

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

June 18, 2024

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

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

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

1. Housing Presentation by Steve Waldrup, Utah State Senior Advisor for Housing Strategy and Innovation (Tony Kohler, Community Development Director) - *55 min*
2. Mountainlands Community Housing Trust: Managing deed restrictions for affordable housing (Tony Kohler, Community Development Director) - *55 min*

II. BREAK - 10 MIN

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

1. Call to Order
2. Pledge of Allegiance (Mike Johnston, Council Member)
3. Prayer/Thought by Invitation (Aaron Cheatwood, Council Member)

IV. CONFLICT OF INTEREST DISCLOSURE:

V. CONSENT AGENDA:

1. Approval of June 4, 2024, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Harvest Hills Annexation MOU (Memorandum of Understanding) with the County (Jeremy Cook, City Attorney)

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

VII. GENERAL BUSINESS ITEMS:

1. Habitat for Humanity Presentation (Tony Kohler, Community Development Director) - *20 min*
2. Discussing Potential Updates to Sign Code to the Sign Code regarding the Amount of Required Landscaping around Free-Standing Monument Signs (Jacob Roberts, Planner) - *20 min*

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

1. Public Hearing for FY24 Final Amendment and Budget Resolution 2024-07 (Sara Nagel, Finance Manager) -
2. Public Hearing on Consolidated Fee Schedule and Consolidated Fee Schedule Adoption Ordinance 2024-13 (Sara Nagel, Finance Manager) -
3. Public Hearing for Interfund Loans and Resolution Approving Interfund Loans 2024-12 (Sara Nagel, Finance Manager, Matt Brower, City Manager) -
4. Presentation on State Trust Lands Administration property (Tony Kohler, Community Development Director) - *40 min*
5. Resolution 2024-13 Fireworks Restrictions for Wildland Urban Interface (Clint Neerings, Assistant Chief/Fire Marshal) - *10 min*

IX. CLOSED EXECUTIVE SESSION

1. Discuss the Purchase, Exchange, or Lease of Real Property (Scott Phillips, Council Member)

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

1. Authorization to Purchase Real Estate in Heber City (Scott Phillips, Council Member)

XI. COMMUNICATION:

XII. ADJOURNMENT:

Ordinance 2006-05 allows Heber City Council Members to participate in meetings via telecommunications media.

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

Posted on June 13, 2024, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave.



Heber City Council Staff Report

MEETING DATE: 6/18/2024
SUBJECT: Housing Presentation by Steve Waldrip, Utah State Senior Advisor for Housing Strategy and Innovation
RESPONSIBLE: Tony Kohler
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

Steve Waldrip is Utah State's Senior Advisor for Housing Strategy and Innovation. Mr. Waldrip has spoken recently at training events for the Utah Planning Association and Utah League of Cities and Towns. Councilmembers have asked for Heber City to invite Mr. Waldrip to speak with Council. Mr. Waldrip's presentation will touch upon the Utah State Legislature's approach at combating the housing crisis in Utah, the need for promoting owner-occupied housing, Heber City's role with affordable housing and the state's new financing tools that are available to cities and developers to create affordable housing.

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

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

EXHIBITS

1. WaldripHousing Powerpoint

Which is more rare: Bigfoot or the Affordable Home?



Steve Waldrip
Senior Advisor to the Governor for
Housing Strategy and Innovation

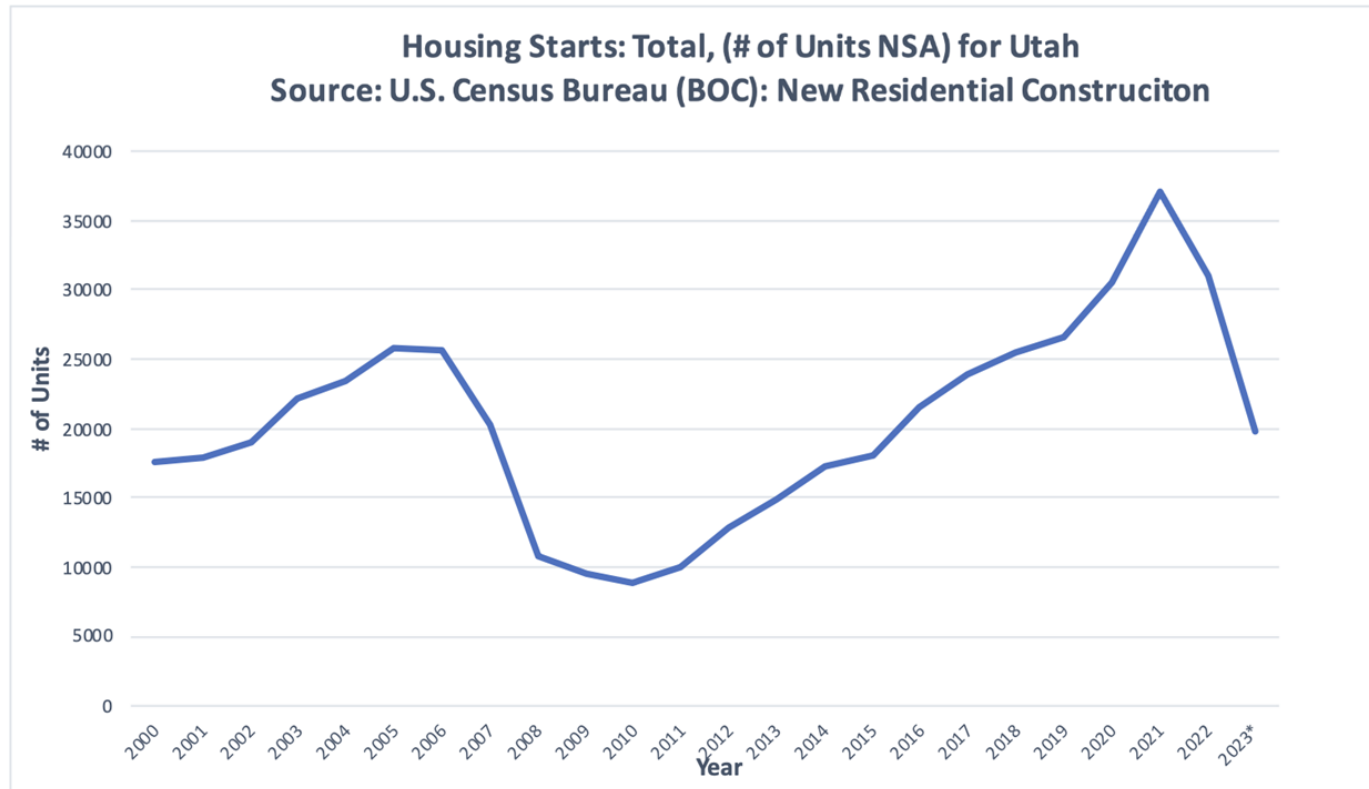


Daniel Oster Real Estate

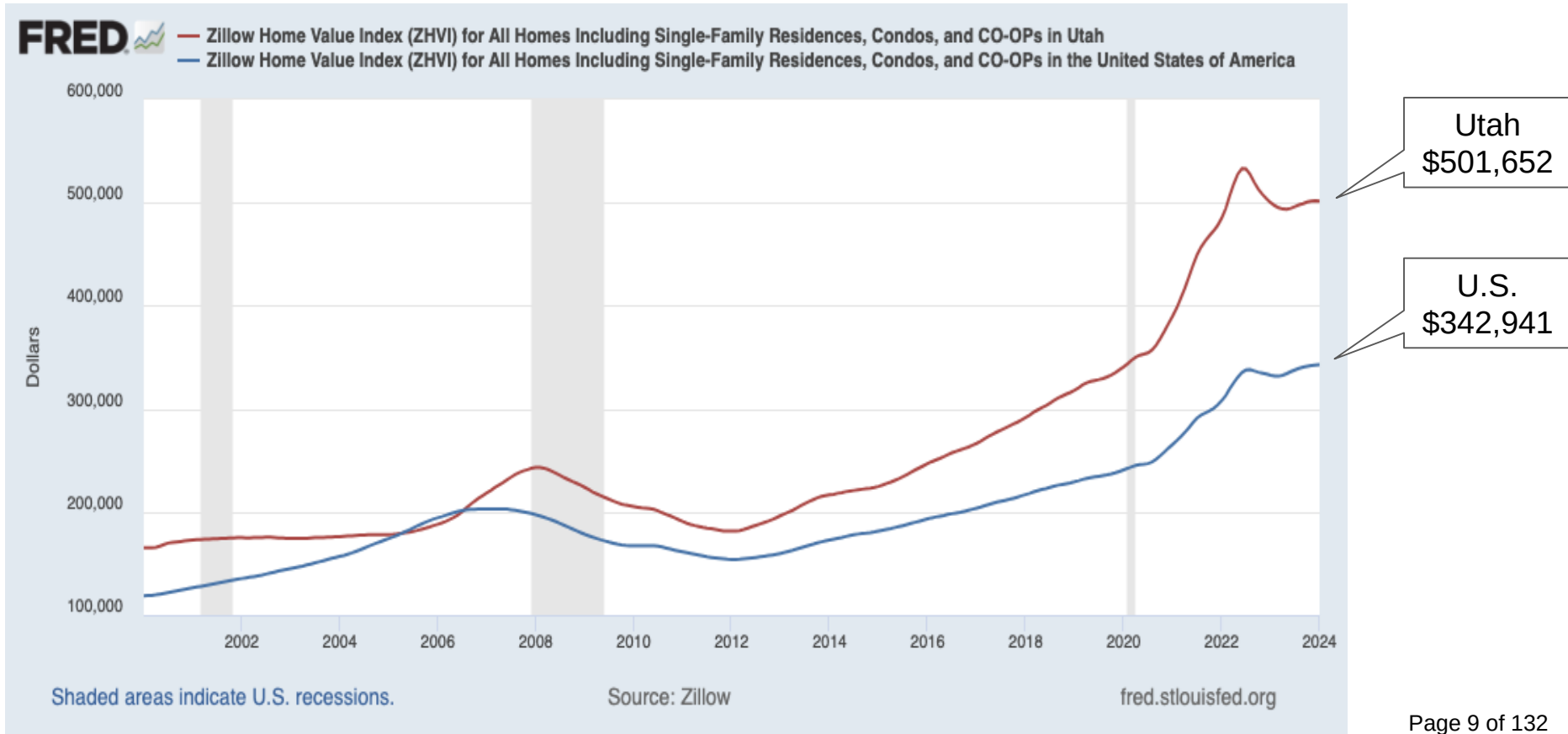


Year	Housing Starts
2000	17565
2001	17966
2002	18945
2003	22190
2004	23467
2005	25791
2006	25643
2007	20241
2008	10748
2009	9520
2010	8868
2011	9974
2012	12823
2013	14858
2014	17346
2015	18064
2016	21458
2017	23911
2018	25530
2019	26610
2020	30582
2021	37071
2022	30950
2023*	19820

*Jan-Oct

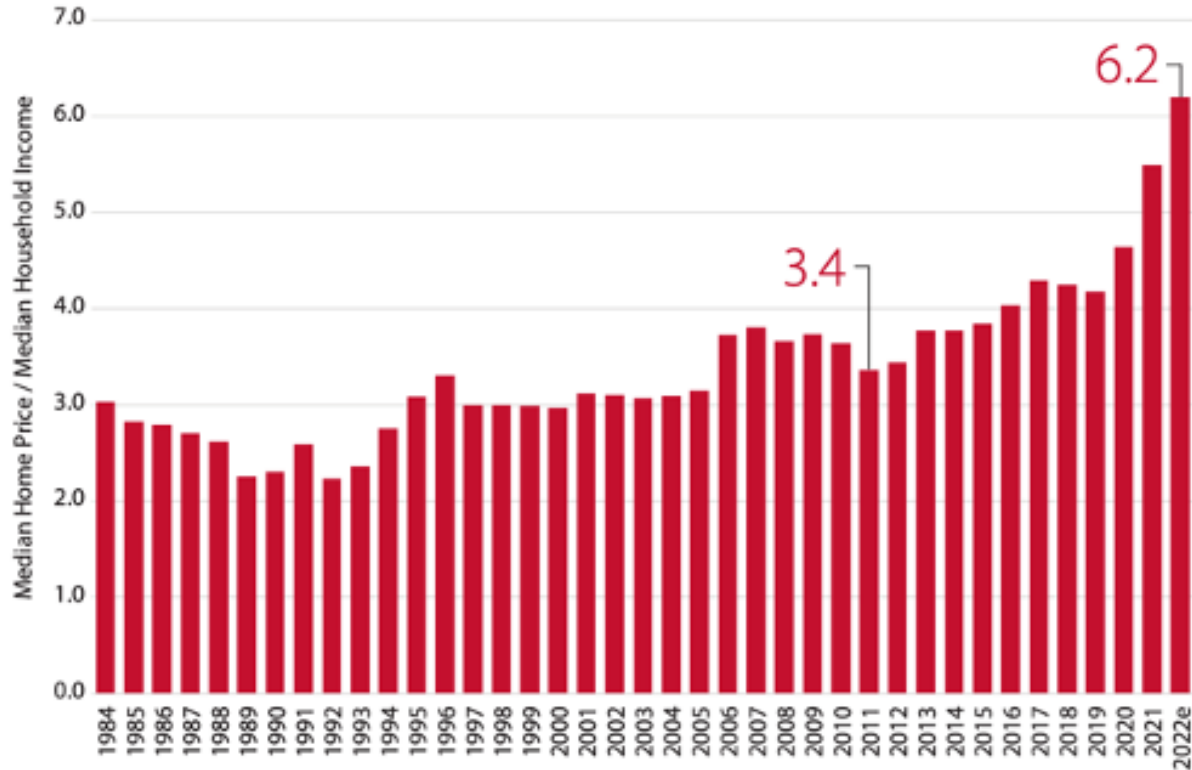


Utah Home Prices Much Higher Than US

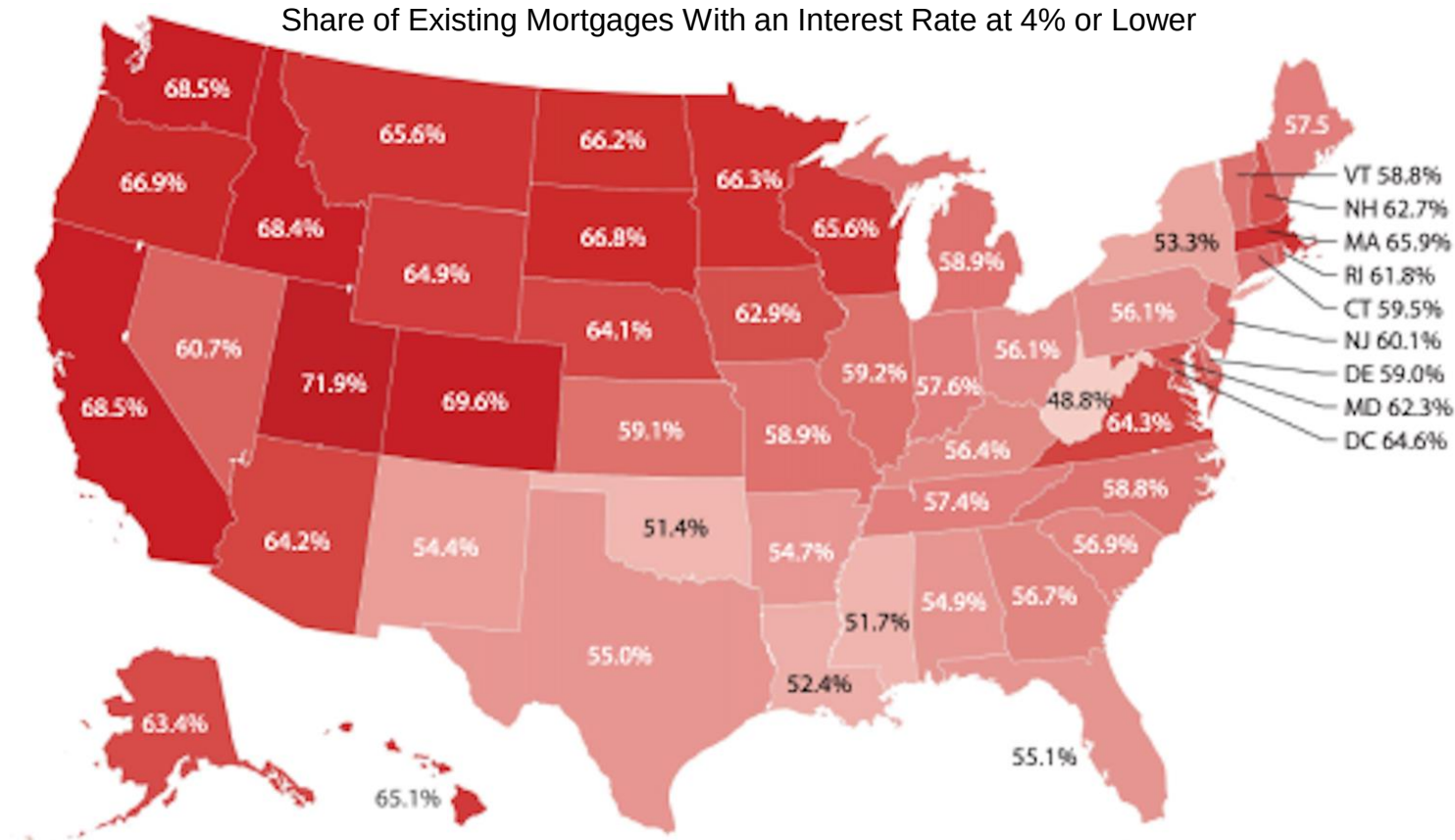


Home Prices Outpacing Income in Utah

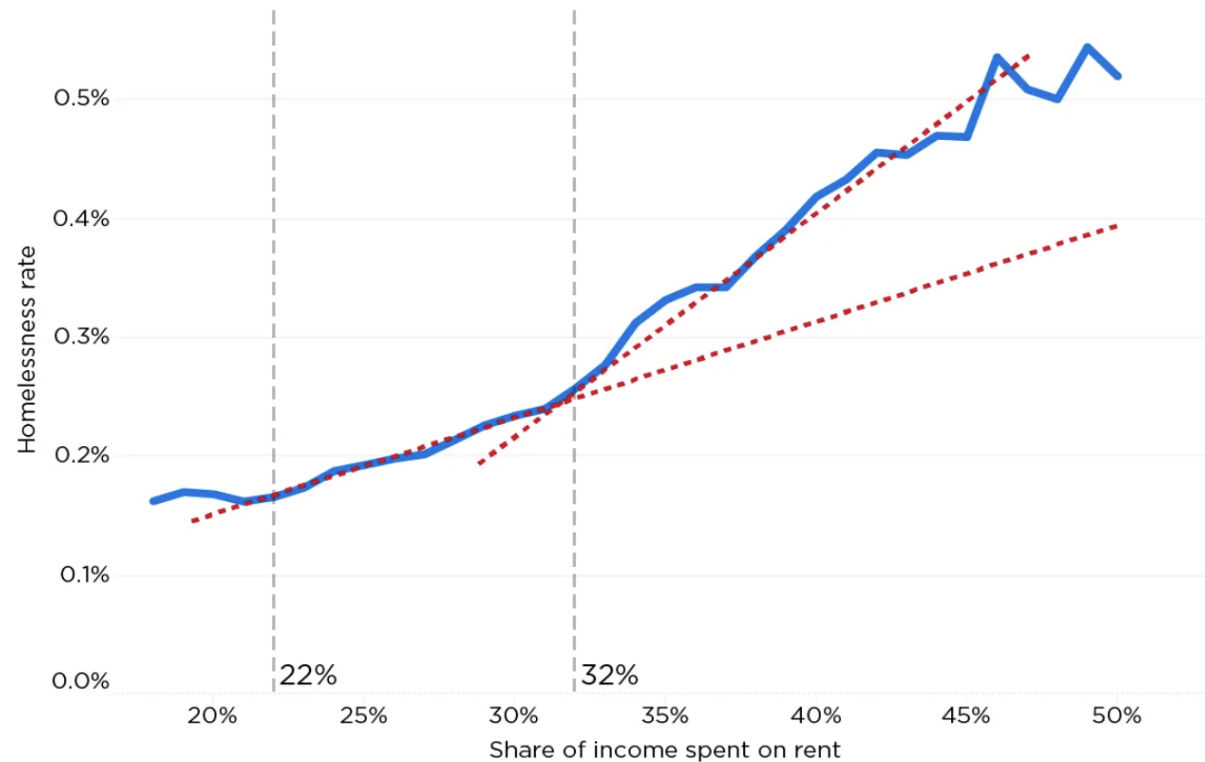
RATIO OF UTAH MEDIAN HOME PRICE TO MEDIAN HOUSEHOLD INCOME, 1984–2022



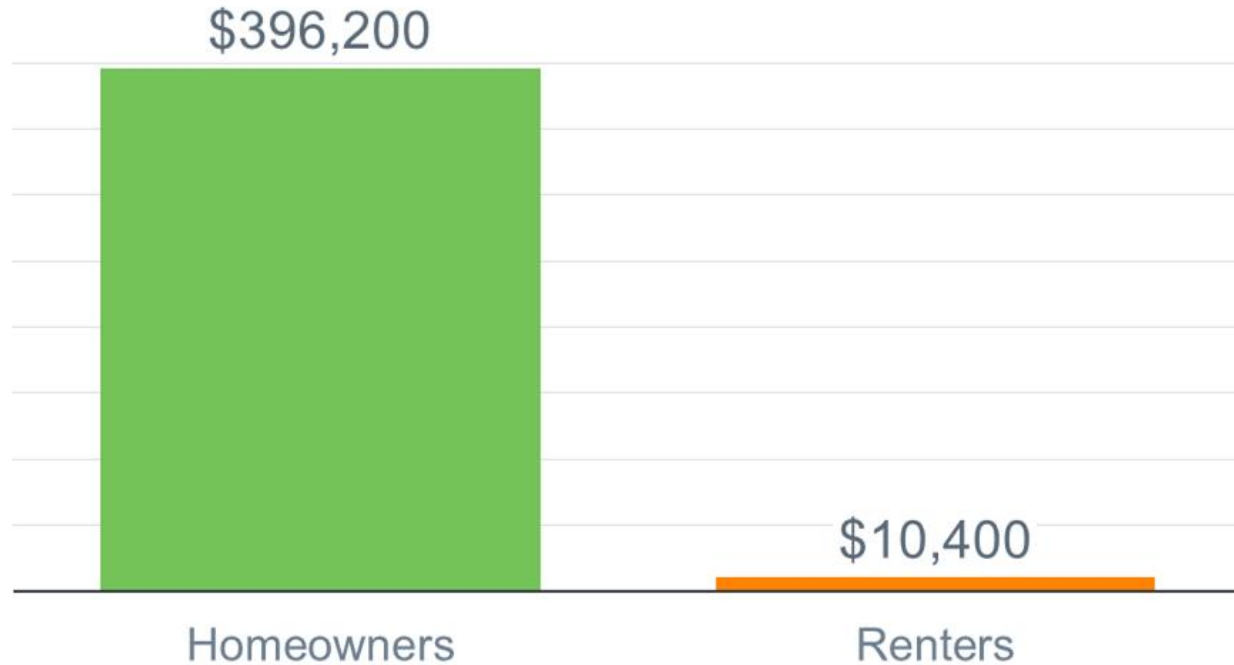
Utah Homeowners Are Locked In Low Rate Mortgages



Rate of Homelessness vs Share of Income Spent on Rent

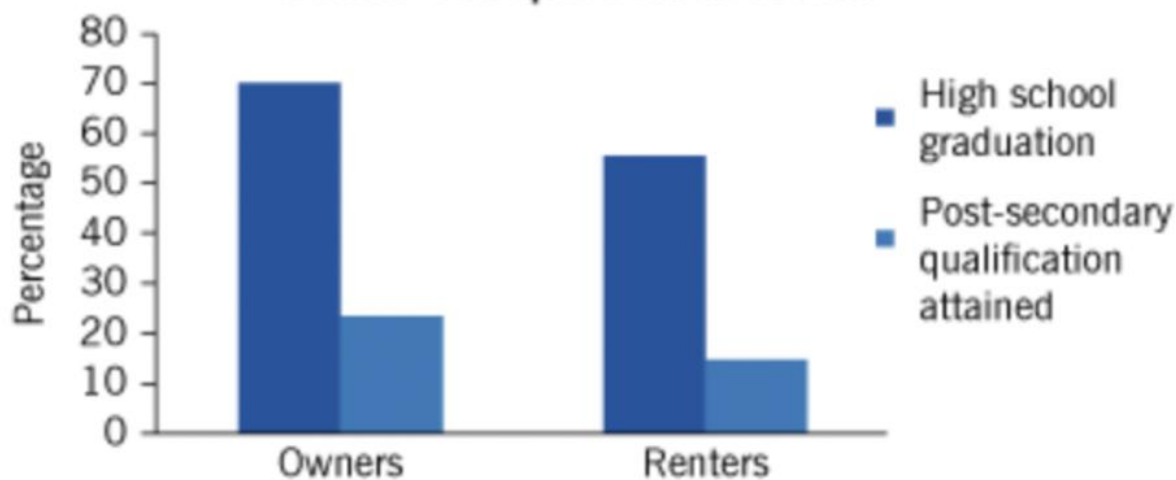


Homeownership: Key to Wealth Building



Source: The Fed

US children's educational attainment is higher in owner-occupied households



Note: Children's educational attainment at age 20 by parents' homeowner status when children were 15 as a percentage of children in each type of housing tenure.

Source: Based on data in [1].

IZA
World of Labor

Source: IZA World of Labor

toilet paper roll is pictured next to 2,600,000 bolivars



Serious crisis

Be ready to pay 2.6 million bolivars for a toilet paper roll in the Venezuelan capital, Caracas. Yes, you read it right.





Qualified Project

After entering into agreement with local land use authority**, developer/builder requests financing for qualified project.



\$5 Million Loan at Blended Rate

Lending Institution loans to Developer/Builder at a *maximum spread of 3.5% above rate* received from treasurer.



\$5 Million Request

After underwriting project, lending institution*** presents project to Treasurer.

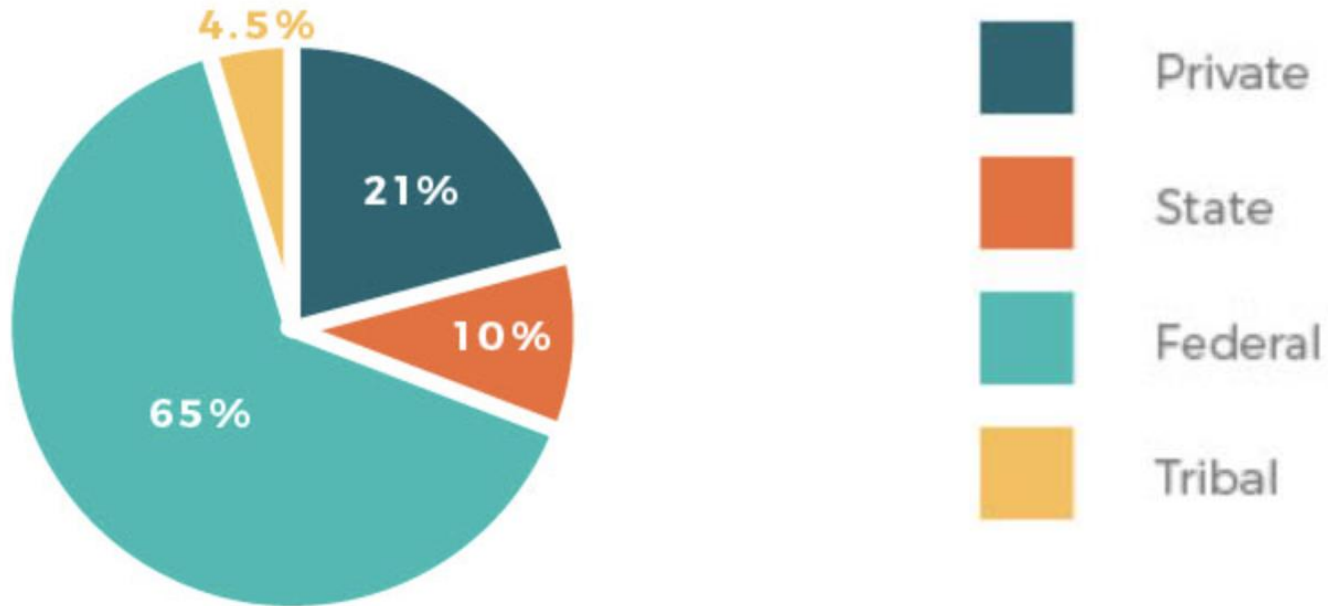


\$5 Million Deposit at Reduced Rate

Treasurer deposits funds into lending institution at *2% below fed funds rate* – term is earliest of 24 months, project completion, or June 30, 2027.

Public Lands

UTAH LAND OWNERSHIP



Legacy Cities



Corporate Ownership and Overnight Rentals

Top 20 States By Share of Home Purchases by Investors - August 2023

State	2019	2020	2021	2022	2023
California	18.66%	17.15%	28.64%	31.44%	34.03%
Washington DC	20.45%	16.73%	24.92%	29.00%	33.23%
Georgia	22.40%	20.58%	33.00%	34.90%	33.12%
New Mexico	21.56%	20.21%	26.73%	29.13%	31.46%
Kansas	20.01%	19.94%	25.97%	28.64%	30.51%
Texas	22.08%	20.28%	29.29%	31.20%	29.93%
Utah	19.76%	20.35%	27.86%	29.48%	29.64%
Nevada	20.46%	17.77%	29.92%	33.10%	29.49%



Process Issues



Communication





Heber City Council Staff Report

MEETING DATE: 6/18/2024
SUBJECT: Mountainlands Community Housing Trust: Managing deed restrictions for affordable housing
RESPONSIBLE: Tony Kohler
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

Jason Glidden and Angelica Espinoza, of Mountainlands Community Housing Trust, will be discussing Mountainland's contract with the Wasatch County Housing Authority to qualify home buyers and implement deed restrictions in Wasatch County. They will also discuss specific developments, Mountainland's mission and other services that are offered by the organization.

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

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

EXHIBITS

1. Mtnlands Heber City Presentation



MOUNTAINLANDS
COMMUNITY HOUSING TRUST

Heber City
June 18, 2024



Jason Glidden
Executive Director
Jason@housinghelp.org

Angelica Espinoza
Housing Navigator
Angelica@housinghelp.org

Megan McKenna
Housing Advocate
Megan@housinghelp.org



MOUNTAINLANDS
COMMUNITY HOUSING TRUST



MOUNTAINLANDS
COMMUNITY HOUSING TRUST



Mountainlands Community Housing Trust:

Housing for People, Not for Profit.

- 1- Acquisition and new construction of affordable housing
- 2- Consulting
- 3- Compliance/ Resales
- 4- Education/ Advocacy



MOUNTAINLANDS
COMMUNITY HOUSING TRUST

Housing for **people**, not profit

Completed Projects



YEAR
2006

The Line Condominiums

[VIEW PROJECT](#)



YEAR
2009

Community Land Trust Homes

[VIEW PROJECT](#)



YEAR
2019

Prestige II Senior Apartments

[VIEW PROJECT](#)



YEAR
2021

Central Village Condos

[VIEW PROJECT](#)



YEAR
1983

Holiday Village Apartments

[VIEW PROJECT](#)



YEAR
2012

Elmbridge Apartments

[VIEW PROJECT](#)



YEAR
2004

Meadow View Apartments

[VIEW PROJECT](#)



YEAR
1996

Washington Mills Apartments

[VIEW PROJECT](#)



YEAR
2016

Richer Place Apartments

[VIEW PROJECT](#)



YEAR
2011

Prestige I Senior Apartments

[VIEW PROJECT](#)



YEAR
1983

Parkside Apartments

[VIEW PROJECT](#)



MOUNTAINLANDS
COMMUNITY HOUSING TRUST

Housing for **people**, not profit



YEAR
2023

Parkview Place

[VIEW PROJECT](#)



YEAR
2024

Mineros

[VIEW PROJECT](#)



YEAR
2030

HOPA

[VIEW PROJECT](#)



MOUNTAINLANDS
COMMUNITY HOUSING TRUST

The Housing Resource Center (HRC)

MCHT relaunched the HRC in 2022 to fulfill the compliance, education and advocacy part of our mission.

The HRC is a one stop shop for all things housing dedicated to helping our communities and local workforce navigate the complex world of affordable housing along the Wasatch Back.

HOUSING ADVOCATE

Megan McKenna

megan@housinghelp.org

435.659.8465

Advocacy

- Housing solutions/ inventory
- Policy/ code changes
- Transit oriented development
- Regional solutions
- Incentive Programs- **WE RIP**
- Educate/ address misconceptions
- Economic Impact Study- **5/14**
- Equity/ breakdown barriers
- Support tenants and homeowners



HOUSING
RESOURCE
CENTER



HOUSING NAVIGATOR

Angelica Espinoza

angelica@housinghelp.org

435.602.1887

Navigation

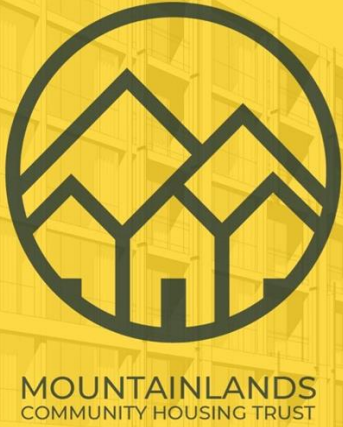
- Application assistance
- Lending opportunities
- Financial resources/ training
- Qualifying support
- Deed restriction stewardship
- Language barriers
- Education opportunities
- Resales
- Referrals



MOUNTAINLANDS
COMMUNITY HOUSING TRUST

Deed Restrictions:

- A legally binding document that is recorded against a property detailing how a property may be used owned and or transferred.
- Preserve affordability long term.
- Preserve inventory long term.
- Primary residency (tax exemption).
- Property taxes based on resale.
- Provides equity.
- Provides housing security.



Compliance:

The integrity of our work.

- Monitoring Compliance
- Owner Reporting
- Enforcement

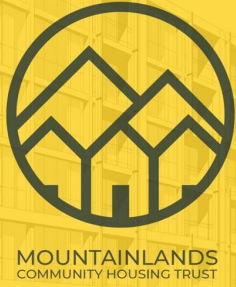
Monitoring compliance of the deed restrictions is essential to ensuring that the intended goals of affordable housing initiatives are met and maintained.



MOUNTAINLANDS
COMMUNITY HOUSING TRUST

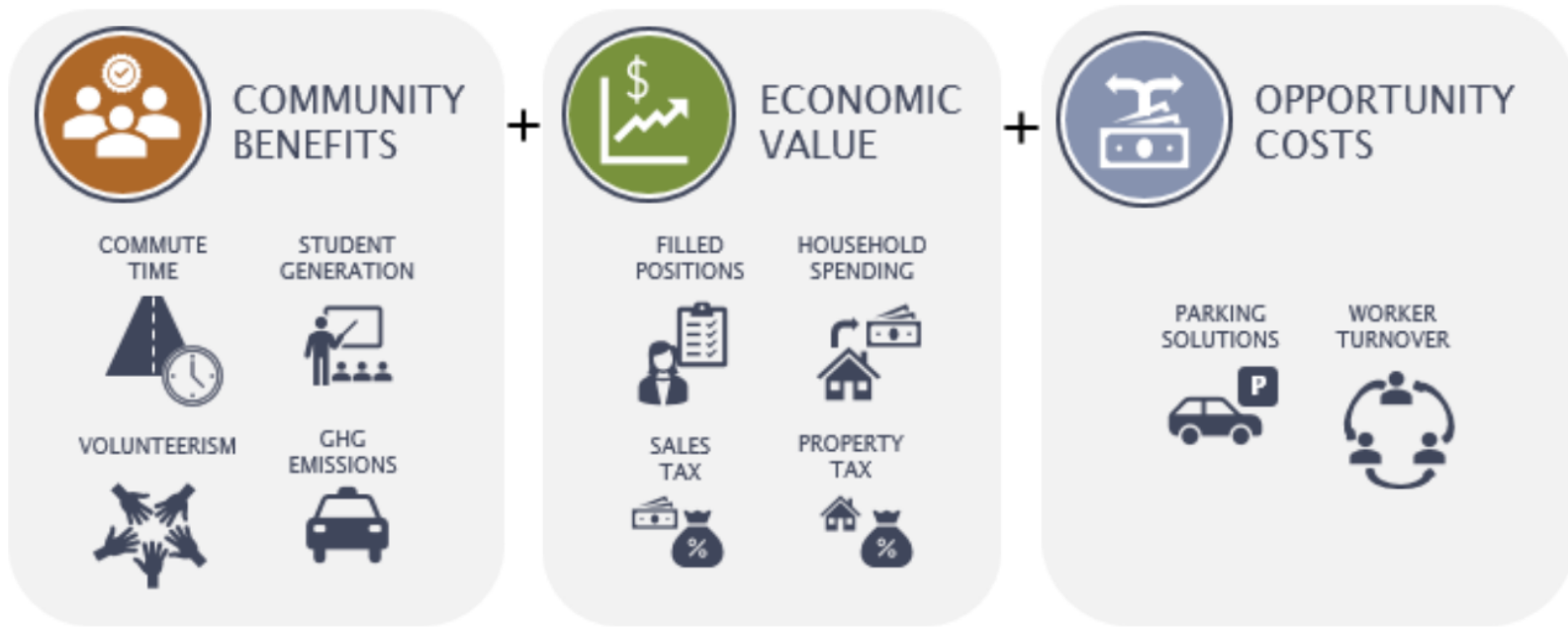
Heber City:

- Demographics
- AMI for family of four = **\$127,300**
- Median home price = **\$781,282**
- Average workforce wage = **\$50K**
- Purchase power = **\$382,482 – \$478,534**
- Gap = **\$398,800**



Economic Impact of Affordable Housing:

OVERALL BENEFIT



\$571,500

Return per unit



MOUNTAINLANDS
COMMUNITY HOUSING TRUST

Housing Needs and Challenges:

NEEDS:

- All types of housing
 - Rentals
 - Owner Occupied
- All AMI levels
 - Affordable - 80% and below
 - Attainable - 80% AMI to 150% AMI

CHALLENGES:

- High land costs
- High Construction costs
- Zoning
- Planning Code



MOUNTAINLANDS
COMMUNITY HOUSING TRUST



Opportunities:

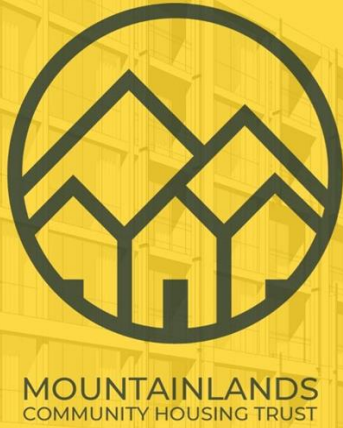
*State / Federal tools

- Tax Credits
- Self Help
- State Tools

*Zoning

- Incentivize affordable housing
 - Height
 - Density
 - Parking

*Inclusionary Housing



Upcoming Events:

“Economic Impact of Affordable Housing Along the Wasatch Back”

- **Wasatch County Interlocal Meeting:**
 - **July, 10 @ 6:30**
 - **Wasatch County Administrative Building**
- **Wasatch County Community Housing Discussion and Housing Fair:**
 - **August, 26 @ 6:00**
 - **Heber City PSB Community Room**





MOUNTAINLANDS
COMMUNITY HOUSING TRUST

Thank You!



Jason Glidden
Executive Director
Jason@housinghelp.org

Angelica Espinoza
Housing Navigator
Angelica@housinghelp.org

Megan McKenna
Housing Advocate
Megan@housinghelp.org

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
June 4, 2024

DRAFT Minutes

6:00 p.m. Regular Meeting

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

1. Call to Order

Mayor Franco called the meeting to order at 6:00 p.m. and welcomed everyone present.

City Council Present: Mayor Heidi Franco
Council Member Yvonne Barney
Council Member Aaron Cheatwood
Council Member Mike Johnston
Council Member Scott Phillips

City Council Absent: Commissioner Sid Ostergaard

Staff Present: City Manager Matt Brower
Assistant City Manager Mark Smedley
Community Development Director Tony Kohler
Planning Manager Jamie Baron
City Engineer Russ Funk
City Recorder Trina Cooke
Public Works Director Matthew Kennard
Finance Manager Sara Nagel

Staff Participating Remotely: City Attorney Jeremy Cook, Public Works Director Matthew Kennard, Engineer Kyle Turnbow, Finance Manager Sara Nagel, Engineer Ross Hanson, and Community Development Director Tony Kohler.

Also Present: Rick Magness (AWA Engineering), Roger Gough (Smith's), Mike Thompson, Nathan Richards, Grace Doerfler - KPCW, Tori Broughton, the Public Works team: Justin Motley, Zach Maxwell, Blake Walton, Matt Zeltinger, Thomas Coleman, Kayden Davis, Kayden Giles, Tess Ford, Cristian Payan, Rylan Keel, Ryan Walton, Chris Pederson, Riley Fairbourn, Kayden Giles, Candace Bufton, and Missy Luke, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed in online) Kevin Jardine, B, Denna Computer, DW, Grace KPCW, Kelli, and S.

2. Pledge of Allegiance (Yvonne Barney, Council Member)

Council Member Barney led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Mike Johnston, Council Member)

Council Member Johnston recognized the current week was the City's observation of Unity Week and listed planned events. He shared the following quote by Ryunosuke Satoro: "Individually, we are one drop. Together we are an ocean." He felt it was important to remember we were better together. He shared that as a City that continued to grow, the community would be stronger if it recognized and supported its diversities rather than splitting apart into select groups. He shared two more quotes: Mahatma Gandhi said "Our ability to reach unity in diversity will be the beauty and the test of our civilization." Elder Neil L. Anderson said "As men and women, as sisters and brothers, as sons and daughters of God, we move forward together."

II. CONFLICT OF INTEREST DISCLOSURE:

Council Member Johnston recused himself from agenda item five. He explained that he had been working with the petitioner for the Bush annexation, therefore would not participate in the Council's discussion or any decision made.

III. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Mayor's Award - Public Works Water Main Break and Repair

Mayor Franco shared the hard work of the Public Works team that had worked tirelessly to repair an incredibly significant water main break recently. She thanked them for their hard work, commitment, and dedication to the City. She identified each of them and asked for a round of applause.

2. Mayor's Award - Backhoe Rodeo Winner

Mayor Franco described the Backhoe Rodeo event held during the recent Public Works Week. She described the skills displayed by Chris Pederson, who had taken first place. Zachary Maxwell and Brandon Healy had also placed in events. Public Works Director Matthew Kennard described the exceptional work the team had done to repair the water line break. He listed the other entities that had participated in the Backhoe Rodeo and expressed his appreciation for everyone who had participated in and supported the event.

IV. CONSENT AGENDA:

Motion: Council Member Phillips made the motion to accept the Consent Agenda.

Second: Council Member Johnston made the second. **Voting Yes:** Council Members Phillips, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Ostergaard was absent. The **Motion Passed 4-0.**

1. Approval of May 21, 2024, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. URS reaffirmation for 2024 Tier II Public Safety contributions already paid by Heber City (Cherie Ashe, Human Resources Director)

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

Council Member Barney shared a concern from a concerned citizen regarding blocked sight-lines. There were large tractor trailers blocking line of sight and the concerned citizen had witnessed multiple near accidents. Council Member Barney said she would speak with the Chief of Police off-line and asked to have code enforcement to address the situation.

VI. GENERAL BUSINESS ITEMS:

1. Wasatch County Wildfire Outlook (Troy Morgan, Wasatch County Fire Warden) - *15 min*

Troy Morgan, Wasatch County Fire Warden, shared the wildfire outlook for the coming season. He did not foresee the need to impose a fireworks ban for the coming holidays. The attached meeting materials showed the County was no longer in a draught. He thanked Public Works as well.

2. Yoppify - New Project & Utility Notification System (Russ Funk, City Engineer) - *20 min*

City Engineer Russ Funk recalled one of the Council Priorities established by Council was to have better communication with the residents that would be affected by ongoing construction projects. Mr. Funk described recent legislation that required the City to have usage meters installed for pressurized irrigation. The City had been awarded five million dollars to be applied toward the meter installation project. The City was also required to show residents how much water they used. Yoppify was a software that provided the City with the ability to text, email, and notify residents of ongoing projects that would affect them, as well as inform residents of their water usage. The system could also be used for water shut-off notices. Mr. Funk shared an overview of the program as found on the City's website.

3. Fraud Risk Assessment (Sara Nagel, Finance Manager)

Finance Director Sara Nagel described the requirement by the State Auditor's Office for the City to provide the Auditor's Office with an annual Fraud Risk Assessment. She reported that Heber City scored quite high on the report. It would be impossible for the City to report a zero risk. She expressed appreciation for the work of the Audit Committee.

4. Updated FY2025 Tentative Budget (Sara Nagel, Finance Manager) - 10 min

Ms. Nagel reviewed the updates to the tentative budget. The budget would not be formally adopted until the City completed the Truth in Taxation process in August. Mayor Franco expressed concern with the stormwater fund reflecting a deficit. Ms. Nagel explained the fund would balance. The Mayor asked what funds were being referenced in the "contributions from other funds" column in the Airport Capital Fund. Ms. Nagel explained the funds referenced were other Airport funds. Discussion continued regarding the Airport budget.

Ms. Nagel recognized the group effort from every department and department head to compile the proposed budget. Mayor Franco noted the truth in taxation Public Hearing scheduled for August 20, 2024.

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

1. Public Hearing on Unbilled Services for Culinary Water, Sewer Water, Stormwater and Pressurized Irrigation Funds (Sara Nagel, Finance Manager) -

Finance Director Sara Nagel described the code requirement to disclose the amount of unfilled utility services the City provided for itself. Mayor Franco opened the public hearing at 7:03 p.m. No one from the public came forward to comment. The hearing was closed at 7:04 p.m.

Motion: Council Member Phillips moved for the City to continue the practice of providing unbilled utility services to itself. **Second:** Council Member Cheatwood made the second. **Voting Yes:** Council Members Phillips, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Ostergaard was absent. The **Motion Passed 4-0.**

2. Public Hearing on FY2025 Tentative Budget (Sara Nagel, Finance Manager) -

Finance Director Sara Nagel explained that she did not believe the Public Hearing for the tentative budget was required but the City had opted to hold the hearing for the sake of transparency. Due to the Truth in Taxation process the City was currently going through for the purpose of raising property tax, the Council would not need to vote to approve the item. City Manager Matt Brower noted the utility rate increase would be effective August 1, 2024. Ms. Nagel provided an overview of the budgeted revenues and expenditures.

Mayor Franco opened the Public Hearing at 7:09 p.m. With no one from the public coming forward to comment, the hearing was closed at 7:10 p.m.

3. Public Hearing UCA 10-3-818 Salaries in Municipalities Ordinance 2024-12
(Cherie Ashe, Human Resources Director) -

Human Resource Manager Cherie Ashe presented the new Legislative requirement enacted by Senate Bill 91. The bill required local governments to hold a public hearing for the purpose of declaring compensation increases for executive staff members.

Mayor Franco opened the Public Hearing at 7:15 p.m. No one from the public came forward to comment. The hearing was closed at 7:16 p.m.

Council Member Johnston felt the vehicle allowance should be increased. City Attorney Jeremy Cook noted that the City Manager contract would need to be amended to reflect any increased vehicle allowance. City Engineer Russ Funk shared concerns that the vehicle allowance was not enough to cover the cost of fuel and maintenance for personal vehicles. Council Member Phillips proposed the City provide vehicles for the employees in place of the allowance. Council Member Johnston asked Staff to return with recommendations and comparisons from other entities in order to update the vehicle allowance or consider purchasing additional City vehicles. Council discussion continued.

Motion: Council Member Phillips moved to accept Ordinance 2024-12 as presented.
Second: Council Member Johnston made the second. **Voting Yes:** Council Members Phillips, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Ostergaard was absent. The **Motion Passed 4-0.**

4. Update to US-40 North Access Agreement with UDOT & Wasatch County
(Russ Funk, City Engineer) - 15 min

City Engineer Russ Funk stated the purpose of the agenda item was to amend the existing Cooperative Access Agreement for Us Highway 40 North between UDOT (Utah Department of Transportation), Wasatch County, and Heber City. He provided background for the agreement and stated this would be the fourth amendment. The amendment had already been approved by UDOT and the County. He shared a drawing of the proposed access agreement as included in the attached Staff Report and meeting materials. Council Member Johnston asked Staff to address the access of the road for future residents. Discussion followed.

Motion: Council Member Phillips made the motion to accept the item as presented.
Second: Council Member Johnston made the second. **Voting Yes:** Council Members Phillips, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Ostergaard was absent. The **Motion Passed 4-0.**

5. Bush Annexation Petition (Denna Woodbury, Planning Consultant) - 15 min

Planning Consultant Denna Woodbury explained that if the Council chose to accept the annexation petition it would only begin the process of negotiation. Acceptance of the petition did not approve the annexation. Staff recommended acceptance of the Bush annexation for further evaluation.

Mayor Franco read a public comment aloud that had been received by email as attached to the end of the meeting minutes.

Motion: Council Member Phillips moved to accept the petition for annexation.

Second: Council Member Cheatwood made the second. **Voting Yes:** Council Members Phillips and Cheatwood. **Voting No:** Council Member Barney. Council Member Johnston was recused from the vote. Council Member Ostergaard was absent. **The Motion Failed 2-1.**

State Code 10-2-405 was read aloud to clarify how to proceed:

10-2-405 Acceptance or denial of an annexation petition -- Petition certification process -Modified petition.

(1) (a) (i) A municipal legislative body may:

(A) subject to Subsection

(1)(a)(ii), deny a petition filed under Section 10-2-403; or (B) accept the petition for further consideration under this part. (ii) A petition shall be considered to have been accepted for further consideration under this part if a municipal legislative body fails to act to deny or accept the petition under Subsection (1)(a)(i):

It was determined that unless Council voted to deny the petition, the annexation process would proceed.

Council Member Barney clarified she would not vote for any additional density in the proposed area.

6. Smith's Marketplace requests development agreement for proposed signs located at 744 North Highway 40 (Tony Kohler, Community Development Director) - 30 min

City Attorney Jeremy Cook reviewed the amended sign agreement between the City and Smith's Marketplace. Council had requested the applicant return with a rendering for a smaller 15-foot sign. The applicant, Rick Magness with AWA Engineering and Roger Gough representing Smith's, felt the City should permit them to install the 20-foot sign as their plans had been in place before the City changed their sign ordinance restricting sign size. Discussion followed regarding the City's sign ordinance and the size of sign the applicant wanted.

Motion: Council Member Johnston moved to accept the proposed agreement for the sign, contingent on the sign not exceeding the 15-foot height limit, and allowing for the fuel sign. **Second:** Council Member Barney made the second.

Voting Yes: Council Members Phillips, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Ostergaard was absent. The **Motion Passed 4-0.**

7. Agreement for Jardine-Lythgoe to serve as General Contractor for Cemetery Admin Building Construction (Mark Rounds, Parks and Cemetery Director, Matt Brower, City Manager) - *30 min*

Additional funding was needed to proceed with the construction of a new Cemetery Administration Building, the courtyard, and columbariums. City Manager Matt Brower reviewed the proposed agreement with Jardine-Lythgoe for the construction of the project as included in the meeting materials. The City would need an inter-fund loan to cover the funding. The loan would be paid back by the revenue received from cemetery sales. An ordinance would be presented for Council approval of an inter-fund loan at the next Council Meeting. Discussion followed for clarification of the project and funding details.

Motion: Council Member Phillips moved to approve the agreement as proposed. **Second:** Council Member Cheatwood made the second.

Discussion: Council Member Cheatwood noted the contract content referred to Jardine-Lythgoe but the execution signature page only signature line for Jardine Malaska. Mr. Brower explained Kevin Jardine was the contractor but would work with Scott Lythgoe as a joint venture for the project but the contract was with the contractor Jardine Malaska. Finance Manager Sara Nagel clarified the City was required by State Code to reimburse the inter-fund loan within 10 years. Parks and Cemetery Director Mark Rounds clarified the estimated revenue was based solely upon residential sales. Non-residential rates were much higher. Mr. Brower added that the sales of one side of the niches would almost cover the cost to repay the inter-fund loan.

Vote: Voting Yes: Council Members Phillips, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Ostergaard was absent. The **Motion Passed 4-0.**

VIII. COMMUNICATION:

Mr. Brower shared the following communication items:

- the first week of June was Unity Week
- Heber Market on Main would be held every Thursday beginning June 6, and run for 12 weeks
- Saturday, June 8 would be the annual Main Street flower planting from 9:00 a.m. to 12 noon
- the rededication of the tabernacle building and the ribbon-cutting for the new water feature would be at 1:00 p.m. on June 8
- the City staff safety carnival would be held on June 6 from 11:00 a.m. to 1:00 p.m. Mr. Brower asked for Council help cooking and serving

- help was needed to serve lunch at the Red, White, and Blue Festival as well on July 4, 2024

City Engineer Russ Funk shared the need to renegotiate the contract for the completion of phase 1 of the downtown sewer and water line replacements project. Staff would direct the contractor to proceed with phase five in order to continue to move the project toward completion.

Council Member Barney had received a comment concerning the Mill Road roundabout closure at the same time as 500 East would be closed. She suggested posting police officers to mitigate frustrated drivers.

IX. ADJOURNMENT:

Motion: Council Member Phillips moved to adjourn. **Second:** Council Member Barney made the second. The meeting adjourned at 9.02 p.m.

PUBLIC COMMENTS:

From: Mike Dixon [received by email]
Sent: Monday, June 3, 2024 4:06 PM
To: CC Public Comments ; Trina Cooke
Subject: (EXTERNAL) Bush annexation petition

Good evening City Counsel Members, my name is Michael Dixon I live next to the property Mr. Bush is petitioning to be annexed into the City. My address is 3480 N. Hwy. 40. Wasatch County has a zoning violation case against him for illegal buildings and construction debris. He was originally scheduled to appear before the judge in October of 2023, but he has hired a lawyer so it keeps getting delayed. He's scheduled to appear now in July. I've been trying to get this resolved for many years! I thought I should bring this to your attention before you consider his petition to be annexed into the city. Mr Bush is a licensed contractor and knows the rules that he hasn't followed. Thank you for your time.

Trina Cooke, City Recorder



Heber City Council Staff Report

MEETING DATE: 6/18/2024
SUBJECT: Harvest Hills Annexation MOU (Memorandum of Understanding) with the County
RESPONSIBLE: Jeremy Cook
DEPARTMENT: Administrative
STRATEGIC RELEVANCE:

SUMMARY

The City Council has previously reviewed and accepted the annexation petition for the Harvest Village / Crossings annexation area. The annexation will create an island. Therefore, the annexation requires the consent of Wasatch County. Approval of the MOU does not require the City to complete the annexation, but is simply a step in the process towards possible future approval.

RECOMMENDATION

Staff recommends approval of the MOU.

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

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

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

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

Alternative 2 - Approve as Amended

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

Alternative 3 - Continue

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

Alternative 4 - Denial

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

ACCOUNTABILITY

Department: Administrative
Staff member:

EXHIBITS

1. Harvest Hills Annexation Island MOU - 4893-6110-7143 - 1

HARVEST VILLAGE / CROSSINGS ANNEXATION

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (this “MOU”) is made and entered into on this 18th day of June, 2024 (“Effective Date”) by and between Heber City Corporation, whose address is 75 North Main Street, Heber City, Utah 84032 (the “First Party” or “City”) and Wasatch County, whose address is 25 North Main Street, Heber City, Utah 84032 (the “Second Party” or “County”). Both of whom are collectively known as the “Parties,”

RECITALS

WHEREAS, an annexation petition has been submitted to Heber City that contains an unincorporated island or peninsula as defined by Utah State Code, Sections 10-2-401(l) and 10-2-402;

WHEREAS, a map showing the location of the annexation area (yellow) and the island that will be created (gray) is attached hereto as Exhibit A;

WHEREAS, the annexation will be serviced by North Village Special Service District for water and sewer;

WHEREAS, Section 10-2-402 of Utah State Code permits the creation of an unincorporated island or unincorporated peninsula if Heber City and Wasatch County agree to the creation of such;

NOW, THEREFORE, the Parties agree to the creation of the unincorporated island and peninsula and are desirous to enter into a MOU between them, setting out the working arrangements that each of the two agree are necessary for the final City approval of the Harvest Village / Crossings Annexation (the “Projects”) as follows.

1. **Purpose and Scope.** The purpose of this MOU is approve the creation of the unincorporated island and peninsula and to provide the framework, scope of work, terms and conditions, and responsibilities of the Parties associated with their work and responsibilities on the Projects. Both parties agree the main objective(s) of the MOU include identifying challenges and solutions to regulating land use by the Parties within the peninsula.
2. **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, but no sooner than the date the Projects have been given final approval by Heber City. The MOU shall remain in full force and effect until the unincorporated island or peninsula created by the Projects are eliminated. If the Projects are not approved by Heber City, the MOU is null and void.

3. **Responsibilities of Heber City, Wasatch County, and Mutual Responsibilities.**

- a. **Future Annexation.** In the event of a request for urban development in the unincorporated island or peninsula, the County will ask developers to first talk with the City regarding development in the city and possible annexation.
 - b. **Land use regulation.** County agrees to notify the City of any proposed zone changes or development proposals in the unincorporated island or peninsula.. County will invite City Planning Department staff to County Development Review Committee meetings when urban development is proposed within the unincorporated island or peninsula. County will invite City Planning Department to public meetings or hearings involving proposed land use ordinances or zone changes affecting properties within the unincorporated island or peninsula. Any comments or objections made by City at the Development Review Committee meetings or at any public meeting or hearing will be advisory only.
 - c. **Facilities traversing through two jurisdictions.** In the event Heber City and Wasatch County disagree upon administering utilities, roads or other facilities that traverse through both county and city jurisdictions, the Conflict Resolution Board below will be convened to review the issue and provide a non-binding recommendation to the City and County Councils for consideration.
4. **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 of six members to be convened to review the matter and provide a non-binding recommendation to the City and County Councils for consideration. Such interlocal board should consist of 3 Wasatch County representatives, including a member of the County Council, the County Manager, and the County Planning Director or his or her designee; and 3 Heber City representatives, including the Mayor, City Manager, and the City Planning Director or his or her designee. This section does not apply to conflicts or challenges to a specific land use decision made by a land use authority. If a party wishes to challenge a specific land use decision made by a land use authority, they may do so only through the established processes in the Utah State Code or in the ordinances applicable to the land use decision.
5. **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.
6. **Governing Law.** This MOU shall be construed in accordance with the laws of the State of Utah.
7. **Assignment.** Neither Party may assign or transfer the responsibilities or agreement made herein without the prior written consent of the non-assigning party.

8. **Amendment.** This MOU may be amended from time to time by mutual agreement of the parties in a written modification signed by both parties.
9. **Termination.** This MOU may be terminated by mutual written agreement of the Parties upon 180 days' notice to the address above.
10. **Prior Memorandum Superseded.** This MOU constitutes the entire Memorandum between the Parties relating to the Projects and supersedes all prior or simultaneous representations, discussions, negotiations, and Memorandums, whether oral or written.
11. **Understanding.** By signing this MOU, both Parties of this MOU mutually agree and understand that:
 - a. Each Party will take financial and legal responsibility for the actions of its affiliates, officers, employees, independent contractors, agents, volunteers, and representatives.
12. **Notice.** All notices, demands, requests, and other communications given hereunder for purposes other than termination shall be made in writing and shall be deemed given if delivered by hand, or mailed by domestic registered or certified mail with prepaid postage, after 3 days of business days since the date postmarked.
13. **Incorporation.** The above recitals and the attached exhibits are hereby incorporated into this MOU.
14. **Severability.** Any part or provision of this MOU that is found to be unenforceable, illegal, void, or prohibited in any jurisdiction will be ineffective without invalidating the remaining provisions and parts of the MOU. In such a scenario, the Parties will use reasonable efforts to employ and find an alternative way to achieve the same or substantially the same result as contemplated by such part or provision.
15. **Authorization and Execution.** The signing of this MOU does not constitute a formal understanding and as such it simply intends that the Parties shall strive to reach, to the best of their abilities the objectives stated herein.

WASATCH COUNTY

Wasatch County Council Chairman	Date
---------------------------------	------

Attest: Wasatch County Clerk	Date
------------------------------	------

Approved as to Form: Wasatch County Attorney's Office	Date
---	------

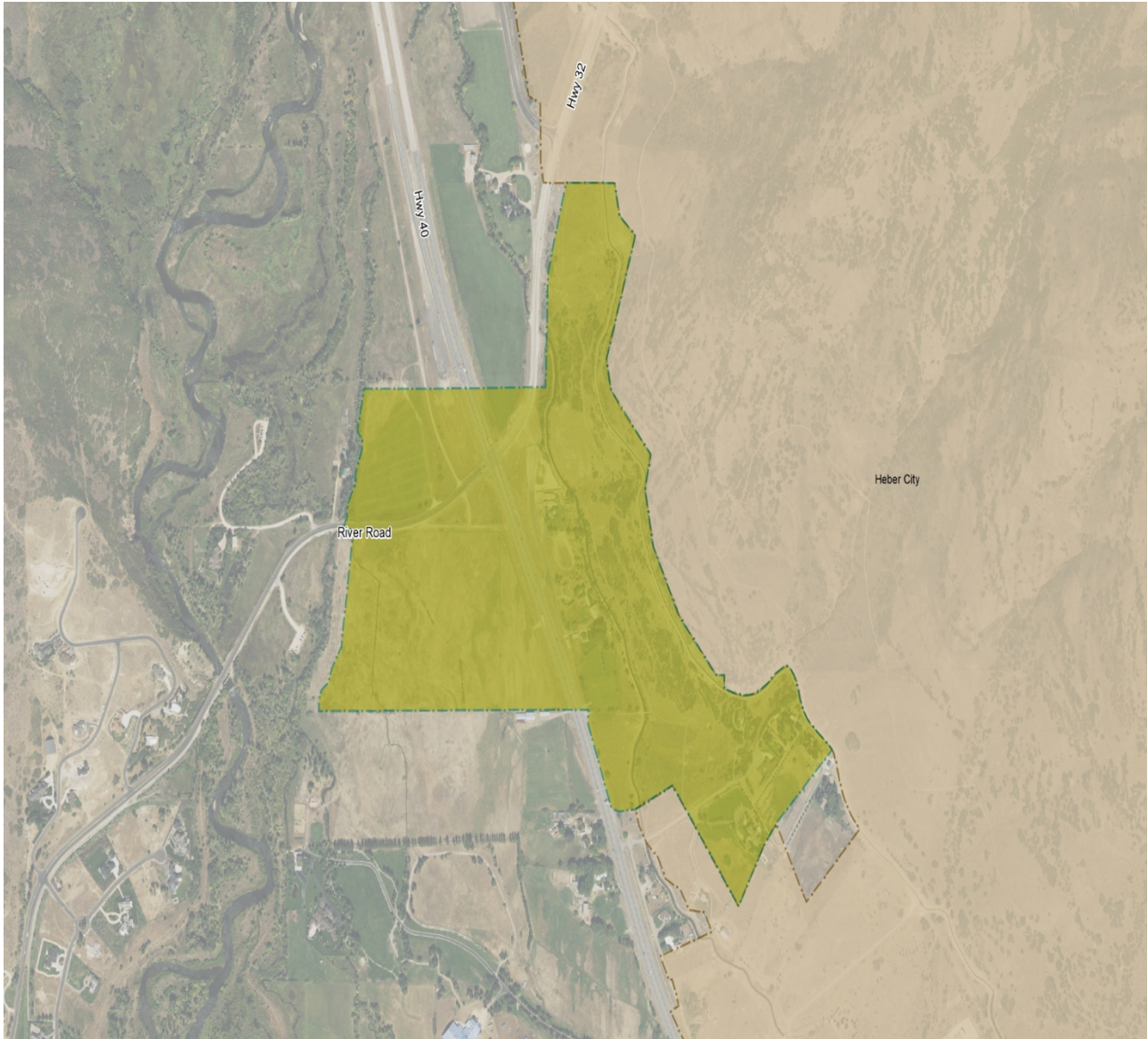
HEBER CITY

Heber City Mayor	Date
------------------	------

Attest: Heber City Recorder	Date
-----------------------------	------

Approved as to Form: Heber City Attorney's Office	Date
---	------

EXHIBIT A





Heber City Council Staff Report

MEETING DATE: 6/18/2024
SUBJECT: Habitat for Humanity Presentation
RESPONSIBLE: Tony Kohler
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

Parry Harrison and Shellie Barrus, of Habitat for Humanity, will conduct a presentation describing the mission and services offered by Habitat for Humanity, such as affordable home construction, buyer qualifications, deed restrictions, and specific projects underway in neighboring communities.

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

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

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

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

Alternative 2 - Approve as Amended

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

Alternative 3 - Continue

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

Alternative 4 - Denial

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

ACCOUNTABILITY

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

EXHIBITS

1. Habitat Presentation



We build strength, stability and self-reliance through shelter.

Habitat for Humanity of Summit and Wasatch Counties

Homeownership Units

- AMI 30 - 80%



Habitat for Humanity of Summit and Wasatch Counties

Deed Restrictions - Ensures Affordability for generations



Critical Home Repair

No upfront cost.

Qualifying applicants may receive a grant toward the project cost.

Funding from the State of Utah through the ARPA program established as part of the American Rescue Plan Act of 2021.

Prevent Household mortgage defaults, foreclosures, and displacements of Households.



Habitat
for Humanity[®]
of Summit and
Wasatch Counties, Utah

Financial Literacy Classes

Budgeting, Savings, and Financial Goals

Credit & the Mortgage Process

Investing





Heber City Council Staff Report

MEETING DATE: 6/18/2024

SUBJECT: Discussing Potential Updates to Sign Code to the Sign Code regarding the Amount of Required Landscaping around Free-Standing Monument Signs

RESPONSIBLE: Jacob Roberts

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

Staff is exploring a potential change to the sign code. This potential change has been brought about by a situation with a monument sign located at 500 South Main Street. Staff is looking to discuss one possible change to the sign code to allow more flexibility for monument signs that are located along major thoroughfares in the city.

RECOMMENDATION

Staff recommends referring the matter to the planning commission to amend the code for the landscaping required for monument signs.

BACKGROUND

Jeremy Smith and Spencer Coleman are currently in the process of receiving approval for a monument sign located at 5th & Main. The applicant is aiming to keep the building facade sign free by using a modest monument sign on the property. As the code stands, 6 feet of landscaping is required around this sign. The landscaping requirement is increased from the standard 3 feet because of the sign's location on a major city thoroughfare. Because of the nature of the building and its setbacks, it is very challenging to accommodate a 6-foot landscaping buffer around the proposed monument sign.

DISCUSSION

The proposed code change would simply eliminate the increased landscaping requirement and maintain a requirement of 3 feet of landscaping around all monument signs in the city. No other change is recommended. This change is prudent for this specific project, but also clears up a

contradiction in the code. The Municipal Code requires a 3-foot setback for all monument signs. This setback is effectively increased to 6 feet along major thoroughfares due to the increase in landscaping. The code is written in such a way that this requirement is unclear and therefore difficult to plan for in the preliminary plans for the building. The de-facto 6-foot setback also creates difficulty when attempting to decrease building setbacks along Main Street and other roads in the commercial districts of the city, as 6 feet of landscaping is required around the circumference of the sign, greatly increasing the required square footage for the sign and accompanying landscaping.

FISCAL IMPACT

N/A

CONCLUSION

Staff seeks direction from the Council on how to best move forward on this issue.

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

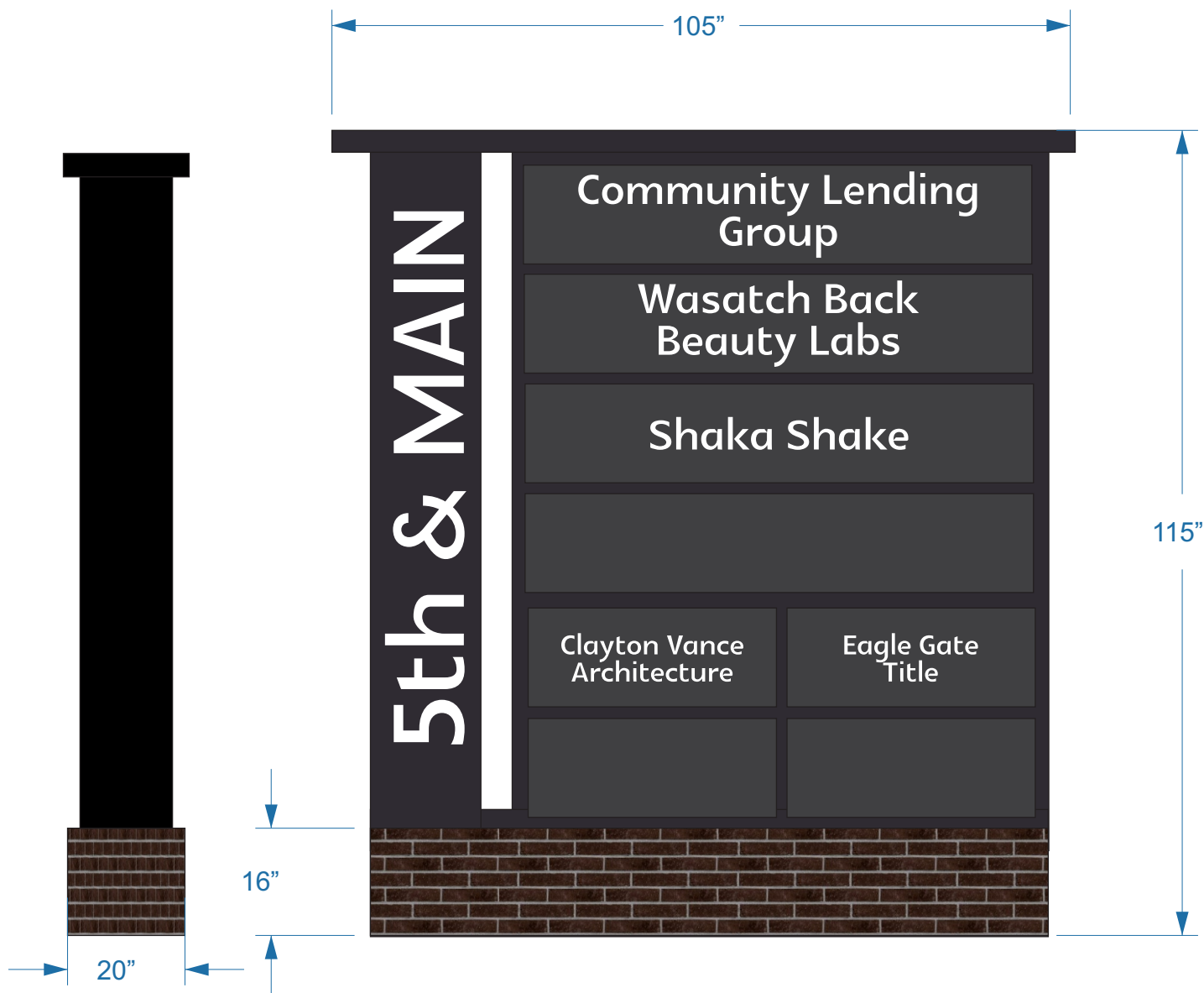
Department: Planning
Staff member: Jacob Roberts, Planner

EXHIBITS

1. 5th & Main Sign Application
2. Monument Sign Code Change Proposal

Fifth and Main Signage Project

494 Main St. Heber City, UT



Sign Specs

*details of overall sign size

Fifth and Main Signage Project

494 Main St. Heber City, UT



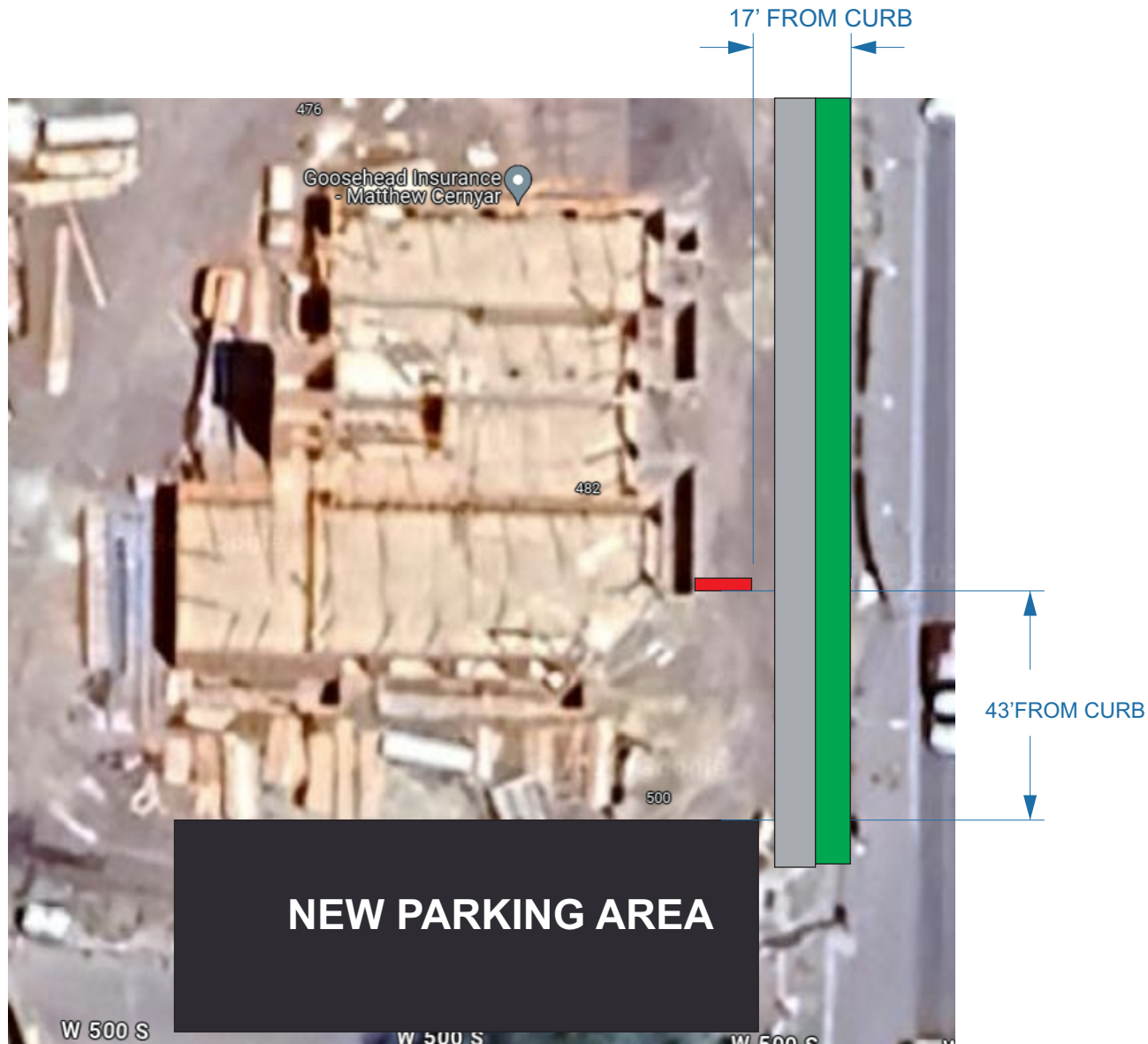
Set back 3' from sidewalk edge

Street View

* to provide view from street. Measurements for set back included

Fifth and Main Signage Project

494 Main St. Heber City, UT



Aerial View

* to provide
birds eye view
of sign location

Fifth and Main Signage Project

494 Main St. Heber City, UT



Day View



Night View



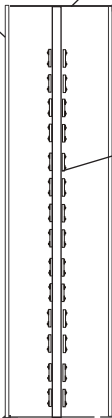
Lighting

- * to provide details on lighting style
- * all 120v power existing in ground box. Low voltage power taken from sign to ground box in buried electrical conduit

Aluminum Sign Panel for Tenants Names
*letters cut out to illuminate at night

Aluminum Cabinet

LED Lights



Low Voltage Line Buried to existing 120V Power located in ground box.

120v power permitted during building construction.

Fifth and Main Signage Project

494 Main St. Heber City, UT



Building

* to provide view and measurements of sign and wall area

Facade: 3400 Sq. Ft
Sign: 27 Sq. Ft



Fifth and Main Signage Project

494 Main St. Heber City, UT



Day View

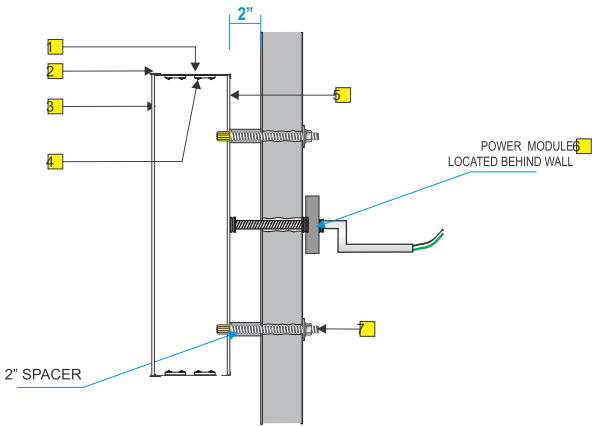


Night View



Lighting

- * to provide details on lighting style
- * all 120v power existing on building. Low voltage line ran from letters to 120v power supply



1	SIDEWALLS:	0.040" x 5" DEEP ALUMINUM COLOR:	5	BACKS:	CLEAR POLYCARBONATE
2	TRIMCAP:	1" SPARKLE ALUMINUM F TRIM PAINTED:	6	POWER:	LED POWER MODULES
3	FACES:	118 WHITE POLYCARBONATE WITH DIGITAL PRINT ALL FIRST SURFACE	7	INSTALLATION:	FASTENERS TO BE 3/8" X 5" NON-CORROSIVE MATERIAL
4	ILLUMINATION:	LED ILLUMINATION : LED		MOUNTING:	ALL LETTERS MOUNTED INDIVIDUALLY WITH 2" SPACER

Fifth and Main Signage Project

494 Main St. Heber City, UT



STANDARDIZED SIGN ENGINEERING

PREPARED IN ACCORDANCE WITH WITH 2021
INTERNATIONAL BUILDING CODE (IBC)

FOR BASIC (3-SEC GUST) WINDSPEEDS $V_T = 100 / 105 / 110 / 115 / 120 / 130$ MPH



PROJECT NAME: Fifth & Main Monument Sign

PROJECT ADDRESS: 500 S. Main

AUTHORIZED SIGN VENDOR: Wasatch Back Signarama

PERMIT NUMBER:

PLAN CHECKER TO VERIFY ACTIVE ORGANIZATION
MEMBERSHIP. UNAUTHORIZED USED IS UNLAWFUL.

PRINT THIS PAGE FOR CITY SUBMITTAL & BIND WITH APPLICABLE SHEETS.

INCLUDE INDEX (SHEET S1.0) WITH APPLICABLE PAGES MARKED &
STRUCTURAL NOTES (SHEET S1.1) WITH ALL SUBMITTALS.

PREPARED FOR EXCLUSIVE USE BY THE MEMBERSHIP
OF THE UTAH SIGN ASSOCIATION



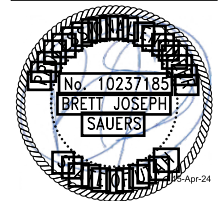
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501 W BROADWAY, STE 425
SAN DIEGO, CA 92101

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UTAH
SIGN ASSOCIATION

VERSION 3.0

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PREPARED IN ACCORDANCE WITH THE
2021 INTERNATIONAL BUILDING CODE
FOR USE IN THE STATE OF UTAH
BY AUTHORIZED SIGN VENDORS ONLY

No.	Issue/Revision:	Date:
---	Initial Package	4-15-2024
△		
△		
△		



SHEET TITLE:
TITLE SHEET

SHEET:
TS

ORIGINAL SHEET SIZE: 11x17

Limits of liability extend only to the work detailed for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed. Use of these plans and/or corresponding structural calculations in violation of other code of safety.

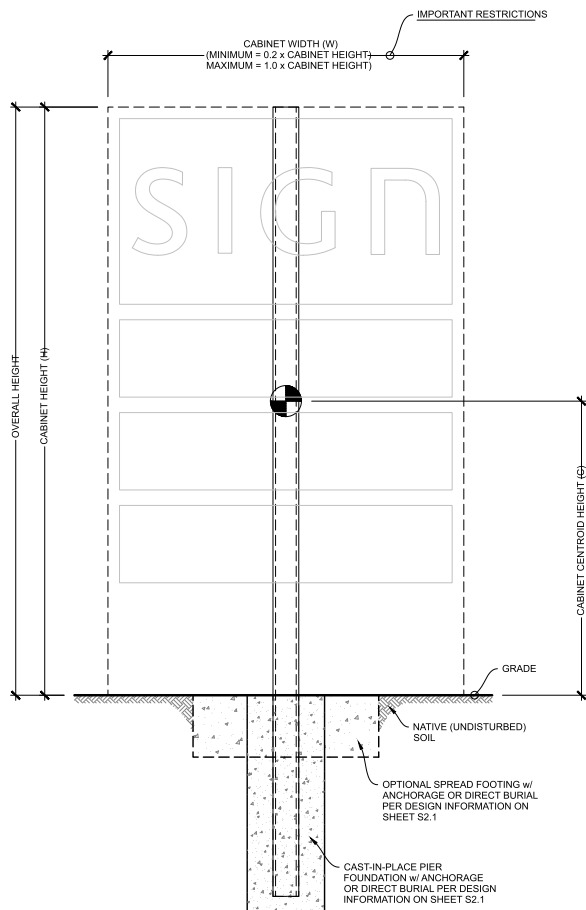
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Fifth and Main Signage Project

494 Main St. Heber City, UT



AS PRINT THIS PAGE FOR CITY SUBMITTAL WITH WORKSHEET COMPLETED VERTICAL MONUMENT & TOTEM DESIGN



INSTRUCTIONS

OBSERVE ALL NOTATIONS, RULES, & LIMITS OF DESIGN ON THIS SHEET.

1. CHECK LIMITS OF DESIGN THIS SHEET. OBSERVE OTHER RULES & NOTES.

2. CALCULATE THE CABINET AREA (A) & CENTROID (C) ABOVE GRADE. S2.0 FOR EQUATIONS AS REQUIRED.

3. MULTIPLY THE CABINET AREA (A) BY 0.90 TO OBTAIN THE EFFECTIVE AREA.

$$\text{EFFECTIVE AREA} = \text{CABINET AREA (A)} \times 0.90$$

4. MULTIPLY THE CENTROID (C) BY 1.10 TO OBTAIN THE EQUIVALENT CENTROID.

$$\text{EQUIVALENT CENTROID} = \text{CENTROID (C)} \times 1.10$$

3. FOR USE IN THE DESIGN TABLES:

$$\begin{array}{ll} \text{EFFECTIVE AREA} & (\text{STEP 3}) \\ \text{EQUIVALENT CENTROID} & (\text{STEP 4}) \end{array}$$

...USING THESE VALUES, FOLLOW THE TYPICAL PROCEDURE IDENTIFIED AND ILLUSTRATED IN STEPS 5-8 ON S2.0 TO DETERMINE THE DESIGN OPTIONS FOR THE PRIMARY POLE & FOUNDATION.

EXAMPLE

DESIGN PARAMETERS:

SIGN OVERALL HEIGHT (OAH): 12 FEET
CABINET HEIGHT (H): 12 FEET
CABINET WIDTH (W): 5 FEET

DESIGN PROCESS:

1. CHECK CABINET WIDTH AND POLE SPACING:
MINIMUM CABINET WIDTH = $0.2 \times H = 0.2 \times 12 = 2.4$ FT [OK]
MAXIMUM CABINET WIDTH = $1.0 \times H = 1.0 \times 12 = 12$ FT [OK]

2. CALCULATE THE CABINET AREA (A) & CENTROID (C):
AREA (A) = $12 \times 5 = 60$ SF
CENTROID (C) = $12 \div (0.5 \times 12) = 6$ FT

3. EFFECTIVE AREA = CABINET AREA (A) $\times 0.90$
= $0.90 \times 60 = 54$ SF

4. EQUIVALENT CENTROID = CENTROID (C) $\times 1.10$
= $6 \times 1.10 = 6.6$ FT

5. FOR USE IN THE DESIGN TABLES:

EFFECTIVE AREA = 54 SF
EQUIVALENT CENTROID = 6.6 FT

...USING THESE VALUES, FOLLOW THE TYPICAL PROCEDURE IDENTIFIED AND ILLUSTRATED IN STEPS 5-8 ON S2.0 TO DETERMINE THE DESIGN OPTIONS FOR THE PRIMARY POLE & FOUNDATION.

WORKSHEET

DESIGN PARAMETERS

SIGN OVERALL HEIGHT (OAH) = 9' 7" FT
CABINET HEIGHT (H) = 9' 7" FT
CABINET WIDTH (W) = 8' 9" FT

LIMITS

MINIMUM CABINET WIDTH = $0.2 \times H = 2$ FT
MAXIMUM CABINET WIDTH = $1.0 \times H = 1$ FT

EFFECTIVE AREA

CABINET AREA (A) = $H \times W = 87$ SF

EQUIVALENT CENTROID

CABINET CENTROID (C) = $OAH \div (0.5 \times H) = 5$ FT

DESIGN VALUES

EFFECTIVE AREA (A) = $A \times 0.90 = 78.3$ SF
EQUIV. CENTROID (C) = $C \times 1.10 = 5.5$ FT

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SAN DIEGO, CA 92101

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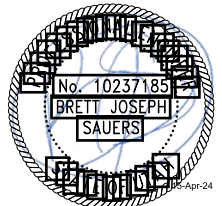
No: Issue/Revision: Date:

Initial Package 4-15-2024

1

2

3



SHEET TITLE: VERTICAL
MONUMENT &
TOTEM DESIGN

SHEET: S2.7

ORIGINAL SHEET SIZE: 11x17

494 Main St. Heber City, UT



IF USED, COMPLETE & PRINT THIS PAGE FOR CITY SUBMITTAL

FREESTANDING SIGN WIND TABLE

$V_{ULT} = 100 \text{ MPH}$

EQUIVALENT CENTROID: 5.5

ROUND UP & LOOKUP
INTERSECTION BELOW

7/6-J

DESIGN GROUP FOR SINGLE POLE
SIGNS & DOUBLE POLE SIGNS
WHERE NO SECOND VALUE LISTED

DESIGN GROUP FOR DOUBLE POLE
SIGNS WHERE LISTED

CAST-IN-PLACE PIER DESIGN

/ # - x

[illegible]

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VERSION 3.0

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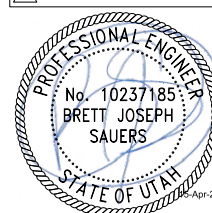
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No:	Issue/Revision:	Date:
----	Initial Package	4-15-2024

1

2

3



SHEET TITLE:
FREESTANDING
SIGN WIND TABLE
V = 100 MPH

SHEET: **S3.1**

ORIGINAL SHEET SIZE: 11x17

Fifth and Main Signage Project

494 Main St. Heber City, UT



PRINT THIS PAGE FOR CITY SUBMITTAL WITH SELECTED STRUCTURE CIRCLED

SIGN DESIGN TABLE

STRUCTURE AND FOUNDATION OPTIONS

DESIGN GROUP	STEEL PIPE & ROUND TUBE OPTIONS	STEEL SQUARE TUBE OPTIONS	ALUMINUM TUBE OPTIONS (NO WELDING)	ALUMINUM TUBE OPTIONS (WITH WELDING)	PLATE INFORMATION	ANCHOR INFORMATION	SPREAD FOOTING OPTIONS	DESIGN GROUP
1	2.25" x 0.125" RND HSS ... [5/16"] 2.0" x 0.188" RND HSS ... [3/8"] 2" STD. PIPE (40s) ... [1/4"]	2.0" x 1/8" SQ HSS ... [1/4"] 2.25" x 3/16" SQ HSS ... [3/16"] 2.5" x 1/8" SQ HSS ... [3/16"]	2.0" x 0.250" RND TUBE ... [N/A] 2.5" x 0.188" RND TUBE ... [N/A] 2.5" x 0.188" SQ TUBE ... [N/A]	3.0" x 0.250" RND TUBE ... [3/8"] 3.0" x 0.250" SQ TUBE ... [1/4"]	STEEL 6" SQ x 1/2" GR. 36 ALUM 6" SQ x 5/8" 6061-T6 ...w/ 1" ANCHOR EDGE DISTANCE	1. USE SIMPSON PA84 ANCHORS OR 1/2" Ø GR 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 6" MIN. EMBED. PER DETAIL.	3'-6" x 3'-6" x 18" (18 CF) 4'-0" x 3'-0" x 18" (18 CF) 3'-9" x 3'-0" x 24" (23 CF)	1
2	2.5" x 0.250" RND HSS ... [7/16"] 2.875" x 0.188" RND HSS ... [5/16"] 2-1/2" STD. PIPE (40s) ... [5/16"] 3.0" x 0.188" RND HSS ... [1/4"]	2.0" x 1/4" SQ HSS ... [7/16"] 3.5" x 1/8" SQ HSS ... [1/4"] 2.5" x 3/16" SQ HSS ... [1/4"]	2.5" x 0.313" RND TUBE ... [N/A] 2.875" x 0.250" RND TUBE ... [N/A] 2.5" x 0.188" SQ TUBE ... [N/A]	3.5" x 0.375" RND TUBE ... [7/16"] 4.0" x 0.250" RND TUBE ... [3/8"] 3.5" x 0.250" SQ TUBE ... [5/16"]	STEEL 8" SQ x 5/8" GR. 36 ALUM 8" SQ x 7/8" 6061-T6 ...w/ 1-1/4" ANCHOR EDGE DISTANCE	1. USE SIMPSON PA85 ANCHORS OR 5/8" Ø GR 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 8" MIN. EMBED. PER DETAIL.	4'-3" x 4'-3" x 18" (27 CF) 5'-0" x 3'-0" x 18" (23 CF) 4'-9" x 3'-0" x 24" (29 CF)	2
3	3.0" x 0.250" RND HSS ... [1/2"] 3.5" x 0.250" RND HSS ... [3/8"] 3" STD. PIPE (40s) ... [3/8"] 3-1/2" STD. PIPE (40s) ... [5/16"]	2.5" x 1/4" SQ HSS ... [7/16"] 3.5" x 1/8" SQ HSS ... [1/4"] 3.0" x 3/16" SQ HSS ... [5/16"]	3.0" x 0.313" RND TUBE ... [N/A] 3.5" x 0.25" RND TUBE ... [N/A] 4.0" x 0.188" RND TUBE ... [N/A] 3.0" x 0.188" SQ TUBE ... [N/A] 3.5" x 0.188" SQ TUBE ... [N/A]	4.0" x 0.500" RND TUBE ... [1/2"] 4.5" x 0.500" RND TUBE ... [7/16"] 5.0" x 0.250" RND TUBE ... [3/8"] 4.0" x 0.250" SQ TUBE ... [5/16"] 5.0" x 0.188" SQ TUBE ... [1/4"]	STEEL 10" SQ x 3/4" GR. 36 ALUM 10" SQ x 1" 6061-T6 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PA85 ANCHORS OR 5/8" Ø GR 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 8" MIN. EMBED. PER DETAIL.	4'-9" x 4'-9" x 18" (34 CF) 5'-6" x 3'-0" x 18" (29 CF) 5'-0" x 4'-0" x 24" (40 CF)	3
4	3.0" x 0.375" RND HSS ... [5/8"] 3.5" x 0.250" RND HSS ... [1/2"] 4.0" x 0.188" RND HSS ... [3/8"] 3-1/2" STD. PIPE (40s) ... [3/8"] 4" STD. PIPE (40s) ... [5/16"]	3.0" x 1/4" SQ HSS ... [7/16"] 3.5" x 3/16" SQ HSS ... [3/8"] 4.0" x 1/8" SQ HSS ... [1/4"]	3.5" x 0.313" RND TUBE ... [N/A] 4.5" x 0.188" RND TUBE ... [N/A] 4.0" x 0.25" RND TUBE ... [N/A] 3.5" x 0.188" SQ TUBE ... [N/A] 4.0" x 0.188" SQ TUBE ... [N/A]	5.0" x 0.375" RND TUBE ... [1/2"] 5.0" x 0.500" RND TUBE ... [5/8"] 6.0" x 0.250" RND TUBE ... [5/16"] 4.0" x 0.375" SQ TUBE ... [7/16"] 5.0" x 0.250" SQ TUBE ... [5/16"]	STEEL 10" SQ x 7/8" GR. 36 ALUM 10" SQ x 1-1/8" 6061-T6 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PA86 ANCHORS OR 3/4" Ø GR 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 12" MIN. EMBED. PER DETAIL.	5'-3" x 5'-3" x 18" (41 CF) 6'-0" x 4'-0" x 18" (36 CF) 5'-0" x 5'-0" x 24" (50 CF)	4
5	4.5" x 0.188" RND HSS ... [3/8"] 4.0" x 0.250" RND HSS ... [1/2"] 4" STD. PIPE (40s) ... [3/8"] 3-1/2" XS PIPE ... [1/2"] 5.0" x 0.250" RND HSS ... [5/16"]	3.0" x 5/16" SQ HSS ... [1/2"] 3.5" x 1/4" SQ HSS ... [3/8"] 4.0" x 3/16" SQ HSS ... [5/16"]	4.0" x 0.313" RND TUBE ... [N/A] 5.0" x 0.188" RND TUBE ... [N/A] 4.0" x 0.250" SQ TUBE ... [N/A] 4.0" x 0.188" SQ TUBE ... [N/A]	5.5" x 0.375" RND TUBE ... [1/2"] 5.0" x 0.500" RND TUBE ... [5/8"] 6.0" x 0.375" RND TUBE ... [7/16"] 4.5" x 0.375" SQ TUBE ... [1/2"] 5.0" x 0.375" SQ TUBE ... [3/8"]	STEEL 10" SQ x 7/8" GR. 36 ALUM 10" SQ x 1-1/8" 6061-T6 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PA86 ANCHORS OR 3/4" Ø GR 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 12" MIN. EMBED. PER DETAIL.	5'-9" x 5'-9" x 18" (50 CF) 6'-0" x 5'-0" x 18" (45 CF) 5'-6" x 5'-6" x 24" (61 CF)	5
6	5.5" x 0.188" RND HSS ... [7/16"] 4.5" x 0.313" RND HSS ... [5/8"] 5.0" x 0.250" RND HSS ... [1/2"] 5" STD. PIPE (40s) ... [1/2"] 6" STD. PIPE (40s) ... [5/16"]	4.0" x 1/4" SQ HSS ... [1/2"] 3.5" x 3/8" SQ HSS ... [5/8"] 4.5" x 3/16" SQ HSS ... [3/8"] 5.0" x 3/16" SQ HSS ... [5/16"]	6.0" x 0.250" RND TUBE ... [N/A] 5.0" x 0.313" RND TUBE ... [N/A] 5.5" x 0.250" RND TUBE ... [N/A] 5.0" x 0.250" SQ TUBE ... [N/A] 4.0" x 0.375" SQ TUBE ... [N/A]	6.75" x 0.375" RND TUBE ... [5/8"] 7.5" x 0.375" RND TUBE ... [7/16"] 6.0" x 0.375" SQ TUBE ... [7/16"]	STEEL 12" SQ x 1-1/8" GR. 36 ALUM 12" SQ x 1-1/2" 6061-T6 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PA87 ANCHORS OR 7/8" Ø GR 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 12" MIN. EMBED. PER DETAIL.	6'-6" x 6'-6" x 18" (63 CF) 8'-0" x 4'-0" x 18" (48 CF) 6'-0" x 6'-0" x 24" (72 CF)	6
7	6.0" x 0.250" RND HSS ... [5/8"] 5.0" x 0.375" RND HSS ... [3/4"] 5.5" x 0.313" RND HSS ... [5/8"] 6" STD. PIPE (40s) ... [7/16"] 8" STD. PIPE (40s) ... [5/16"]	5.5" x 3/16" SQ HSS ... [3/8"] 4.5" x 5/16" SQ HSS ... [5/8"] 5.0" x 1/4" SQ HSS ... [1/2"] 6.0" x 3/16" SQ HSS ... [5/16"]	6.0" x 0.313" RND TUBE ... [N/A] 6.5" x 0.313" RND TUBE ... [N/A] 7.0" x 0.250" RND TUBE ... [N/A] 6.0" x 0.250" SQ TUBE ... [N/A] 5.0" x 0.375" SQ TUBE ... [N/A]	8.0" x 0.500" RND TUBE ... [5/8"] 9.0" x 0.375" RND TUBE ... [1/2"] 10.0" x 0.250" RND TUBE ... [3/8"] 8.0" x 0.375" SQ TUBE ... [3/8"]	STEEL 12" SQ x 1-1/4" GR. 36 ALUM 12" SQ x 1-1/2" 6061-T6 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PA88 ANCHORS OR 1" Ø GR 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 12" MIN. EMBED. PER DETAIL.	7'-6" x 7'-6" x 18" (84 CF) 8'-0" x 6'-0" x 18" (72 CF) 7'-6" x 6'-0" x 24" (80 CF)	7
8	6.0" x 0.375" RND HSS ... [3/4"] 6.625" x 0.313" RND HSS ... [5/8"] 7.5" x 0.250" RND HSS ... [1/2"] 6" XS PIPE (40s) ... [5/8"] 8" STD. PIPE (40s) ... [3/8"]	5.0" x 3/8" SQ HSS ... [3/4"] 6.0" x 1/4" SQ HSS ... [1/2"] 5.5" x 5/16" SQ HSS ... [5/8"] 8.0" x 3/16" SQ HSS ... [5/16"]	NO OPTIONS THIS DESIGN GROUP		STEEL 14" SQ x 1-1/2" GR. 36 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PA89 ANCHORS OR 1-1/8" Ø GR 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 12" MIN. EMBED. PER DETAIL.	7'-6" x 7'-6" x 18" (84 CF) 8'-0" x 6'-0" x 18" (72 CF) 7'-6" x 6'-0" x 24" (80 CF)	8
9	8.625" x 0.250" RND HSS ... [N/A] 10.0" x 0.188" RND HSS ... [N/A] 7.5" x 0.375" RND HSS ... [N/A] 8" STD. PIPE (40s) ... [N/A]	7.0" x 1/4" SQ HSS ... [N/A] 6.0" x 3/8" SQ HSS ... [N/A] 8.0" x 1/4" SQ HSS ... [N/A] 9" x 3/16" SQ HSS ... [N/A]	NO OPTIONS THIS DESIGN GROUP		FUTURE VERSION	FUTURE VERSION	FUTURE VERSION	9
10	8.625" x 0.322" RND HSS ... [N/A] 9.625" x 0.250" RND HSS ... [N/A] 10.0" x 0.250" RND HSS ... [N/A] 7.5" x 0.500" RND HSS ... [N/A]	7.0" x 5/16" SQ HSS ... [N/A] 8.0" x 1/4" SQ HSS ... [N/A] 9.0" x 1/4" SQ HSS ... [N/A]	NO OPTIONS THIS DESIGN GROUP		FUTURE VERSION	FUTURE VERSION	FUTURE VERSION	10
11	9.625" x 0.313" RND HSS ... [N/A] 10.75" x 0.250" RND HSS ... [N/A] 10.0" x 0.313" RND HSS ... [N/A] 10" STD. PIPE (40s) ... [N/A]	8.0" x 5/16" SQ HSS ... [N/A] 10.0" x 1/4" SQ HSS ... [N/A]	NO OPTIONS THIS DESIGN GROUP		FUTURE VERSION	FUTURE VERSION	FUTURE VERSION	11

OPTIONS ARE ORDERED FROM MOST EFFICIENT (LEAST STIFF) TO MOST STIFF.

FILLET WELD SIZE FOR BASE PLATE APPLICATIONS (IN BRACKETS)

ABSOLUTELY NO WELDING TO THE PRIMARY PIPE OR TUBE FOR THESE OPTIONS

THE FIRST DIMENSION IS PERPENDICULAR TO THE DIRECTION OF WIND OVERTURN.

FOOTING VOLUMES ARE APPROXIMATE AND FOR COMPARISON PURPOSES ONLY.

FOR PIER ANCHOR EMBED. SEE DETAILS ON SHEET S5.0

SEE SPREAD FOOTING DETAILS ON SHEETS S5.1 AND S5.2



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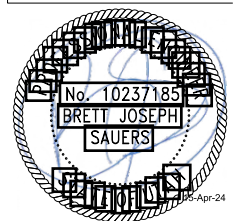
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No. Issue/Revision: Date:
--- Initial Package 4-15-2024



SHEET TITLE:

SIGN DESIGN
TABLE

SHEET:

S4.0

ORIGINAL SHEET SIZE: 11x17

Fifth and Main Signage Project

494 Main St. Heber City, UT

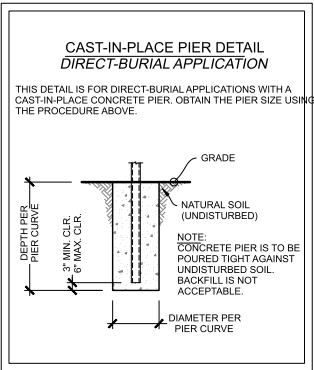


PRINT THIS PAGE FOR CITY SUBMITTAL WITH SELECTED STRUCTURE CIRCLED

CAST-IN-PLACE PIER DESIGN TABLE

PIER FOUNDATION OPTIONS

A	1'-6"Ø x 3'-0" DEEP	M	2'-6"Ø x 8'-0" DEEP	Y	4'-0"Ø x 14'-0" DEEP
B	1'-6"Ø x 3'-6" DEEP	N	2'-6"Ø x 9'-0" DEEP	Z	4'-0"Ø x 15'-0" DEEP
C	1'-6"Ø x 4'-0" DEEP	O	3'-0"Ø x 9'-0" DEEP	AA	4'-0"Ø x 16'-0" DEEP
D	1'-6"Ø x 4'-6" DEEP	P	2'-6"Ø x 10'-0" DEEP	AB	5'-0"Ø x 15'-0" DEEP
E	1'-6"Ø x 5'-0" DEEP	Q	3'-0"Ø x 10'-0" DEEP	AC	5'-0"Ø x 16'-0" DEEP
F	2'-0"Ø x 5'-0" DEEP	R	3'-6"Ø x 10'-0" DEEP	AD	5'-0"Ø x 17'-0" DEEP
G	2'-0"Ø x 5'-6" DEEP	S	3'-0"Ø x 11'-0" DEEP	AE	5'-0"Ø x 18'-0" DEEP
H	2'-0"Ø x 6'-0" DEEP	T	3'-6"Ø x 11'-0" DEEP	AF	5'-0"Ø x 19'-0" DEEP
I	2'-6"Ø x 6'-0" DEEP	U	3'-0"Ø x 12'-0" DEEP	AG	6'-0"Ø x 18'-0" DEEP
J	2'-0"Ø x 7'-0" DEEP	V	3'-6"Ø x 12'-0" DEEP	AH	6'-0"Ø x 20'-0" DEEP
K	2'-0"Ø x 7'-6" DEEP	W	4'-0"Ø x 12'-0" DEEP	-	---
L	2'-6"Ø x 7'-6" DEEP	X	3'-6"Ø x 14'-0" DEEP	-	---



ALUMINUM IN CONCRETE
WHERE ALUMINUM IS EMBEDDED IN OR ATTACHED TO CONCRETE, CONCRETE SHALL BE FREE OF CHLORIDES.

WHERE ALUMINUM IS EMBEDDED IN OR ATTACHED TO PLAIN CONCRETE (NO STEEL REINFORCEMENT PRESENT), ALUMINUM SHALL BE COATED WITH A BITUMINOUS PAINT/COATING OR OTHER TWO-PART EPOXY PRIMER.

WHERE ALUMINUM IS EMBEDDED IN OR ATTACHED TO REINFORCED CONCRETE, ALUMINUM SHALL BE COATED WITH A BITUMINOUS PAINT/COATING.

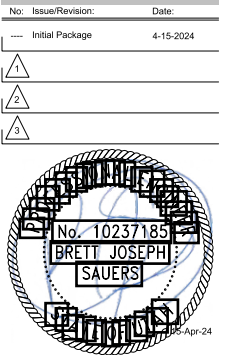
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SHEET TITLE:
CAST-IN-PLACE
PIER DESIGN TABLE

SHEET:
S4.2

ORIGINAL SHEET SIZE: 11x17

Fifth and Main Signage Project

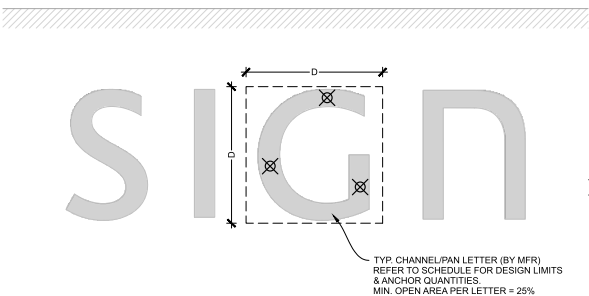
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EXPOSURE 'C'

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CHANNEL & REVERSE PAN LETTERS



60'-0" MAX.
BUILDING HEIGHT

55'-6" MAX.
ABOVE GRADE

WHERE SHOWN, TYPICAL ANCHOR LOC.
REFER TO SCHEDULE FOR QUANTITY
ANCHORS PER SCHEDULE & DETAIL(S) SHALL BE
EVENLY ARRANGED. INSTALLER MAY INCLUDE MORE.

TYP. CHANNEL/PAN LETTER (BY MFR)
REFER TO SCHEDULE FOR DESIGN LIMITS
& ANCHOR QUANTITIES
MIN. OPEN AREA PER LETTER = 25%

1 TYPICAL SIGN ELEVATION

MAX. SIZE ("D" x "D")	MAX. WEIGHT (LB)	MAX. AREA (SF)	WIND SPEED (V ₁₇)						
			100	105	110	115	120	130	
18" x 18"	20	1.69	2	2	2	2	2	2	
36" x 36"	50	6.75	3	3	3	3	3	3	
48" x 48"	90	12	3	3	4	4	5	5	
60" x 60"	150	18.75	5	5	6	6	7	8	
72" x 72"	200	27	8	8	9	9	10	11	

INSTRUCTIONS

OBSERVE ALL NOTATIONS, RULES, & LIMITS OF DESIGN ON THIS SHEET.

1. CHECK LIMITS OF DESIGN THIS SHEET. OBSERVE OTHER RULES & NOTES.

2. DETERMINE THE MAXIMUM SIZE OF THE PROPOSED LETTER AND IDENTIFY THE APPROPRIATE ROW IN THE TABLE.

CIRCLE THE ENTIRE APPLICABLE ROW

3. VERIFY THAT THE WEIGHT OF THE PROPOSED LETTER IS LESS THAN THE WEIGHT LISTED IN THE TABLE.

4. VERIFY THE MAXIMUM AREA OF THE PROPOSED LETTER IS LESS THAN THE AREA LISTED IN THE TABLE.

NOTE: THE MAXIMUM LISTED AREA IS LESS THAN THE GROSS AREA. USING THE MAXIMUM DIMENSIONS. FOR SOLID SIGNS WITH LARGER AREAS THAN LISTED, REFER TO WALL SIGNS ON SHEET S.10.

5. IDENTIFY THE NUMBER OF ANCHORS REQUIRED FOR THE APPROPRIATE WIND SPEED AS REQUIRED BY THE LOCAL JURISDICTION.

CIRCLE THE SELECTED ANCHOR COUNT

6. CIRCLE APPROPRIATE DETAILS FOR APPROVAL ON THE FOLLOWING SHEETS. CROSS OUT ANY DETAILS THAT ARE NOT APPLICABLE.

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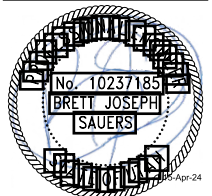
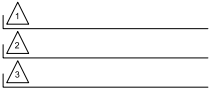
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No. Issue/Revision: Date:
Initial Package 4-15-2024



SHEET TITLE:
CHANNEL & REVERSE
PAN LETTERS

SHEET:
S.8

ORIGINAL SHEET SIZE: 11x17

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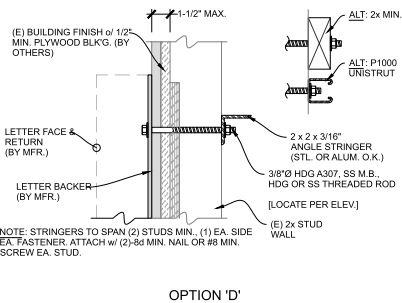
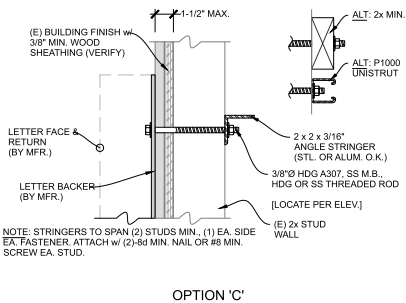
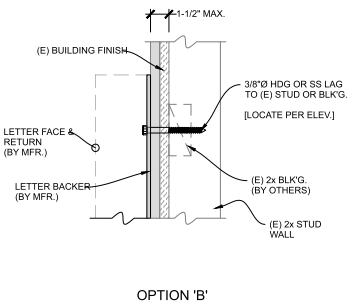
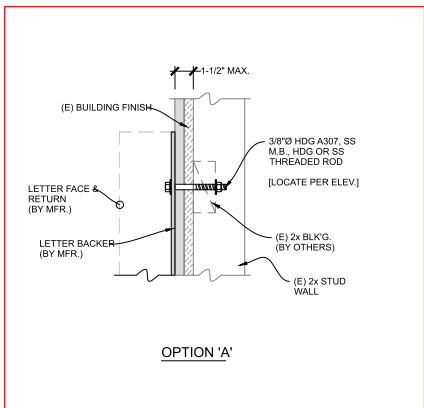
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Fifth and Main Signage Project

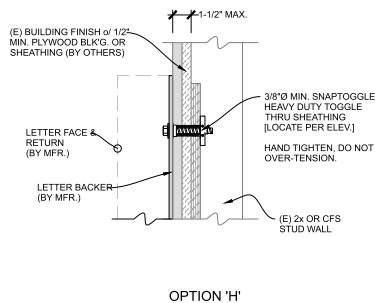
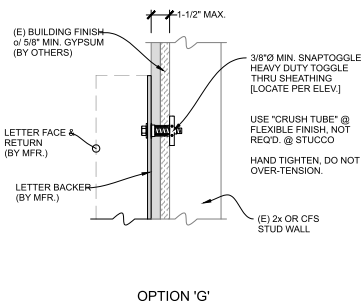
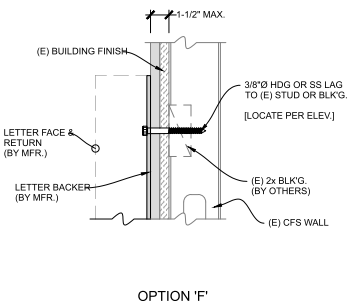
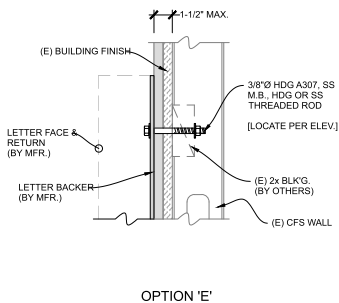
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STOP! THIS DETAIL MAY ONLY BE USED AT V=115 MPH OR LOWER, FOR SIGNS 48\"/>



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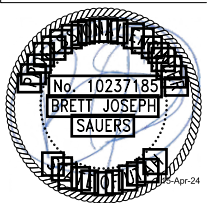
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No.	Issue/Revision	Date
1	Initial Package	4-15-2024



SHEET TITLE:
WALL CONNECTION
DETAILS

SHEET:
S8.1

ORIGINAL SHEET SIZE: 11x17

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed. Use of these plans and/or corresponding structural calculations in violation of other code is liability.

The designs, details and specifications contained in this drawing are confidential. The recipient of this drawing hereby acknowledges and agrees that it is the sole property of Reference Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reference Engineering. Deviations from this drawing shall not be made without consulting Reference Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reference Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reference Engineering. All rights reserved.

Sign Type	Configuration	Components	Where Allowed
Low Profile/Monument types: Shall be complementary to the adjacent building(s) in material and color. All monument signs must include a masonry (or stone) base (between 1'0" and 2'0" in height). One for every 200' of frontage	Height and width: The sign must not exceed 10' in height from its site grade or from the nearest public right of way. Location: The sign shall be placed in a minimum of 3'0" from the public right of way, with a minimum of 100' between monument signs. Signs shall be set back at least their height or width (whichever is greater) from any adjoining side property line. May include physically changeable copy and such signs are subject to clear view provisions (see D (2))	Context and setting: Monument signs shall have a minimum of 3'0" of landscaping (a minimum of 6'0" if along a major thoroughfare) around the base of the sign, including shrubs, flowers, and ground cover. Structural support poles shall be concealed, unless used as a decorative element of the sign.. The maximum square footage of the sign (not including the masonry base) shall not exceed 30% of the street frontage length (example: 100 linear feet x 30% = 30 sq. ft.), with a maximum of 100 sq. ft. Lighting: Monument signs shall be externally illuminated, without glare to passersby and downward directed and shielded to prevent light spillage onto the roadway or use individually constructed letters with internal lighting (all wiring, mounting brackets, bolts, tracks, etc., shall not be visible).	C-2, C-4, I-1, I-2, BMP, CMP, PF, MURCZ, MCZ, RC, PC, NVOZ Permitted in all residential zones as part of the subdivision approval process when utilized for a neighborhood identification sign and for existing neighborhoods with a known identity, except height shall be limited to 6'.



Heber City Council Staff Report

MEETING DATE: 6/18/2024
SUBJECT: Public Hearing for FY24 Final Amendment and Budget Resolution 2024-07
RESPONSIBLE: Sara Nagel
DEPARTMENT: Finance
STRATEGIC RELEVANCE: Necessary Administrative Action

SUMMARY

Staff has determined that a fourth and final amendment to the Fiscal Year 2024 budget is required to address unanticipated expenditures.

RECOMMENDATION

Hold a Public Hearing on June 18, 2024, to consider an amendment to the FY 2024 annual budget and adopt Resolution 2024-07 amending the FY 2024 annual budget.

BACKGROUND

Periodically, the City needs to amend the budget to address items such as unanticipated expenditures, a change in department needs or procurement delays. Additionally, at the end the fiscal year, the City does a final budget amendment to ensure compliance with [State Code 10-6-123](#). This is the fourth and final amendment request in Fiscal Year 2024.

DISCUSSION

City staff determined there are unexpected expenditures and fund reallocations that require consideration for a budget amendment to be in compliance with State code 10-6-123.

The proposed amendment is fashioned to ensure that expenditures do not exceed budgeted resources. Exhibit "A" in resolution 2024-07 provides details and fiscal impacts of the budget changes staff is recommending.

FISCAL IMPACT

The proposed amendment will affect the following funds:

General Fund (10)	\$802,300
Capital Improvement Fund - Parks (47)	\$43,000
Culinary Water Fund (51)	\$30,000
Pressurized Irrigation Fund (55)	\$165,000
Culinary Water Capital Fund (66)	\$500,000
General Fund (10) transfer to Capital Fund (42)	\$1,200,000
Airport Special Revenue Fund (21) transfer to Airport Capital Fund (41)	\$1,200,000
Sewer Fund (52) transfer to Sewer Capital Fund (67)	\$9,692,000
Culinary Water Fund (51) transfer to Culinary Capital Fund (66)	\$700,000
Sewer Capital Fund (67) transfer to Culinary Capital Fund (66)	\$1,915,750

The fiscal impact is specified in resolution 2024-07 Exhibit "A"

CONCLUSION

Staff recommends that you move to approve resolution 2024-04 as presented, with the findings and conditions presented.

ALTERNATIVES

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

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

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

Alternative 2 - Approve as Amended

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

Alternative 3 - Continue

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

Alternative 4 - Denial

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

ACCOUNTABILITY

Department: Finance
Staff member: Sara Nagel, Finance Manager

EXHIBITS

1. EXHIBIT A Budget Amendment Resolution 2024-04
2. Exhibit A_6.18.2024

**HEBER CITY, UTAH
RESOLUTION NO. 2024-07**

A RESOLUTION APPROVING THE FOURTH AMENDMENT TO THE HEBER CITY BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2024 (FY 2024).

WHEREAS, the Utah Uniform Fiscal Procedures Act provides for the legislative body an opportunity, at any time during the budget period, to review the individual budgets of the funds, to determine if the total of any of them should be increased (UCA ' 10-6-127); and

WHEREAS, Heber's City's financial director has determined that a budget amendment impacting the City's General Fund (10), Airport Special Revenue Fund (21), Airport Capital Fund (41), Capital Improvement Fund (42), Cap Imp. Fund – Parks (47), Culinary Water Fund (51), Waste Water Fund (52), Pressurized Irrigation Fund (55), Culinary Water Capital Fund (66), Waste Water Capital Fund (67); and

WHEREAS, the City properly advertised, as prescribed by state law (UCA ' 10-6-113), and held a Public Hearing on Tuesday, June 18, 2024, to garner input from the general public on the proposed FY 2024 budget amendment; and

NOW, THEREFORE, BE IT RESOLVED by the Heber City Council, of Heber City, Utah, as follows:

The Heber City Budget for the fiscal year ending June 30, 2024, is hereby amended as set forth in the attached Exhibit “A” which is hereby incorporated into and made a part of this Resolution by reference.

ADOPTED AND PASSED by the City Council of Heber City, Utah this _____ day of _____, 2024, by the following vote:

	AYE	NAY
Council Member Yvonne Barney	_____	_____
Council Member Aaron Cheatwood	_____	_____
Council Member Mike Johnston	_____	_____
Council Member Sid Ostergaard	_____	_____
Council Member Scott Phillips	_____	_____

APPROVED:

Mayor Heidi Franco

ATTEST:

Date: _____

RECORDER

EXHIBIT "A"

General Fund (10)

Justification: To ensure compliance with State code, Department Managers and Finance reviewed projected year-end totals and proposed adjustments to the department budgets to keep expenditures within budget. Note: these amendments do not, necessarily, indicate an increase in total expenditures for each department.

Source:

Account Number	Account Name	Amount
10-3780	Contributions General Fund Surplus	\$ (307,650.00)
10-3220	Building Permits	(295,000.00)
	Total	<u>\$ (602,650.00)</u>

Use:

Account Number	Account Name	Amount
10-4111	Salaries and Wages - Legislative	\$ 3,900.00
10-4128	Telephone - Legislative	650.00
10-4175	Capital Equipment - Legislative	11,050.00
10-4178	Admin Internal Service Charge - Legislative	500.00
10-4211	Salaries and Wages - Judicial	9,700.00
10-4212	Overtime - Judicial	500.00
10-4228	Telephone - Judicial	600.00
10-4262	Miscellaneous - Judicial	2,400.00
10-4278	Admin Internal Service Charge - Judicial	550.00
10-4331	Professional Services - Admin	75,100.00
10-4351	Insurance - Admin	600.00
10-4426	Buildings & Grounds - General Gov't Bldg	50,000.00
10-4428	Telephone - General Gov't Bldg	500.00
10-4451	Insurance - General Gov't Bldg	1,400.00
10-4476	Fleet Internal Service Charge - General Gov't Bldg	2,500.00
10-4578	Admin Internal Service Charge - Attorney	600.00
10-4631	Professional Services - HR	10,000.00
10-4632	Training - HR	2,300.00
10-4648	Special Supplies - HR	2,500.00
10-4728	Telephone - IT	800.00
10-5131	Professional Services - Building	295,000.00
10-5178	Admin Internal Services - Building	1,000.00
10-5378	Admin Internal Services - Planning	1,000.00
10-5412	Overtime - Police	22,500.00
10-5414	Uniform Allowance - Police	2,500.00
10-5423	Travel & Training - Police	3,500.00
10-5427	Utilities & Telephone - Police	7,200.00
10-5429	Gas & Oil - Police	26,400.00
10-5430	Legal - Police	27,500.00
10-5451	Insurance - Police	8,600.00
10-5478	Admin Internal Service Charge - Police	4,300.00

10-5527	Utilities & Telephone - Animal Control	1,000.00
10-5578	Admin Internal Service Charge - Animal Control	800.00
10-4978	Admin Internal Service Charge - Engineering	1,300.00
10-6027	Utilities - Roads	16,000.00
10-6051	Insurance - Roads	1,300.00
10-6078	Admin Internal Service Charge - Roads	1,400.00
10-6427	Utilities - Parks	1,300.00
10-6428	Telephone - Parks	700.00
10-6451	Insurance - Parks	700.00
10-6478	Admin Internal Service Charge - Parks	600.00
10-6627	Utilities - Cemetery	700.00
10-6628	Telephone - Cemetery	500.00
10-6678	Admin Internal Service Charge - Cemetery	700.00

Total	\$ 602,650.00
-------	---------------

General Fund (10)

Justification: To budget for General Fund portion of debt service for 2014 and 2018 STR Bonds.

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 200,650.00
	Total	\$ 200,650.00

Use:

Account Number	Account Name	Amount
10.7030	Contributions to Other Funds	\$ 200,650.00
	Total	\$ 200,650.00

Parks Impact Fees Fund (47)

Justification: To budget for the Parks & Trails Master Plan Update.

Source:

Account Number	Account Name	Amount
47-3870	Contributions - Fund Surplus	\$ 43,000.00
	Total	\$ 43,000.00

Use:

Account Number	Account Name	Amount
47-4073	Improvements Other than Building	\$ 43,000.00
	Total	\$ 43,000.00

Culinary Water Fund (51)

Justification: This vital pump is located at the Broadhead Well and Spring Facility. In April, the booster pump failed and had to be completely removed and sent in for repair. It had been in service, without requiring repair for 18 years. The price of a new pump and bowls was approximately \$67,000, and the wait time would have meant going without this pump throughout the summer, so a total rebuild was the better option. The work is completed and the pump is now online. It is estimated that it will last another 12 years, if crews continue performing the established routine maintenance schedule.

Source:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
51-3870	Contributions From Surplus	\$ 30,000.00
	Total	<u>\$ 30,000.00</u>

Use:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
51-4025	Equipment	\$ 30,000.00
	Total	<u>\$ 30,000.00</u>

Pressurized Irrigation Fund (55)

Justification: A portion of this shortfall was caused by the changes in allocations that occurred mid-year. Allocations had not been adjusted for many years, and all funds were in need of adjustment. As a result, some Wages and Benefits expenses will be lower than budgeted, but PI will be higher. The other contributing factor is the PI Meter Project. The amount of time employees are spending installing meters and responding to the contractor's needs has increased greatly, and strained this fund further than expected. Additionally, Finance reviewed actual revenues and increased revenue budgets to reflect projected totals and to offset salary budget increases.

Source:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
55-3716	Pressurized Irrigation Sales	\$ 100,000.00
55-3720	Pressurized Irrigation Assessment	\$ 65,000.00
	Total	<u>\$ 165,000.00</u>

Use:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
55-4011	Salaries and Wages	\$ 117,000.00
55-4012	Overtime	8,500.00
55-4013	Employee Benefits	32,000.00
55-4017	FICA	7,500.00
	Total	<u>\$ 165,000.00</u>

Culinary Water Capital Fund (66)

Justification: During the budgeting process for the fiscal year, Staff worked with consultants and contractors to estimate how much to budget for construction in the Water, Sewer, and Irrigation Funds. This year, Staff overestimated on both Sewer Fund and Irrigation Fund, but underestimated on the Culinary Water fund. This budget amendment is to cover the anticipated costs of construction and materials for FY24.

Project: W-071 Central Heber Replacement Project (Culinary Water Portion)

Source:

Account Number	Account Name	Amount
66-3870	Contributions - Surplus	\$ 500,000.00
Total		<u>\$ 500,000.00</u>

Use:

Account Number	Account Name	Amount
66-4073	Improvements Other Than Building	\$ 500,000.00
Total		<u>\$ 500,000.00</u>

General Fund (10) to Capital Improvement Fund (42)

Justification: To ensure compliance with year-end budgeted transfers. State code allows a municipality to maintain a fund balance of 35% of budgeted revenues. This amendment allows the City to transfer any necessary amount to stay compliant. Additionally, this transfer includes \$400,000 of TAP Tax revenue to fund capital improvement projects.

Note: the City may transfer substantial less than what is budgeted.

Transfer From:

Account Number	Account Name	Amount
10.7030	Transfer to Other Funds	\$ 1,200,000.00
Total		<u>\$ 1,200,000.00</u>

Transfer To:

Account Number	Account Name	Amount
42.3910	Contributions from Other Funds	\$ 1,200,000.00
Total		<u>\$ 1,200,000.00</u>

Airport Special Revenue Fund (21) to Airport Capital Improvement Fund (41)

Justification: A portion of this transfer is to ensure the Capital Improvement Fund is in compliance with a positive fund balance. The rest of the transfer is to ensure the Airport Capital Fund has sufficient funding for capital improvement projects.

Note: the City may transfer substantial less than what is budgeted.

Transfer From:

Account Number	Account Name	Amount
21-7030	Transfer to Airport Capital Fund	\$ 610,000.00
Total		<u>\$ 610,000.00</u>

Transfer To:

Account Number	Account Name	Amount
41.3820	Contributions from Other Funds	\$ 610,000.00
Total		<u>\$ 610,000.00</u>

Sewer Water Fund (52) to Sewer Capital Fund (67)

Justification: This transfer is to ensure the Sewer Capital Fund has sufficient funding for capital improvement projects.

Note: the City may transfer substantial less than what is budgeted.

Transfer From:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
52-4096	Transfer -Waste Water Capital (67)	\$ 9,692,000.00
	Total	<u>\$ 9,692,000.00</u>

Transfer To:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
67-3800	Transfer from Waste Water Operating	\$ 9,692,000.00
	Total	<u>\$ 9,692,000.00</u>

Culinary Water Fund (51) to Culinary Capital Fund (66)

Justification: \$500,000 of this transfer is for the budget amendment for Project W-071 as noted above. The remaining \$200,000 is to ensure the Culinary Capital Fund has sufficient funding for capital improvement projects.

Note: the City may transfer substantial less than what is budgeted.

Transfer From:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
51-4096	Transfer - Culinary Water Capital (66)	\$ 700,000.00
	Total	<u>\$ 700,000.00</u>

Transfer To:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
66-3800	Transfer from Culinary Water Fund	\$ 700,000.00
	Total	<u>\$ 700,000.00</u>

Sewer Capital Fund (67) to Culinary Capital Fund (66)

Justification: To ensure compliance with budgeted transfers, and to appropriately allocate ARPA and COVID-19 grant monies. In FY 2023, the City received over \$4.5m in ARPA and COVID-19 grants for the Central Heber Replacement Project. The bulk of the money was transferred to the Sewer Capital Fund, but none of the funds were transferred to the Culinary Water Fund. This amendment allows the money to appropriately be transferred from the Sewer Fund Capital Fund to the Culinary Water Capital Fund. Note: the City may transfer substantial less than what is budgeted.

Transfer From:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
67-4090	Transfer - Culinary Water Capital (66)	\$ 1,915,750.00
	Total	<u>\$ 1,915,750.00</u>

Transfer To:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
66-3910	Contributions from Capital Projects Funds	\$ 1,915,750.00
	Total	<u>\$ 1,915,750.00</u>



Heber City Council Staff Report

MEETING DATE: 6/18/2024
SUBJECT: Public Hearing on Consolidated Fee Schedule and Consolidated Fee Schedule Adoption Ordinance 2024-13
RESPONSIBLE: Sara Nagel
DEPARTMENT: Finance
STRATEGIC RELEVANCE: Necessary Administrative Action

SUMMARY

The purpose of this report is to recommend the adoption of the consolidated fee schedule. The amended schedule includes updated Culinary, Sewer, Stormwater and Pressurized Irrigation fees Council presented to council during the budget workshop on [May 1, 2024](#), and [May 7, 2024](#), changes to the Planning Department fees and other incidental updates. The schedule aims to enhance transparency and ensure the fees reflect the cost of services provided.

RECOMMENDATION

Staff recommends that Council approve ordinance 2024-13 adopting the consolidated fee schedule as contained in Exhibit A. These updates are necessary for maintaining fiscal responsibility and ensuring city services are adequately funded.

BACKGROUND

Certain parts of the fee schedule are amended apart from the annual budget process, such as Airport Fees and Impact Fees. Those updated fees have been incorporated into the consolidated fee schedule. The consolidated fee schedule was last reviewed in its entirety on [August 15, 2023](#). Since then, the City has performed a Utility Rate Study to update our Culinary, Sewer, Stormwater and Pressurized Irrigation fees to ensure the fees are sufficient to cover necessary operating and capital costs. Staff also reviewed Planning fees and updated those fees as necessary.

DISCUSSION

The proposed amendments to the Culinary, Sewer, Stormwater and Pressurized Irrigation fees were developed through a Utility Rate Study.

The proposed amendments to the Planning fees were developed through a thorough internal review

process. Planning is proposing to change the planning fee structure from an escrow based fee structure to a flat rate fee structure. Staff have looked at the history of planning fees and based the proposed fees off of this data. The change to the fee structure will reduce the administrative burden of managing the escrows of the development fees, which will free up time for the Planning Administrator. The new fee structure will also change from a pass-through model (the City maintains an escrow fund for each developer and pays invoices directly from the escrow account) to a fee revenue model for the department (the City recognizes all fees as revenue and all disbursements as expenses).

Key elements of the proposed amendments include:

Cost Recovery: Updating fees to match the current costs associated with providing city services.

Equity: Ensuring fees are fair and proportionate to the services provided.

Transparency: Clarifying and updating fee descriptions and structures improves transparency, making it easier for residents and businesses to understand what they are being charged and why.

FISCAL IMPACT

As discussed in the second budget workshop on May 7, 2024, the estimated fiscal impact, in total, for the typical Heber City utility user will be the same under the updated fee structure as it was in the previous fee structure. However, the revenue of each water fund will be impacted based on new fee structure.

Staff expects the fiscal impact of the new structure for the Planning fees to be neutral.

CONCLUSION

Amending the existing consolidated fee schedule is a necessary step to ensure Heber City's fees remain current, fair, and reflective of the true cost of services. These amendments will enhance the City's financial sustainability and service quality. Staff recommends the City Council approve ordinance 2024-13 adopting the proposed amendments to the consolidated fee schedule.

ALTERNATIVES

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

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

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

Alternative 2 - Approve as Amended

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

Alternative 3 - Continue

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

Alternative 4 - Denial

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

ACCOUNTABILITY

Department: Finance
Staff member: Sara Nagel, Finance Manager

EXHIBITS

1. Consolidated Fee Schedule Ordinance 2024-XX
2. Consolidate Fee Schedule 2024-2025_Redlined

ORDINANCE NO. 2024-XX

AN ORDINANCE AMENDING EXHIBIT “A (Consolidated Fee Schedule)
ASSOCIATED WITH TITLE 3.15 OF THE HEBER CITY MUNICIPAL CODE, REVENUE
AND FINANCE.

BE IT ORDAINED by the City Council of Heber City, Utah, that the Consolidated Fee Schedule
in Exhibit A associated with Title 3.15 of the Heber City Municipal Code is amended and adopted
as, and pursuant to the attached Exhibit A.

This Ordinance shall be effective August 1, 2024 unless otherwise noted in fee schedule.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY
COUNCIL this _____ day of _____ 2020.

	AYE	NAY
Council Member Yvon Barney	_____	_____
Council Member Aaron Cheatwood	_____	_____
Council Member Michael Johnston	_____	_____
Council Member Sid Ostergaard	_____	_____
Council Member D. Scott Phillips	_____	_____

APPROVED:

Mayor Heidi Franco

ATTEST:

RECORDER

Date: _____

Exhibit A

Consolidated Fee Schedule

2024 - 2025 Fiscal Year

Administrative Fees.....	2
Airport Fees.....	3
Animal Services Fees.....	4
Building Fees.....	5
Business License Fees.....	6-8
Cemetery Fees.....	9-11
Elections Fees.....	12
Engineering Fees.....	13
Public Works Service Fees.....	14-15
Franchise Tax.....	16
Impact Fees.....	17-18
Pressurized Irrigation Fees.....	19
Planning Fees.....	20
Police Fees.....	21
Storm Water Fees	22
Water/Sewer Fees.....	23-24

ADMINISTRATIVE FEES

SERVICE	FEE
Copies	
Black and White	\$0.20 per sheet
Color	\$0.30 per sheet
Garden Plots	
Large, 12' x 24'	\$50.00 (\$10 refundable)
Medium, 12' x 11'	\$35.00 (\$10 refundable)
Small, 12' x 6'	\$20.00 (\$10 refundable)
Non-Resident Fee	\$25.00
Returning User Fee	\$10.00
Low-Income Discount	\$10.00
Park Reservations	\$30.00 (\$50.00 cleaning deposit required)
Return Check Fee	\$20.00
Title 17	\$5.00
Title 18	\$10.00
GRAMA Request	Actual Wage & Benefit Costs
Service Charge for Credit Cards	3% of amount charged on debit or credit Effective 02/01/2021
Convenience Fee	\$3.00 per transaction taken over the phone Effective 02/01/2021

AIRPORT FEES

SERVICE	FEE
Aviation Trailers, i.e. Glider Trailers	\$60.00 per year Effective 01/01/2021
Airport Hangar Ground Lease – Lease Entered Into After Feb. 2015	\$0.42 per sq. ft. with Annual Mountain Plains CPI Increase
Landing Fees (Transient Aircraft)* = to & > than 8,000 lbs. MTOW	\$4.00 per 1,000 lbs. MTOW equal to and greater than 8,000 lbs. Effective 04/02/2024
Landing Fees (Transient Aircraft)* < 8,000 lbs. MTOW	\$4.00
Proximity Gate Access Card	\$0.00 - Hanger owners - (Additional requested access \$40/yr, i.e. employees) \$40.00/yr - Subtenants & Non-Hanger Owners (i.e. glider pilots, balloon pilots, etc.) \$20.00 - Short-term access (i.e. contractors, air attack crews, etc.) \$60.00 - Lost gate card/replacement (Registered based aircraft 1/2 off) Effective 01/01/2021
Special Service Operator Fee (Gross Sales)	1% Gross Income Effective 01/01/2021

*An aircraft that is not owned by a person having a lease of license agreement with the City is considered a transient aircraft.

ANIMAL SERVICES FEES

SERVICE	FEE
License (not sterilized)	\$40.00
License (spayed or neutered)	\$20.00
Life Time License (not sterilized)	\$60.00
Life Time License (spayed or neutered)	\$40.00
Rabies Verification (every three years from verification)	\$5.00
Impound Fee	
First Impound Fee	\$30.00
Second Impound Fee	\$50.00
Third Impound Fee	\$80.00
Daily Charge	\$10.00
Adoption Fee	
Dogs	\$50.00
Sterilized Dogs	\$30.00
Pups	\$30.00
Cats	\$30.00
Sterilized Cats	\$15.00
Relinquish Fee	
Dogs	\$50.00
Pups	\$20.00
Cats	\$25.00
Kittens	\$10.00
Livestock Pick Up	\$25.00 per head
Livestock Impound	\$30.00 per head/day

BUILDING FEES

SERVICE	FEE
Plan Review	40% of building permit fee on Commercial; 25% of building permit fee on residential.
Minimum for all projects	\$60.00
Manufactured Homes Inspection (set up, in established parks)	\$100.00
Temporary Power Pedestal Inspection	\$60.00
Electrical Service Change-Out Inspection	\$60.00
Gas Line Inspection	\$60.00
Other (Electrical, Building, Mechanical, and Plumbing)	\$60.00
Plan Review	
Decks and Basements	25% of building permit fee
Detached garage/buildings under 1,000 sq. ft.	25% of building permit fee
Detached garage/buildings over 1,000 sq. ft.	25% of building permit fee
Third party examination (base on request for quick review)	64% of building permit fee or actual cost of review
Plans reviewed by City Staff	25% of building permit fee
Re-inspection Fee	\$60.00
Miscellaneous Permits	\$60.00
Building Permit	The Building Fee valuation figures, as listed in the BU

Double fees for buildings or installation without Plan Review and Permit.

Building Permit. The Building Fee valuation figures, as listed in the Building Safety Journal published by the ICC (International Code Council) and updated on a biannual basis are hereby adopted to be included in the Heber City Consolidated Fee Schedule and are subject to update on a biannual basis on the tables and formulas of the ICC.

BUSINESS LICENSE FEES

SERVICE	FEE
Processing Fee	\$50.00
Home Occupation Processing Fee	\$30.00 w/out impact (Must have approval letter from City)
Commercial License Processing Fee	\$50.00
Duplicate/Replacement License	\$10.00
Automotive Service and Repair	\$125.00
Assisted Living/Care Centers	\$65.00 \$4.00 per unit
Banks	\$250.00
Big Box	\$2,000
Convenience Store	
With Gas – Open 24 hours	\$800.00
With Gas – Not open 24 hours	\$500.00
Department Store	\$500.00
Entertainment	\$110.00
Heber Market on Main	
Full season with electricity (one outlet)	\$200.00
Full season without electricity	\$150.00
Extra electricity (per outlet)	\$25.00
Nonprofit, informational	\$150.00
Full season food trucks	\$300.00
Film Events	
Large	\$250.00
Small	\$150.00
Student	\$0.00
Fireworks	\$295.00
Food Truck/Motorized Street Vendor	\$120.00
General Services – (Business & Professional, Personal, Construction & Contracted Services)	\$65.00
Home Occupation	\$50.00

Home Occupation No Impact (Must have approval letter from City) - Shall be entirely conducted in the home - Shall not involve retail sales - Does not require signage - Does not involve customers or employees visiting the home - There will be no evidence from the exterior of the home that a business is being conducted - No specialty vehicles associated with the business such as dump trucks, tractors, skid steers, tractor trailers, boom trucks, tank trucks, backhoes, pump trucks, or other similar vehicles will be parked or stored at the home	\$0.00
Large Grocery with Gas	
With Gas	\$2,000.00
Without Gas	\$1,000.00
Hotel/Motel	\$65.00 + \$9.00 per room
Extended Stay Motel	\$65.00 + \$52.00 per room
Manufacturing	\$65.00
Mobile Home Park	\$65.00 + \$58.00 per unit
Motorized Street Vendors	\$120.00
Nightly Rental	\$65.00 plus \$13.00 per room Effective upon adoption
Non-Depository Credit intermediation/ Pawn Brokers	\$225.00
Non-Profit Special Events	\$25.00
Restaurants	\$340.00
Seasonal	\$95.00
Sexually Oriented Business	\$900.00
Social Club	\$300.00
Special Events	
Large	\$325.00
Small	\$35.00
Specialty Foods	\$100.00
Sales/Rental/Wholesale	\$110.00
Solicitor	\$150.00
Solicitor Replacement Badge	\$15.00
Storage Units	\$65.00
Tobacco Store	\$1,000.00
Temporary	\$45.00 + \$10.00 per day
Transportation	\$65.00
Special Event (per vendor)	\$25.00
Class A Restaurant Alcohol License	\$260.00
Class B Package Alcohol License	\$100.00

Class C Tavern Alcohol License	\$260.00
Class D Bowling Alley Alcohol License	\$260.00
Temporary/ Single Event Alcohol License	\$50.00
1st Late Fee Assessed February 1st	25% of business license fee Business license process is required in addition to paying for a new license
2nd Late Fee Assessed March 1st	50% of business license fee. Business license process is required in addition to paying for a new license.
Administrative Citation may be issued on April 5th	Applicable charge as defined on Code Enforcement citation

Note: If a business license fits within 2 or more fee categories, the total business license fee will be the sum of each fee category.

CEMETERY FEES

SERVICE	FEE
Grave Purchase "Value"	
Resident	\$1,200.00 Effective 02/01/2021
Non-Resident	\$1,800.00 Effective 02/01/2021
Grave Purchase "Standard"	
Resident	\$1,400.00
Non-Resident	\$2,600.00
Grave Purchase "Premium"	
Resident	\$1,800.00 Effective 02/01/2021
Non-Resident	\$3,400.00 Effective 02/01/2021
Infant Grave – Infant Section Only	
Resident	\$175.00 Effective 07/01/2022
Non-Resident	\$300.00 Effective 07/01/2022
Opening/Closing (Weekdays)	
Resident	\$650.00
Non-Resident	\$850.00
Opening/Closing (Weekends)	
Resident	\$1,100.00
Non-Resident	\$1,300.00
Infant/Cremains Opening/Closing (Weekdays)	
Resident	\$350.00
Non-Resident	\$450.00
Infant/Cremains Opening/Closing (Weekends)	
Resident	\$800.00
Non-Resident	\$900.00
Disinterment	
Full Body	\$2,500.00 Effective 07/01/2022

Infant	\$1,000.00 Effective 07/01/2022
Cremains	\$500.00 Effective 07/01/2022
Niche	\$500.00 Effective 07/01/2022
Transfer Fee – Per Lot	\$200.00
Overtime Fee – Per ½ hour Any service arriving 3:30 pm or later = OT charge	\$100.00 Effective 07/01/2022
Quick Claim Deeds (per transfer)	\$200.00
Headstone Inspection Fee	\$25.00
Headstone Removal Fee*	
Flat or Wedge	\$200.00
Upright	\$400.00
Cremation Niche	
Rows A & B (top two rows) Resident	\$1,430.00 Effective 07/01/2022
Rows A & B (top two rows) Non-Resident	\$2,360.00 Effective 07/01/2022
Rows C & D (bottom two rows) Resident	\$1,100.00 Effective 07/01/2022
Rows C & D (bottom two rows) Non-Resident	\$1,815.00 Effective 07/01/2022
Opening & Closing (Weekdays)	
Resident	\$200.00 Effective 07/01/2022
Non-resident	\$300.00 Effective 07/01/2022
Opening & Closing (Weekends)	
Resident	\$450.00 Effective 07/01/2022
Non-Resident	\$550.00 Effective 07/01/2022

*Large headstones may require removal through an outside contracting company. The fee amount will be determined by the contractor. Heber City and its employees will not be responsible for damage to headstones during the removal of headstones or the opening of graves.

Cemetery Information

- Niche Urns must be 10/5" x10.5 " or smaller.
- Cremations must be in a plastic, metal, or concrete container.
- No burials may be scheduled Friday - Tuesday of Memorial Day Weekend.
- No Sunday burials, unless there is a cultural or religious reason to do so.
- No double burials are allowed unless one or both are a cremation - only one headstone is allowed.
- Graveside services have a 90 minute time limit, after which an overtime fee will apply.
- All services must be completed by 4:00 pm to allow staff to close the grave.
- Upright headstones are only allowed in specific areas.
- Flat headstones must be flush with the ground, wedge stones are considered upright.
- Only those currently living within the Heber City limits are considered City residents.
- Those living in Wasatch County are considered non-residents, and must pay the non-resident rates.
- Headstone Dimensions:
Single grave - 48"x32" Double stone 96" x 32

ELECTIONS FEES

SERVICE	FEE
Declaration of Candidacy	\$50.00

ENGINEERING FEES

SERVICE	FEE
Digital Mapping – Raster Files	\$0.80 per Megabyte
Digital Mapping – Vector Files	\$70.00 per Megabyte
Subdivision Inspection Fee <u>Initial Deposit*</u>	5% to \$200,000.00
	2% next \$800,000.00
	1% above \$1,000,000.00
Standard Specification	\$20.00

*If the inspection costs exceed initial fee deposits listed above, an additional deposit will be required. Applicant is responsible for all inspection fees required for their project.

PUBLIC WORKS SERVICE FEES

SERVICE	FEE
Excavation Fee	
Paved Surfaces > 25 sq. ft.	\$300.00 + \$1.50 per sq. ft. for roads 0-3 years old
Paved Surfaces > 25 sq. ft.	\$300.00 + \$0.25 per sq. ft. for roads over 3 years old
Unpaved Surfaces (lengths less than or equal to 100 ft)	\$50.000
Paved Surfaces < 25 sq. ft.	\$100.00
Specialty Sign: Deaf or Blind Child in Area, etc.	\$500.00
Investigative Water Sample Fee	\$25.00
Banners	
Application	\$25.00
Per Week Displayed on Main Street	\$50.00
Snow Bird Policy Fees	
Base Rates	All Utility Base Rates are charged on residences requesting service shut-off without change of account holder.
Shut-off Service/Turn Service Back On	\$50.00 per time water is turned off or reconnected
Damaged Meter Fee	The full cost of the meter up to \$250.00, material cost and wage cost for replacement based on current rates.
Theft of Service/Accessing Meter Vault Fine	Up to \$500.00 plus the cost of services.
Fire Hydrant Meter Permit	
Deposit	\$4,000.00
Daily Rental Fee	\$10.00
Water Usage Charge	\$0.025 per gallon
Mandatory Minimum Usage Fee	\$25.00
Fats, Oils and Grease (FOG) Inspection Fees	
Three-month compliance inspection	\$100.00
One-Month compliance inspection	\$100.00
Weekly compliance inspection	\$100.00
FOGS Sampling Fees	

BOD (Biological Oxygen Demand)	\$90.00
O&G (Oil & Grease)	\$100.00
TSS (Total Suspended Solids)	\$39.00
COD (Chemical Oxygen Demand)	\$32.00
After hours inspection	\$150 Each call out
Blockage caused by FSE (Food Service Establishments)	
1st Blockage	\$1,000.00
2nd Blockage	\$1,500.00
3rd Blockage	\$2,000.00
Additional Violations	Increased by \$500.00 every additional violation
Violation of FOGS Ordinance 13.08	
1st Violation	Written warning
2 nd Violation	\$1,000.00
3rd Violation	\$1,500.00
Additional Violations	Increased by \$500.00 every additional violation
After hours inspection	\$150.00 Each call out

FRANCHISE TAX

SERVICE	FEE
Cable TV	5%
Telephone	4%
Municipal Energy Tax	6%
Transportation Tax	0.30%
Transient Room Tax	1%

IMPACT FEES

SERVICE	FEE
Parks and Trail (Residential Per Unit)	\$4,462 Single Family Dwellings/Residential-ERU \$3,414 Multi-Family Dwellings (Including mobile homes)
Streets and Transportation (Residential Per Unit)	
Single Family	\$2,153.00
Multi Family	\$1,252.00
Non Residential Per Trip	\$126.00
Culinary Water	
Residential (ERU) Per Unit	\$2,826.00
Fee Per .75" Meter (30 gpm max flow)	\$2,826.00
Fee Per 1.0" Meter (50 gpm max flow)	\$5,024.00
Fee Per 1.5" Meter (100 gpm max flow)	\$11,304.00
Fee Per 2.0" Meter (160 gpm max flow)	\$20,095.00
Fee Per 3.0" Meter (350 gpm max flow)	\$45,215.00
Fee Per 4.0" Meter (1,000 gpm max flow)	\$80,383.00
Pressurized Irrigation	
Residential Per Unit	\$1,131.00
Non Residential Per Irrigated Square Foot	\$0.16
Sewer (Per ERU)	\$2,207.00
Public Safety	
Single Family Residential Impact Fee (Per Unit):	\$254.00
Multi-Family Residential Impact Fee (Per Unit):	\$214.00
Non-Residential Impact Fee (Per Square Foot):	\$0.59
Total Per ERU (Typical Residential)	\$13,033.00
North Village Facility	
North Village Streets	
Single Family Dwelling Unit	\$3,498.00
Non-Residential Trip Generated	\$371.00
North Village Storm Drain (Per ERU)	

Everything	\$4,605.00
North Village Parks/Trails	
Residential Dwelling Unit	\$4,462.00
Multi Family Dwelling Unit	\$3,414.00
North Village Public Safety	
Single Family Dwelling Unit	\$254.00
Multi Family Dwelling Unit	
Total North Village Per ERS (Typical Resident)	\$12,819.00

Impact Fees are adjusted January 1st of each year based on prior year, December, ENR 20 City Index.

In addition to Heber City's impact fees, the City also collects a \$4,170.00 per ERU sewer impact fee for the Heber Valley Special Service District.

PRESSURIZED IRRIGATION FEES

SERVICE	FEE
Ditch Irrigation	\$22.07 per share with \$10.00 minimum
Secondary Irrigation – By Lot Size	
Less than 6,000 sq. ft.	\$11.57 <u>12.15</u>
6,000 – 9,999 sq. ft.	\$19.29 <u>20.25</u>
10,000 – 14,999 sq. ft.	\$28.87 <u>30.31</u>
15,000 – 19,999 sq. ft.	\$38.46 <u>40.38</u>
More than 20,000 per IK sq. ft.	\$48.15 <u>50.56</u>
Non-Residential	\$0. 00 <u>575</u> <u>01</u> per sq.ft.
Water Meter Transponder and Installation	
.75" Meter with Transmitter	\$599.37
1.0" Meter with Transmitter	\$699.78
1.5" Meter with Transmitter	\$1,662.49
2.0" Meter with Transmitter	\$3,141.17
3.0" Meter with Transmitter	\$3,709.75
4.0" Meter with Transmitter	\$5,666.12
5.0" Meter with Transmitter	\$8,164.68

PLANNING FEES

APPLICATION TYPE	ADMINISTRATIVE FEE	ESCROW*
Annexations	\$7,000.00	\$3,200.00
MDA Amendments	\$2,000.00	\$600.00
General Plan, Zoning Map Amendment, Zoning Test Amendment, General Plan Amendment, New Zone Adoption	\$3,000.00	\$2,300.00
Road Dedication or Vacation <u>(not including infrastructure review)</u>	\$480.00 <u>1,000.00</u>	\$400.00
Master Plan	\$1,500.00	\$2,100.00
Concept (Commercial/Multi-Family)	\$1,600.00 <u>2,500.00</u>	\$1,600.00
Site Plan (Commercial/Multi-Family)	\$1,800.00 <u>7,500.00</u>	\$2,300.00
Subdivision Concept /Master Plan	\$900.00 <u>2,000.00</u>	\$2,100.00
Subdivision Preliminary , RV Park Preliminary	\$1,400.00 <u>7,500.00 + \$75.00/Unit</u>	\$3,700.00 <u>+\$50/Unit</u>
Subdivision Final, RV Park Final	\$2,500.00 <u>7,500.00 + \$100.00/Unit</u>	\$5,000.00 <u>+\$100/Unit</u>
Subdivision Final Plan Renewal	\$900.00 <u>2,000.00</u>	\$1,500.00
Small Subdivision	\$1,000.00 <u>3,500.00</u>	\$3,000.00
Conditional Use	\$500.00 <u>1,000.00</u>	\$1,000.00
Telecommunication	\$600.00 <u>1,500.00</u>	\$600.00
Plat Amendment	\$600.00 <u>2,000.00</u>	\$1,500.00
Lot Line Adjustment	\$360.00 <u>750.00</u>	\$500.00
Development Review Meeting (App will not vest a project)	\$400.00 <u>1,000.00</u>	\$600.00
Pre-Application Meeting (App will not vest a project)	\$150.00 <u>250.00</u>	
Pre-Development Meeting (App will not vest a project)	\$75.00 <u>125.00</u>	
Zoning Certification of Administrative Interpretation	\$75.00	
Sign	\$78.00	
Appeal Authority Application	\$240.00 <u>750.00</u>	\$400.00
Appeal to City Council	\$420.00	\$400.00
Other Applications	\$100 + Costs	

*Escrow is intended to cover costs for reviewing an application and will increase if application review costs increase. Current costs are \$160/hr.

Note: If processing, review, or special report review costs exceed application fees; applicant will be required to pay additional costs.

POLICE FEES

SERVICE	FEE
Finger Printing	\$35.00
False Alarms	
First Two	\$0.00
Third	\$50.00
Fourth	\$75.00
Fifth Through Ninth	\$100.00
Tenth and All Subsequent	\$200.00
Police Reports	
Up to 50 pages	\$10.00
51 Pages and Over	\$10.00 + \$0.25 per page after 50 pages
Fax	
First Page	\$2.00
Each Additional Page	\$1.00
Copies	
Black and White	\$0.20 per sheet
Color	\$0.30 per sheet
Notarized Copy	\$5.00 per signature
GRAMA/Discovery Request	Actual Wage & Benefit Cost
Multi Media Copying Fee	\$30.00
Body Camera/Car Camera Fee	\$30.00 per Officer
Body Camera/Car Camera Fee Redacted	\$30.00 Base fee plus actual wage & benefit cost
Sex Offender Registry	\$25.00
Special Events Late Fee*	\$100.00

*Late fee inflicted if special event is not scheduled at least one week in advance.

STORM WATER FEES

SERVICE	FEE
Single-Family Unit	\$15.20 <u>16.26</u>
Multi-Family ≤ 1 Acre	\$15.20 <u>16.26</u>
Multi Family > 1 Acre	\$11.83 per acre <u>12.66</u>
Non – Residential ≤ 1 Acre	\$15.20 <u>16.26</u>
Non – Residential > 1 Acre	\$11.83 per acre <u>12.66</u>
Maximum Fee for Any Parcel	\$125.90 <u>134.71</u> *

*Parcels shall not be combined.

WATER/SEWER FEES

SERVICE	FEES
Residential Water – Base Fee	
.75" Meter	<u>\$25.9229.03</u>
1.0" Meter	<u>\$25.9229.03</u>
Residential Water – Price Per Thousand Gallons	
0 – 7,000	<u>\$0.921.03</u>
7,001 – 12,000	<u>\$1.141.28</u>
12,001 – 19,000	<u>\$1.661.86</u>
19,001 – 35,000	<u>\$2.062.31</u>
35,001 – 70,000	<u>\$2.392.68</u>
70,001 – 999,999,999	<u>\$2.803.14</u>
Commercial Water – Base Fee	
.75" Meter	<u>\$25.9229.03</u>
1.0" Meter	<u>\$25.9229.03</u>
1.5" Meter	<u>\$119.23133.54</u>
2.0" Meter	<u>\$186.64209.04</u>
3.0" Meter	<u>\$435.16487.38</u>
4.0" Meter	<u>\$727.45814.74</u>
6.0" Meter	<u>\$1,341.391,502.36</u>
8.0" Meter	<u>\$2,335.322,615.56</u>
10.0" Meter	<u>\$2,327.522,606.82</u>
Commercial Water – Price Per Thousand Gallons	
0 – 7,000	<u>\$1.031.15</u>
7,001 – 999,999,999	<u>\$2.172.43</u>
Sewer	
Base Rate	<u>\$29.7332.70</u>
HVSSD Fee	\$14.65 per ERU plus \$0.65 per 1,000 gallons of winter water usage
Volume Charge	<u>\$1.691.86</u> per thousand gallons
Late Payment Penalty	5% or \$5.00, whichever is greater
Change of Ownership Fee	\$25.00
Reconnections	
First Time	\$50.00
Subsequent fee if disconnected within 12 months	\$100.00
Water Meter/Transporter and Installation	
.75" Meter with Transmitter	\$599.37
1.0" Meter with Transmitter	\$699.78
1.5" Meter with Transmitter	\$1,662.49
2.0" Meter with Transmitter	\$3,141.17

3.0" Meter with Transmitter	\$3,709.75
4.0" Meter with Transmitter	\$5,666.12
6.0" Meter With Transmitter	\$8,164.68

All fees are one and a half times for non-resident accounts.

Note: If a water meter will be necked down from a 2" to a 1 1/2" or a 1 1/2" down to a 1", an additional fee of \$191.84 will be added.



Heber City Council Staff Report

MEETING DATE: 6/18/2024
SUBJECT: Public Hearing for Interfund Loans and Resolution Approving Interfund Loans 2024-12
RESPONSIBLE: Sara Nagel, Matt Brower
DEPARTMENT: Finance
STRATEGIC RELEVANCE: Necessary Administrative Action

SUMMARY

This report seeks approval for two interfund loans to the Capital Improvement Fund (42) as directed by the City Council during the May 21, 2024 council meeting. The loans include \$800,000 from the Perpetual Care Fund (71) and \$500,000 from the Transportation Tax Fund (48), with a 10-year term and an interest rate of 4.55%. The effective date of the loans will be July 1, 2025.

State Code 11-13-523 requires the governing body to hold a public hearing and authorize the interfund loan by resolution in a public meeting.

RECOMMENDATION

Staff recommends Council hold a public hearing to give all interested persons an opportunity to be heard, for or against, the authorization of the interfund loans, and then move to approve Resolution 2024-12.

BACKGROUND

The bids for the Cemetery Administration Building project were significantly higher than anticipated by Staff. During the May 21, 2024, council meeting, Staff presented several options to address the increased costs, including the possibility of postponing the project. After careful consideration, the Council directed Staff to move forward with the project, incorporating modifications to the timing of certain project elements. To cover the additional costs, the Council instructed Staff to explore alternative funding options, including the use of interfund loans.

DISCUSSION

The proposed interfund loans will facilitate construction of the project without the immediate need to secure external financing, thereby saving on potential higher interest rates and fees. The details of the loans are as follows:

- **Loan 1:**

- **From:** Perpetual Care Fund (71)
- **Amount:** \$800,000
- **Interest Rate:** 4.55% (based on the 10-year treasury rate as of May 30, 2024)
- **Term:** 10 years
- **Total Interest Paid:** \$213,518

Loan 2:

- **From:** Transportation Tax Fund (48)
- **Amount:** \$500,000
- **Interest Rate:** 4.55% (based on the 10-year treasury rate as of May 30, 2024)
- **Term:** 10 years
- **Total Interest Paid:** \$133,448

These loans are structured to be repaid over 10 years with a fixed interest rate, ensuring predictable repayment terms and manageable fiscal planning. The interest rates reflect the current 10-year treasury rate, providing a fair and stable cost of borrowing. The utilization of interfund loans ensures that the City's various funds are used efficiently and effectively. This approach also demonstrates prudent financial management by leveraging existing city resources.

FISCAL IMPACT

State code 11-13-523 allows governing bodies to authorize interfund loans from one fund to another. The interfund loan must be in writing and specify the terms and conditions of the loan, including the:

- effective date;
- name of the fund loaning the money;
- name of the fund receiving the money;
- amount of the loan;
- term of and prepayment schedule;
- interest rate;
- the method of calculating interest; and
- procedures for applying interest to the loan and paying interest on the loan.

The interest rate of the loan must reflect the rate of potential gain had the funds been deposited or invested in a comparable investment.

The total principal amount of \$1,300,000 will be repaid over 10 years at a rate of 4.55%, with total interest payments amounting to \$346,966 (\$213,518 to the Perpetual Care Fund and \$133,448 to the Transportation Tax Fund). These repayments will be budgeted annually in the General Fund's budget beginning July 1, 2025, ensuring a clear and planned financial commitment without unexpected fiscal burdens.

The fiscal impact can be reviewed in Exhibit A of the resolution.

CONCLUSION

Approving these interfund loans is a strategic decision to fund the Cemetery Administration Building. This approach utilizes existing city resources effectively while maintaining financial stability and planning for manageable repayment terms. Staff recommends the City Council approve the interfund loans under the specified terms.

ALTERNATIVES

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

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

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

Alternative 2 - Approve as Amended

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

Alternative 3 - Continue

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

Alternative 4 - Denial

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

ACCOUNTABILITY

Department: Finance
Staff member: Sara Nagel, Finance Manager

EXHIBITS

1. Resolution 2024-12 Interfund Loans to General Capital Improvement Fund
2. Interfund Loan Amortization Tables
3. Cemetery - Final Cost Savings Worksheet 5-22-24

RESOLUTION NO. 2024-12

**A RESOLUTION APPROVING INTERFUND LOANS
TO THE CAPITAL IMPROVEMENT FUND**

WHEREAS, the Capital Improvement Fund (42) is preparing for the construction of a Cemetery and Parks Administration Building; and

WHEREAS, the resources required for the completion of these projects exceed projected library reserves;

NOW THEREFORE, BE IT RESOLVED by the City Council of Heber City, Utah that:

The City Council of Heber City authorizes interfund loans to the Capital Improvement Fund (42) from the 1) Cemetery Perpetual Fund and 2) Transportation Tax Fund (48). The Cemetery Perpetual Fund loan will be for the amount of \$800,000 for a term of 10 years at an annual interest rate of 4.55% (United State 10-year Treasury rate as of May 30, 2024). The Transportation Tax Fund loan will be for the amount of \$500,000 for a term of 10 years at an annual interest rate of 4.55% (United State 10-year Treasury rate as of May 30, 2024). Compounded interest will be calculated annually based on the outstanding balance for that year. The first principal and interest payment will be due July 1, 2025, and will be paid each year thereafter. The loan may be repaid in full or in part at any time without penalty.

This loan shall be effective July 1, 2024.

See Attachment A for the repayment schedules.

ADOPTED and PASSED by the City Council of Heber City, Utah, this ____ day of _____, 2024, by the following vote:

	AYE	NAY
Council Member Yvonne Barney	_____	_____
Council Member Aaron Cheatwood	_____	_____
Council Member Michael Johnston	_____	_____
Council Member Sid Ostergaard	_____	_____

Council Member Scott Phillips

APPROVED:

Mayor Heidi Franco

ATTEST:

City Recorder

Interfund Loan to Capital Improvement Fund (42) from Perpetual Improvement Fund (71)

Loan Issuance Date 7/1/2024
 Loan Amount 800,000
 Annual Interest Rate 4.55%
 Loan Term (years) 10
 Payments \$101,351.76

<u>Year</u>	<u>Beg Balance</u>	<u>Payment Amt</u>	<u>Principle</u>	<u>Interest</u>	<u>End Balance</u>
7/1/2024	800,000.00	-	-	-	800,000.00
7/1/2025	800,000.00	101,351.76	64,951.76	36,400.00	735,048.24
7/1/2026	735,048.24	101,351.76	67,907.07	33,444.69	667,141.17
7/1/2027	667,141.17	101,351.76	70,996.84	30,354.92	596,144.33
7/1/2028	596,144.33	101,351.76	74,227.19	27,124.57	521,917.14
7/1/2029	521,917.14	101,351.76	77,604.53	23,747.23	444,312.61
7/1/2030	444,312.61	101,351.76	81,135.54	20,216.22	363,177.07
7/1/2031	363,177.07	101,351.76	84,827.20	16,524.56	278,349.87
7/1/2032	278,349.87	101,351.76	88,686.84	12,664.92	189,663.03
7/1/2033	189,663.03	101,351.76	92,722.09	8,629.67	96,940.94
7/1/2034	96,940.94	101,351.76	96,940.93	4,410.81	0.01
		1,013,517.60	799,999.99	213,517.59	

Interfund Loan to Capital Improvement Fund (42) from Transportation Tax Fund (48)

Loan Issuance Date 7/1/2024
 Loan Amount 500,000
 Annual Interest Rate 4.55%
 Loan Term (years) 10
 Payments \$63,344.85

<u>Year</u>	<u>Beg Balance</u>	<u>Payment Amt</u>	<u>Principle</u>	<u>Interest</u>	<u>End Balance</u>
7/1/2024	500,000.00	-	-	-	500,000.00
7/1/2025	500,000.00	63,344.85	40,594.85	22,750.00	459,405.15
7/1/2026	459,405.15	63,344.85	42,441.92	20,902.93	416,963.23
7/1/2027	416,963.23	63,344.85	44,373.02	18,971.83	372,590.21
7/1/2028	372,590.21	63,344.85	46,392.00	16,952.85	326,198.21
7/1/2029	326,198.21	63,344.85	48,502.83	14,842.02	277,695.38
7/1/2030	277,695.38	63,344.85	50,709.71	12,635.14	226,985.67
7/1/2031	226,985.67	63,344.85	53,017.00	10,327.85	173,968.67
7/1/2032	173,968.67	63,344.85	55,429.28	7,915.57	118,539.39
7/1/2033	118,539.39	63,344.85	57,951.31	5,393.54	60,588.08
7/1/2034	60,588.08	63,344.85	60,588.09	2,756.76	(0.01)
		633,448.50	500,000.01	133,448.49	

Jardine Lythgoe Joint Venture

Heber City Cemetery - Admin Building & Columbarium

Cost Savings Recommendations

May 21, 2024

Note: Amounts shown are estimates and are subject to change upon further definition and direction of work scope. Under cost-plus-fee agreement, all budget adjustments will be fully transparent and subject to review and approval by Owner.

	Description	Trades	Notes	Estimated Savings Amount	Selections made in City Council Mtg 21 May 24
1	Replace ICF with Concrete Walls	Delete ICF, Concrete Sub standard Concrete Walls	At Admin Bldg. perimeter walls and columbarium 4' walls	56,600	56,600
2	Replace ICF above Grade Walls with Eng. Wood Framing	Delete ICF, Wood Framing	LSL Eng. Studs with	47,400	47,400
3	Replace Struct masonry at Columbarium to Eng. Wood framing and face brick	Reduce Masonry, Add Wood Framing	Includes alternate sheathing, finishes	15,000	
4	Reduce courtyard steps from 3 to 1	Reduce Concrete, Excavation		12,000	
5	Change Interstate product to modular Brick	Masonry	Standard or King (8" or 10" vs 16")	30,000	
6	Change wood shakes to quality asphalt	Roofer	Presidential Asphalt	30,000	
7	Delete Retention Basin	Excavation Contractor	Basin, Sump, Contech box	41,392	41,392
8	Delete Asphalt Pavement	Paving Contractor	gravel Lot only	35,000	
9	Delete Parking Lot	Grading / Paving Credits	Possibly increase drop off zone	132,500	132,500
10	Reduce Columbarium Units to 1 side	Larkin	Install 1 side now, balance when needed	273,000	273,000
11	Reduce Columbarium Units to 4 sections	Larkin	Order 4 sections only, color variation?	-	
12	Reduced OH&P	Jardine Lythgoe	Based on 11.9% contract reduction	52,951	52,951
				TOTAL	603,843
				Original Bid	4,645,300
				Revised Price with Selected Savings	4,041,457



Heber City Council Staff Report

MEETING DATE: 6/18/2024
SUBJECT: Presentation on State Trust Lands Administration property
RESPONSIBLE: Tony Kohler
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

The Utah State Institutional Land Administration (SITLA), has entered into a contract with a developer, Philo Ventures, to develop their property to the east of Heber City (see map in exhibits). SITLA manages state lands for the purpose of generating revenue for public schools and other state institutions. The state has determined this SITLA land should be developed. Tracy Statton, representative of Philo, will be presenting a proposed development to the City. Mr. Statton has been visiting with County and City Officials to educate them about the SITLA lands. The purpose of the agenda item is to educate Council about the SITLA property and proposed development and see if the City might be interested in annexing the property.

RECOMMENDATION

N/A

BACKGROUND

N/A

DISCUSSION

N/A

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

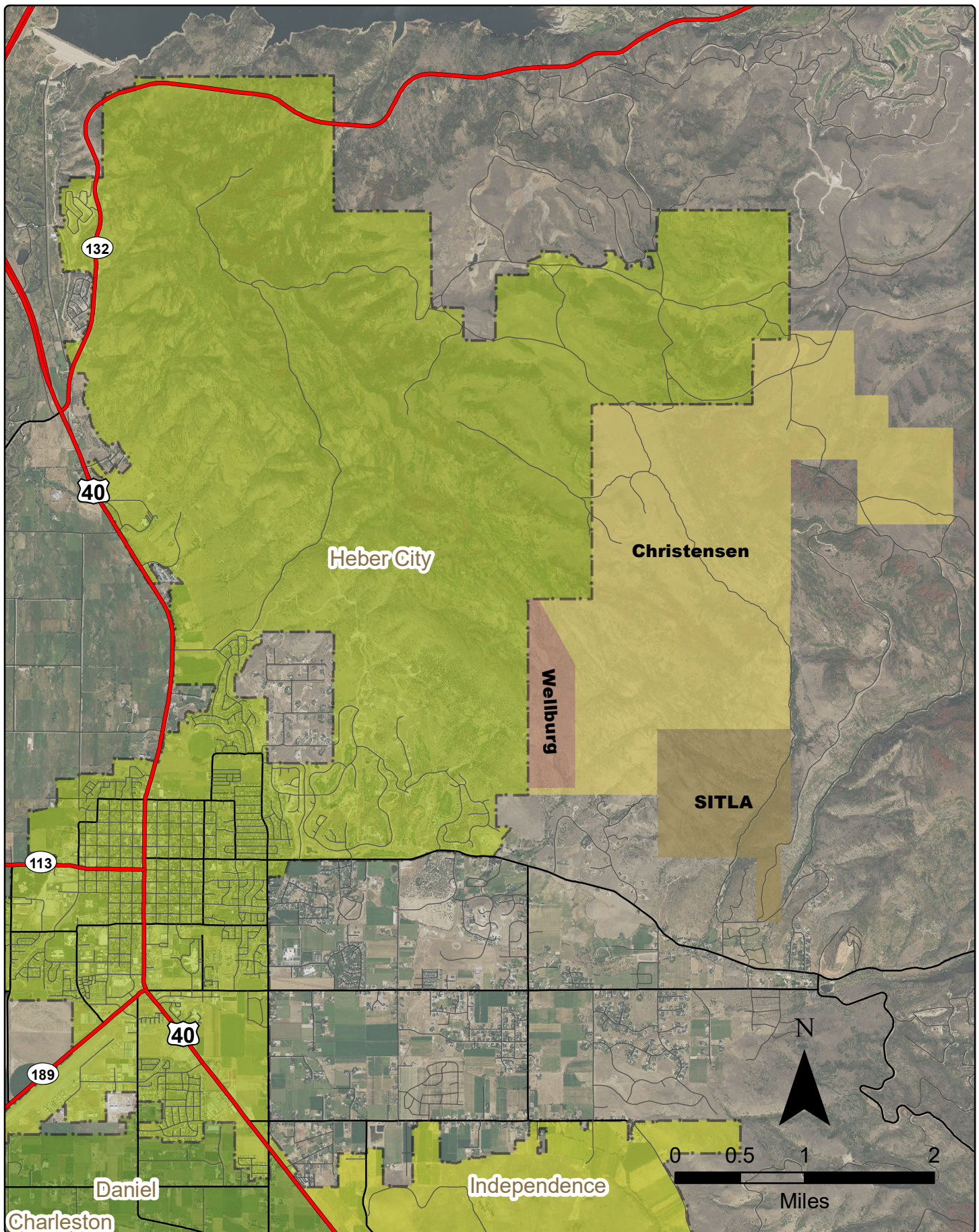
N/A

ACCOUNTABILITY

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

EXHIBITS

1. SITLA Properties



SITLA Property

April 10, 2024

RESOLUTION 2024-13

RESOLUTION FINDING HAZARDOUS ENVIRONMENTAL CONDITIONS AND RESTRICTION OF FIREWORKS WITHIN ALL PORTIONS OF HEBER CITY

WHEREAS, Utah Code §53-7-225, prohibits the discharge of Class C common state approved explosives (fireworks) except around certain holidays including beginning on July 2 and ending on July 5, and beginning on July 22 and ending on July 25;

WHEREAS, Utah Code § 15A-5-202.5(1)(b) allows municipalities to “close a defined area to the discharge of fireworks due to a historical hazardous environmental condition” if the “historical hazardous environmental condition has existed in the defined area before July 1 of at least two of the preceding five years;”

WHEREAS, Heber City finds that existing hazardous environmental conditions have existed within the designated Wildland Urban Interface Area before July 1 of at least two of the preceding five years;

WHEREAS, Heber City finds that the designated Wildland Urban Interface Area, contains innumerable mountainous, brush-covered, forest covered, and dry grass-covered areas which historically and, for at least two of the preceding five years before July 1st, are in an extremely flammable condition;

WHEREAS, if existing or historical hazardous environmental conditions exist within the boundaries of the designated Wildland Urban Interface Area , Utah Code §15A-5-202.5 allows the Council to prohibit the ignition and use of fireworks while these conditions exist in the following areas: (1) mountainous, brush- covered, forest covered, or dry grass-covered areas; (2) within 200 feet of waterways, trails, canyons, washes, ravines, or similar areas; (3) wildland urban interface area, which means the line, area, or zone where structures or other human development meet or intermingle with undeveloped wildland or land being used for an agricultural purpose; or (4) a limited area outside the hazardous areas;

WHEREAS, the Council finds that the Wildland Urban Interface consists of the above listed hazardous areas and a map is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT ORDAINED BY HEBER CITY, UTAH, THAT:

SECTION I: Pursuant to the provisions of Utah Code Ann. 15A-5-202.5, and based on the findings as noted above, the use of fireworks/pyrotechnics are hereby restricted in all areas of Heber City as shown in the attached map in Exhibit A.

Section II: Effective Date. This resolution shall be effective upon receipt of the attached map (Exhibit A) by Wasatch County and publication of the Resolution by the Recorder.

PASSED AND APPROVED by the Heber City Council, Utah, this 18th day of June in the year 2024.

	AYE	NAY	ABSENT	ABSTAIN
Yvonne M. Barney	_____	_____	_____	_____
Aaron Cheatwood	_____	_____	_____	_____
Mike Johnston	_____	_____	_____	_____
Sid Ostergaard	_____	_____	_____	_____
D. Scott Phillips	_____	_____	_____	_____

APPROVED:

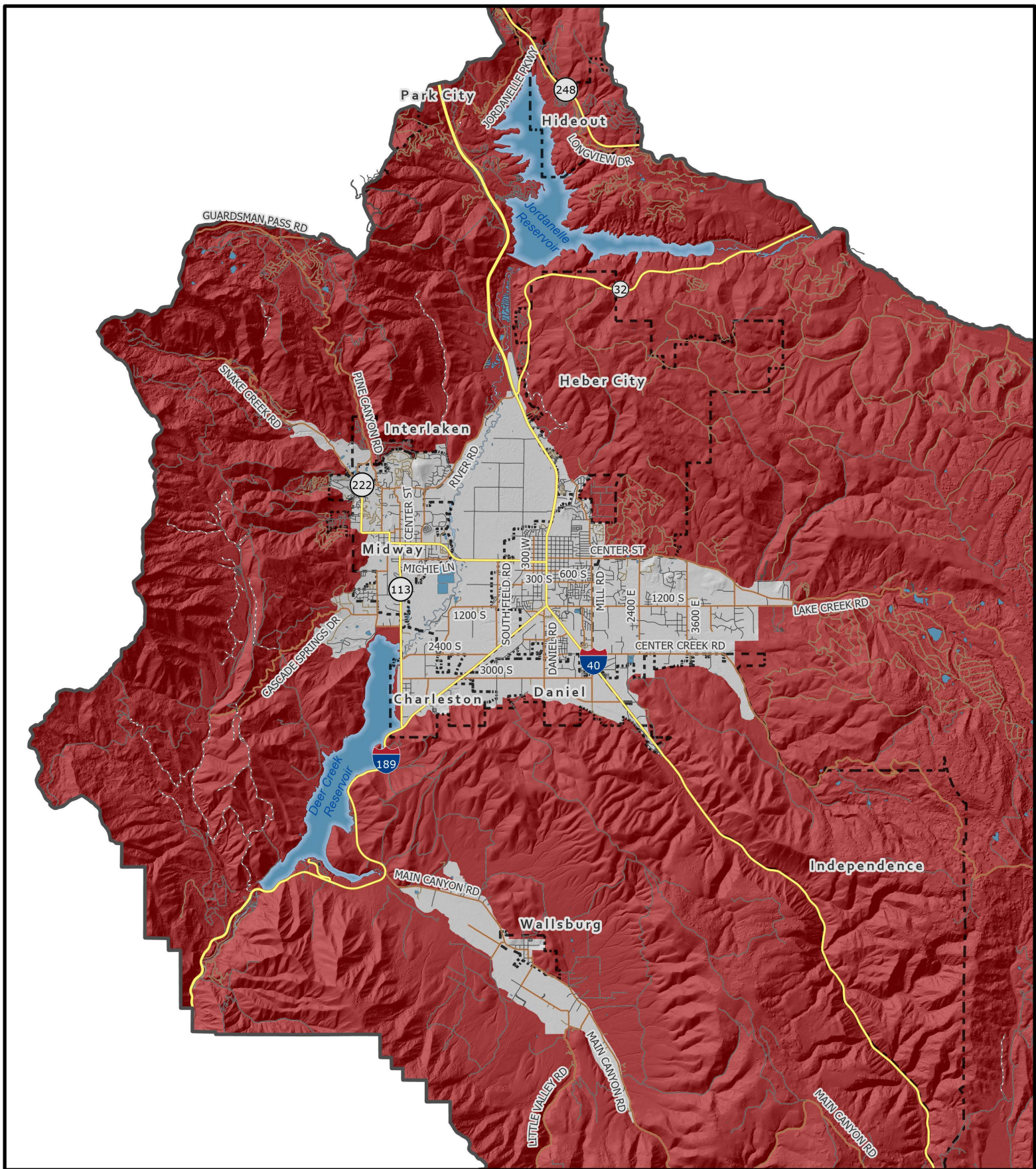
Mayor Heidi Franco

ATTEST:

RECORDER

Date: _____

Exhibit A: Map of restricted areas



Wasatch County

Fireworks Restriction Map

Note: Check with local community / HOA for other restrictions.

Fireworks

- Allowed
- Not Allowed





2024 FIREWORKS SALES AND DISCHARGE DATES

Sales

Class "C" fireworks can be sold the following dates:

June 24 – July 25

December 29 – December 31

2 days before & on Chinese New Year's Eve

Discharge

Between the hours of 11am & 11pm except as noted:

July 2 – July 5

(July 4 hours extended to midnight)

July 22 – July 25

(July 24 hours extended to midnight)

December 31, 11am – January 1, 1am

Chinese New Year's Eve

February 9 – February 10, 2024

(11am – 1am the following day)

*if New Year's Eve is on a Sunday and the county, municipality or metro township determines to celebrate New Year's Eve on the prior Saturday (December 30), then a person may discharge Class C common State approved explosives on that prior Saturday within the county, municipality, or metro township;