be transferred to the center and adjacent NOS by concentrating and clustering land uses. Up to 3-4 story heights in mixed use village 1 to 14 units per acre in residential areas adjacent to centers	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.