

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

November 19, 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. Provo River Restoration Project and Potential Impacts from Proposed Annexations (Michael Mills, Executive Director, URMCC) - *20 min*
2. North Village Crossings/Resort Annexation and Associated Development Agreements for the Harvest Village and North Village Crossings Developments (Tony Kohler, Community Development Director, Jeremy Cook, City Attorney) - *60 min*
3. Request from Jordanelle Ridge to Modify Upper Village Transportation Master Plan (Russ Funk, City Engineer) - *30 min*

II. BREAK - 10 MIN

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

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

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Oath of Office for Police Officer Kyle Pitt

V. CONFLICT OF INTEREST DISCLOSURE:

VI. CONSENT AGENDA:

1. Approval of October 15, 2024, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Policy Update to Increase Fixed Asset Threshold (Del Barney, Audit Committee Member) - *10 min*

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

VIII. GENERAL BUSINESS ITEMS:

1. Utah Department of Transportation Update (UDOT) on the Heber Valley Corridor and

Highway 40 Barrier (UDOT) - *25 min*

2. Follow-Up Discussion on SLC/Heber City Tour & Central Heber Overlay Zone (Tony Kohler, Community Development Director, John Janson, Planning Consultant) - *45 min*
3. Request from Jordanelle Ridge to modify Upper Village Transportation Master Plan (Russ Funk, City Engineer) - *30 min*

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

1. Public Hearing and Possible Council Action on Resolution 2024-18 to Amend the FY 2025 Budget (Sara Nagel, Finance Manager) -
2. Public Hearing and Possible Council Action on Ordinance 2024-25 to Amend the Consolidated Fee Schedule (Sara Nagel, Finance Manager) -
3. Development Agreement with Heber Light & Power and Heber Valley Railroad (Jamie Baron, Planning Manager) - *20 min*

X. COMMUNICATION:

XI. CLOSED EXECUTIVE SESSION:

1. Pending or Reasonably Imminent Litigation (Jeremy Cook, City Attorney)

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 November 14, 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: 11/19/2024

SUBJECT: North Village Crossings/Resort Annexation and Associated Development Agreements for the Harvest Village and North Village Crossings Developments

RESPONSIBLE: Tony Kohler, Jeremy Cook

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

The City has been reviewing the North Village Crossings/Resort Annexation, involving the proposed Harvest Village and North Village Crossings developments. The purpose of this item is to primarily review the draft development agreements, with more focus upon the North Village Crossings development and draft development agreement, as Council has not reviewed this portion of the annexation.

RECOMMENDATION

Staff recommends Council provide feedback on the proposed annexation and development agreements, with further discussion continuing on further refined MDAs (development agreements) in December.

BACKGROUND

N/A

DISCUSSION

N/A

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

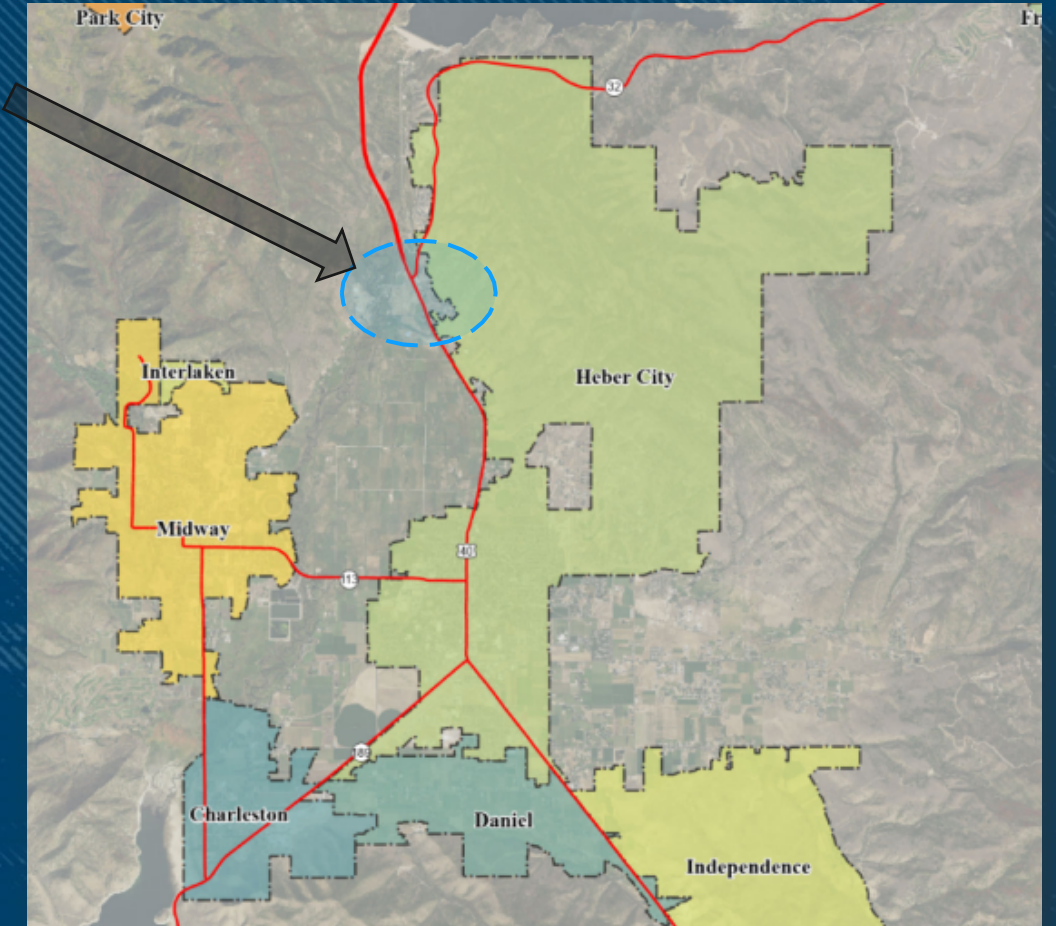
N/A

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Community Development Director
Jeremy Cook, City Attorney

EXHIBITS

1. CC-11-19-24-Crossing-Resort Annexation-alk
2. NVOZ final



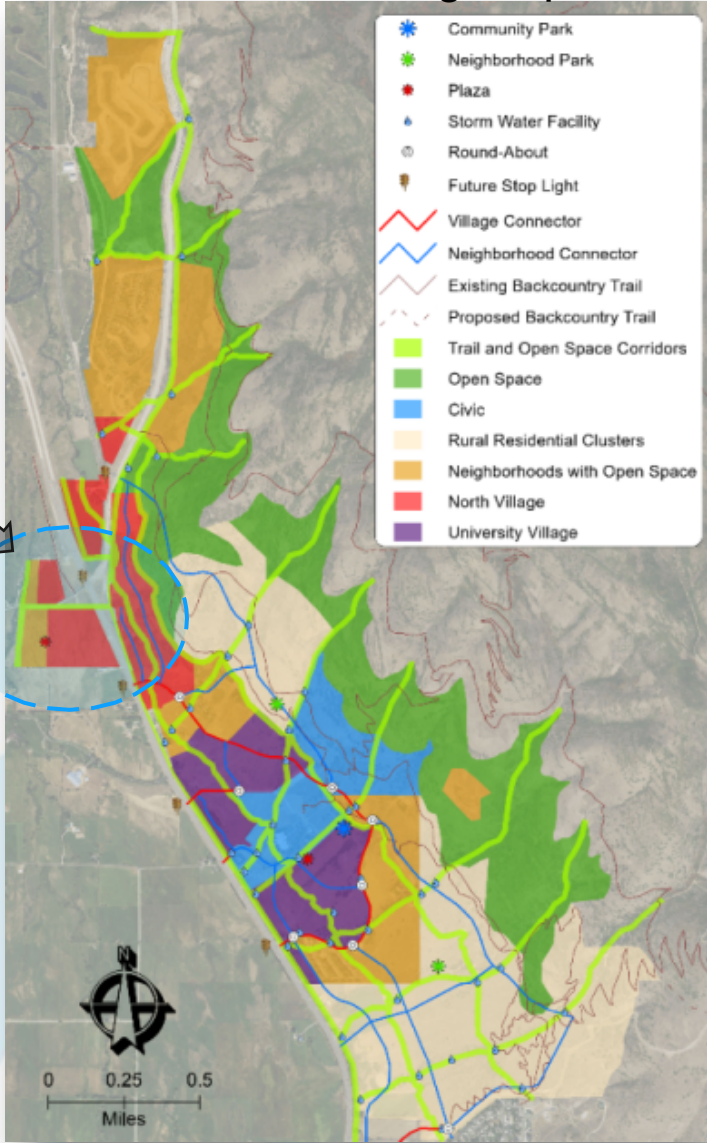
Crossings/Resort Annexation

Annexation Process

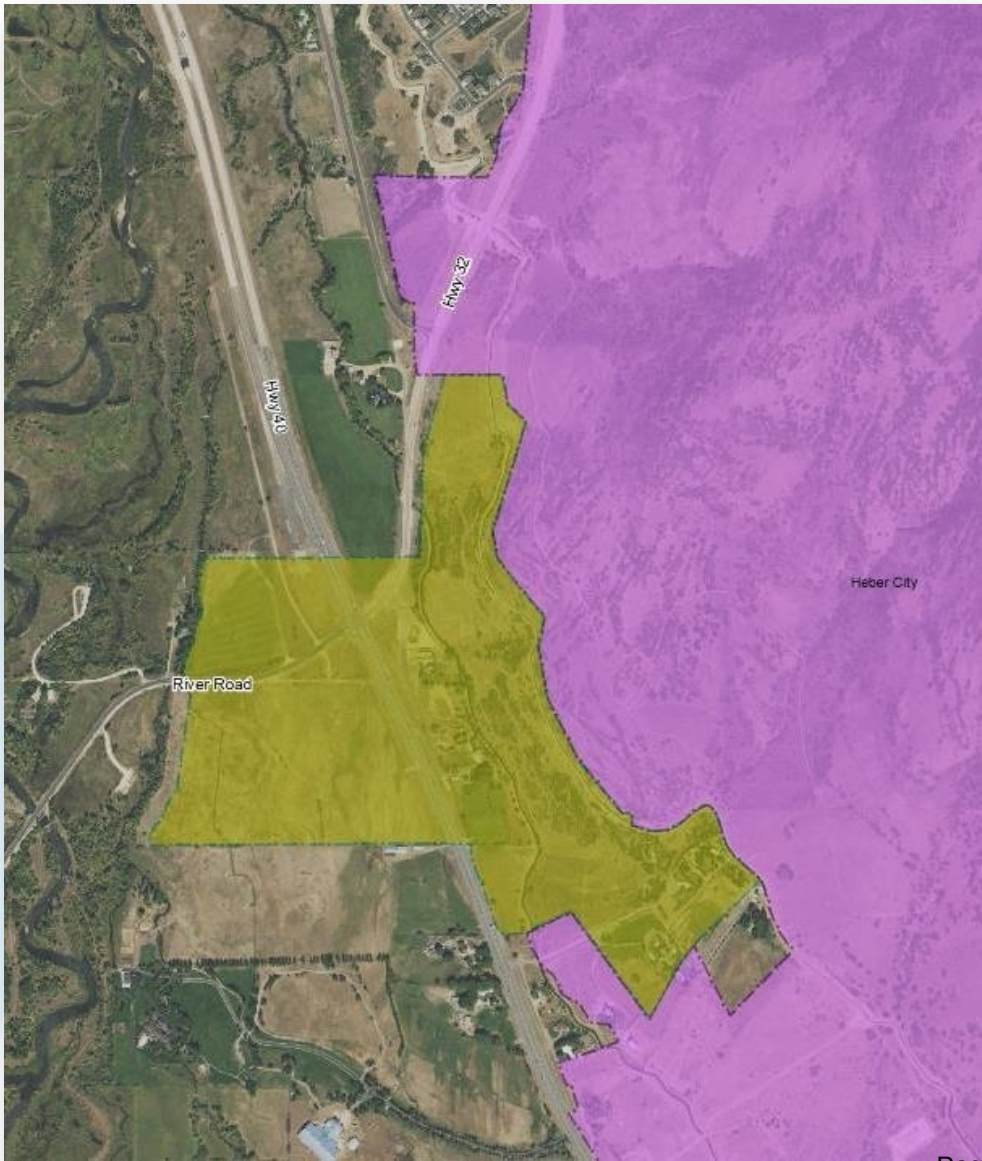
Process	Step								
	1	2	3	4	5	6	7	8	9
Notice of Intent	█								
Submittal		█							
Acceptance		█							
Certification		█							
Protest Period		█	█						
Plan. Commission			█	█					
Public Hearing					█				
MDA						█	█	█	
Approval						█	█	█	
Lieutenant Governor								█	
Record Plat								█	█

Location of Crossings-Resort Annexation

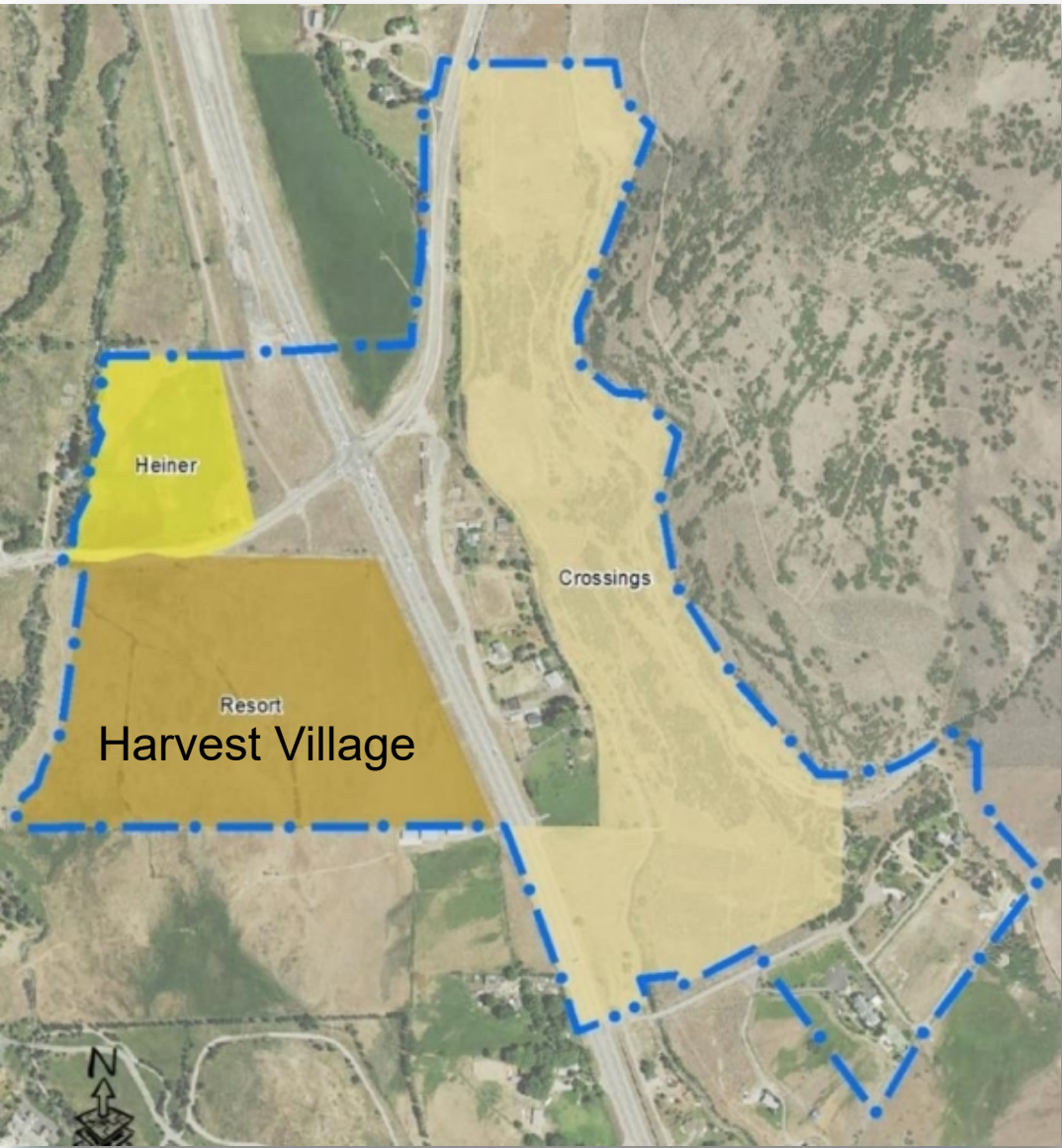
NVOZ Zoning Map



Proposed Annexation



Annexation Boundaries



Crossings Summary

Acres	56.36 acres
County MDA	359.93 ERUs (6.31 ERU/acre) (exp. 9/24/20)
Proposed ERUs	360 Residential ERUs 44 Affordable ERUs 30 Hotel ERUs 21 Commercial ERUs 441 ERUs (485 ERUs with affordable) 7.82 ERU/acre (8.61 ERU/acre with Affordable)
City Zoning ERUs	NV (4.5 ERU/acre)
City Zoning	253.62 ERU

North Village Crossings MDA Term Sheet

#	Section	Summary	Comments
3.1	Project Density	30 hotel, 360 Residential, 21 Commercial & 44 Affordable ERU (441 total ERU)	NVOZ 2.1 permits 262.62 ERU
3.2.1	Front Setback	15 feet	NVOZ 1.4.5 a Highway Buffer 25',
3.2.2	Parking		Ch. 18.72;
3.2.3	Slopes	Construction may occur on slopes over 30%	Ch. 18.67 F. 30% max slope
3.2.4	Retaining Wall	Retaining Walls may be constructed up to 60 feet	Ch. 18.67; 10'/4' height/terrace
3.6	Affordable Housing	44 affordable ERUs, average 80% AMI, rental or ownership	Ch. 102; 10% units at 80% AMI
3.6.3	Affordable Housing	Off-site affordable housing permitted	
3.6.4	AH Timing	50% affordable: 50% market rate; 100% affordable: 90% market rate	Some 60% AMI in other MDAs; rental vs owner occ.
4.1	City Standards	Compliance with NV Storm Water and Transportation Plans required	
4.3	Term of Agreement	___ years	30 year/10 year ext. for Jordanelle Ridge
6.1	Timing: OS, Pks, Trails	Facilities constructed with respective phases	
6.5	Preservation Fee	\$2,500 per ERU, paid at time of certificate of occupancy;	Collected at permit elsewhere
7.9	Streets	Ch 4 of NVOZ governs; City to rec. & support full movement intersection	UDOT reply of ¾ movement
7.11	PID	City to cooperate in formation of PID	
9	CC&Rs	Short-term rentals anticipated	
11.3	Building Height	3 story max along Highway 40, max 5 stories/70 feet if 150 feet from Hwy 40	NVOZ 3.3-3.6: MU 4 st; SF 4 st; Comm 3 st; TH 3 st; Ch 18.106 Ridgeline Protection-River Road Platform
12.3	Future Transportation Plan	Comply with current and future trans. plan; provide public transit connection	

Crossings Site Plan

OVERALL AREA=56.36 AC

OPEN SPACE=36.07 AC

WETLANDS=0 AC

PROPOSED

404 UNITS STACKED FLATS

GAS STATION

32 GAS STATION PARKING

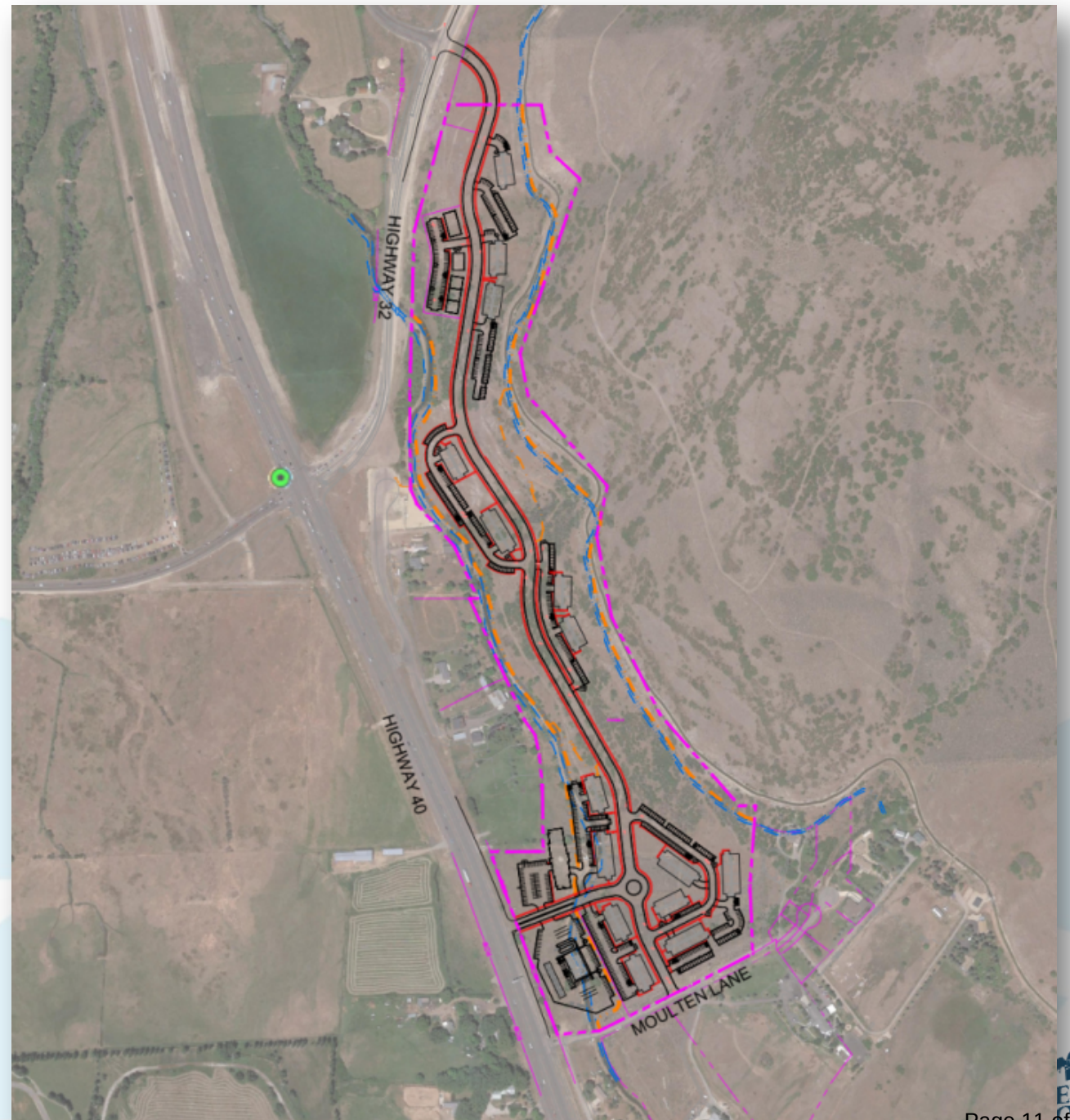
120 ROOM HOTEL

5 COMMERCIAL UNITS

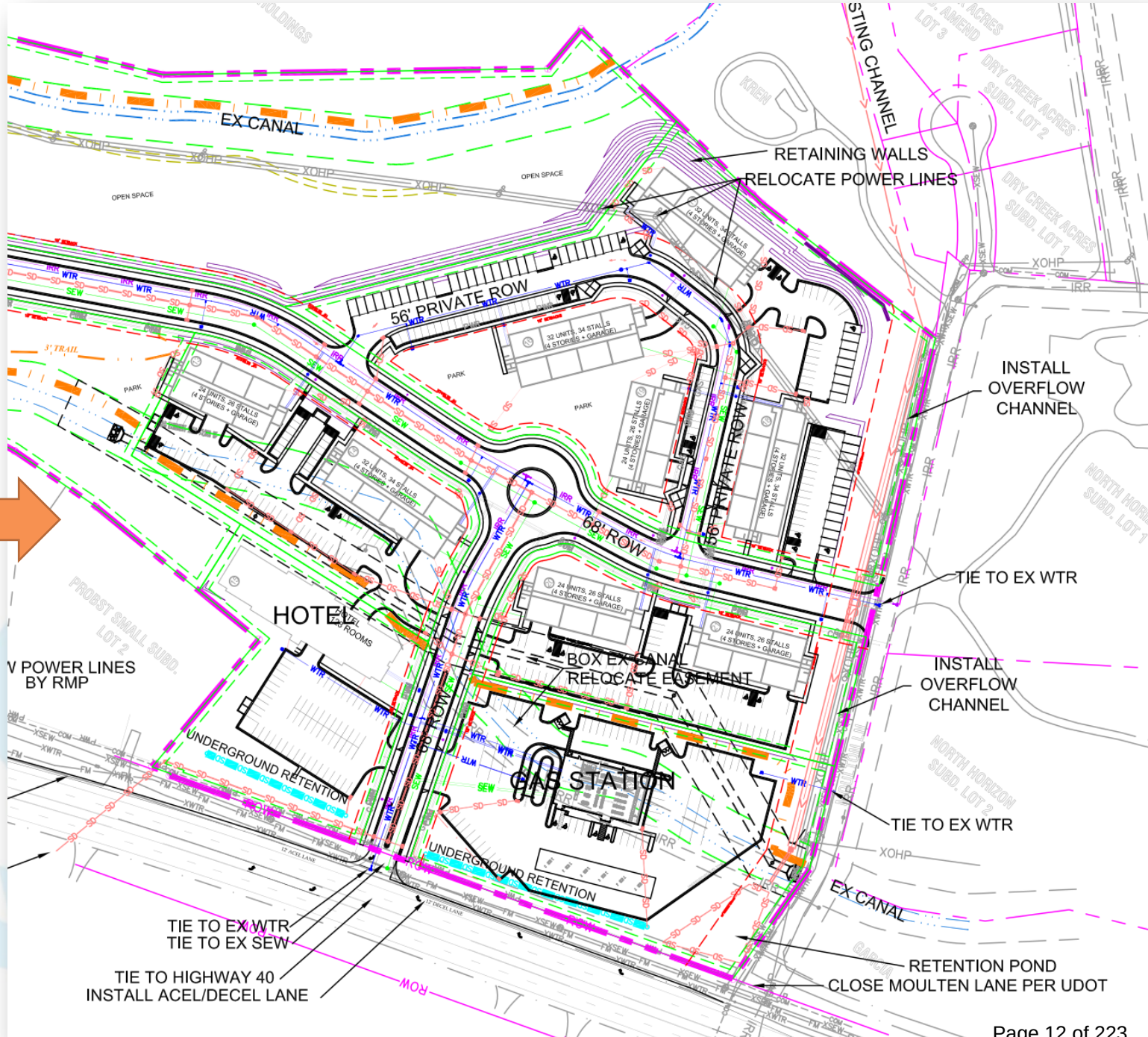
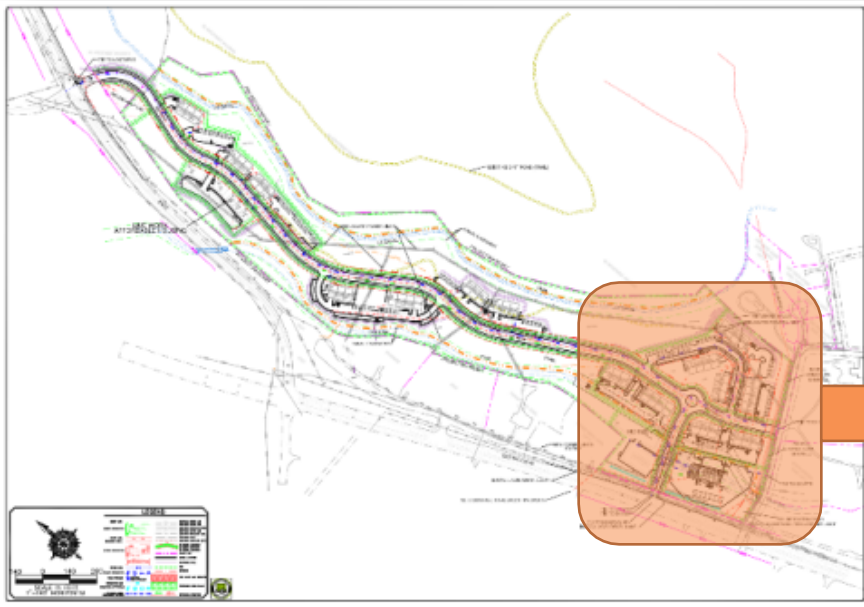
xxx AC LANDSCAPE AREA

xxx AC. HARD SURFACE

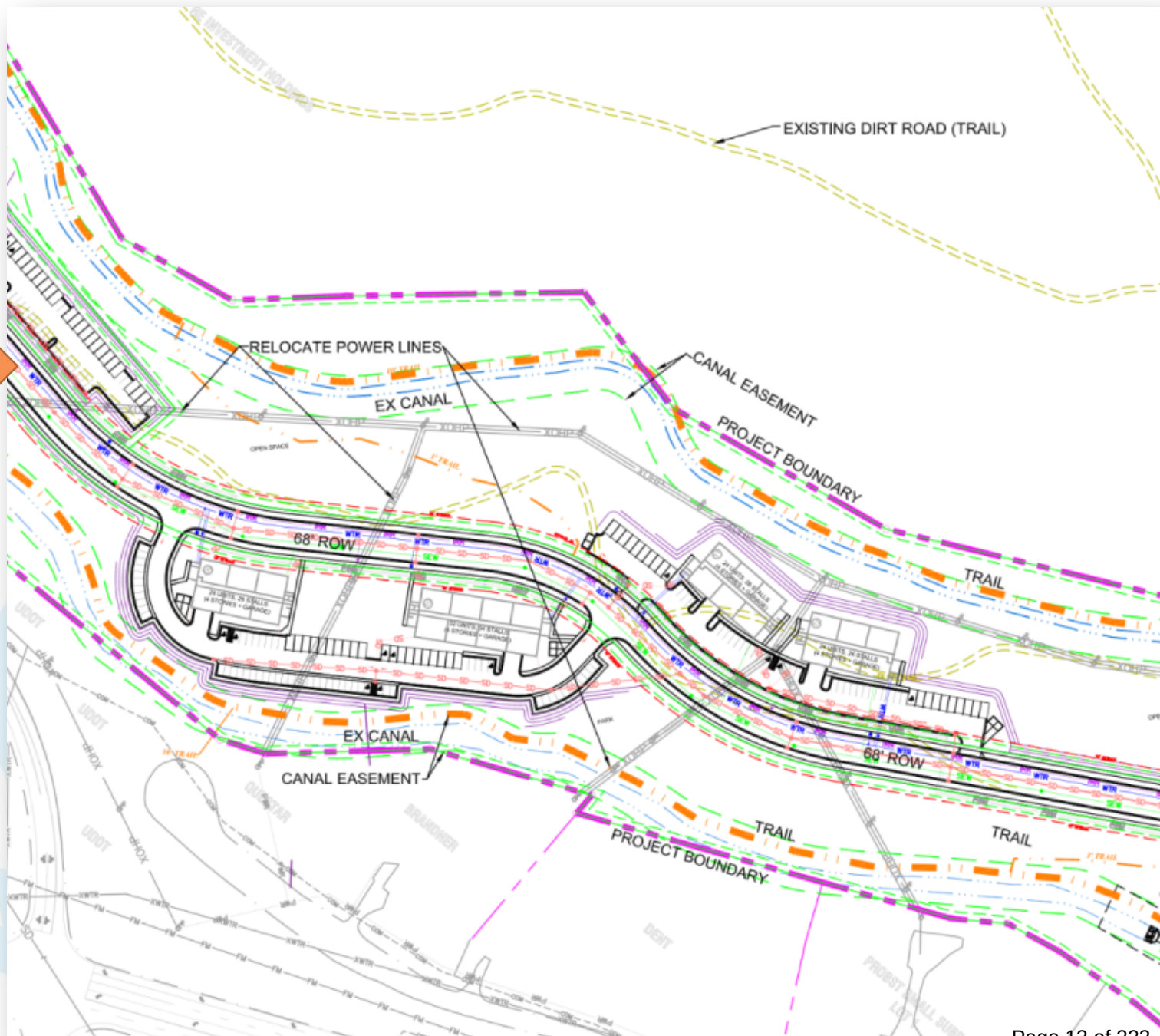
7,014 LF TRAILS



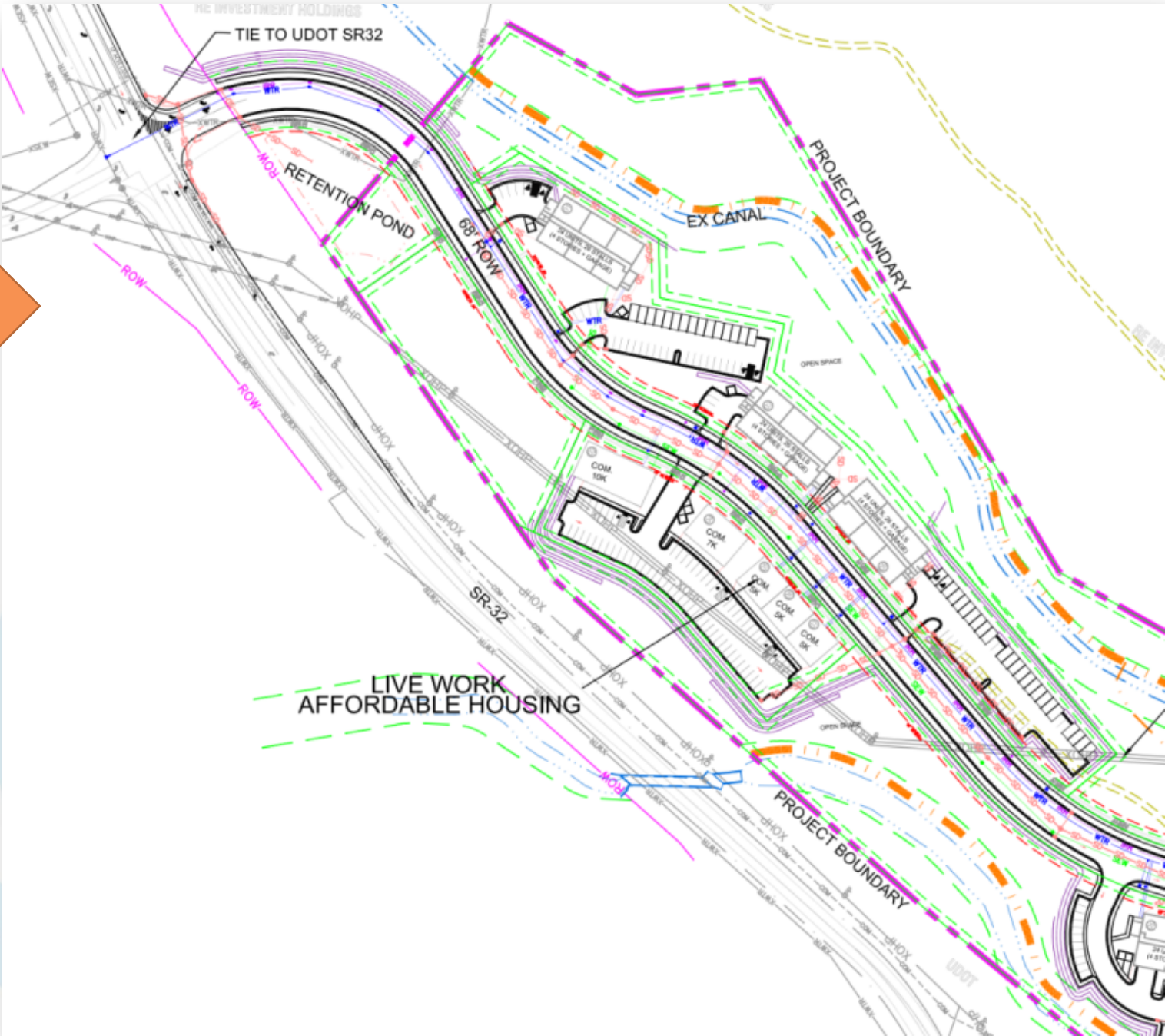
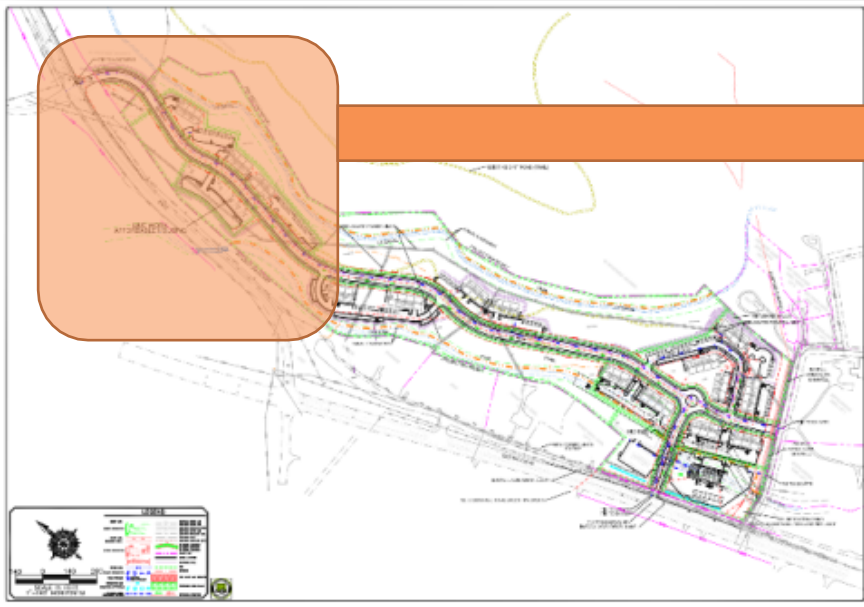
Crossings Site Detail (1 of 3)



Crossings Site Detail (2 of 3)



Crossings Site Detail (3 of 3)



Harvest Village Summary

Acres		38.93
County MDA	370 ERUs (9.5/ERU) (exp. 11-2017)	
Proposed ERUs	204 Residential ERUs 33 Affordable ERUs 34 Hotel ERUs 55 Commercial ERUs 293 ERUs (326 with Affordable) ERUs 7.53 ERU/acre (8.37 ERU/acre with Workforce)	
City Zoning	NV (4.5 ERU/acre) 124.38 ERU NOS (3.5 ERU/acre) 39.51 ERU	
City Zoning ERUs	163.89 ERU +/-	

Harvest Village MDA Term Sheet

#	Section	Summary	Comments
3.6	Affordable Housing	33 affordable ERUs, average 80% AMI, rental or ownership	Ch. 102; 10% units at 80% AMI
4.1	Project Density	34 hotel, 204 residential, 33 affordable & 55 commercial ERUs (326 total ERU	NVOZ 2.1 permits 163.89 ERU
4.2.3	Side Yard Setbacks	10 foot setbacks for townhomes	NVOZ 3.6: 15' between buildings; 10' front, 15' rear
4.6.4	Affordable Housing	Off-site affordable housing permitted	
4.6.3	AH Timing	50% affordable: 50% market rate; 100% affordable: 90% market rate	Some 60% AMI in other MDAs; rental vs owner occ.
4.6.6	Impact Fee	Waiver of impact fees for affordable units	Not approved by Council elsewhere
5.1	City Standards	Compliance with NV Storm Water and Transportation Plans required	
5.3	Term of Agreement	15 year with no extension	30 year/10 year ext. for Jordanelle Ridge
6.2	UDOT Bypass	Delay of permits until April 1, 2025	
7.1	Timing: OS, Pks, Trails	Facilities constructed with respective phases	
7.5	Preservation Fee	\$2,500 per ERU, paid at time of certificate of occupancy;	Collected at permit elsewhere
7.9	Streets	Ch 4 of NVOZ governs;	
7.11	PID	City to cooperate in formation of PID	
9	CC&Rs	Short-term rentals anticipated	
11.3	Building Height		NVOZ 3.3-3.6: MU 4 st; SF 4 st; Comm 3 st; TH 3 st;
12.3	Future Transportation Plan	Comply with current and future trans. plan; provide public transit connection	

Harvest Village Site Plan



	UNITS	ERU	SQ FT
H HOTEL	86	33	77,600
B M CONDO	62	36	90,900
T TOWNHOME	140	132	287,960
I INCLUSIONARY	205	TBD	125,550
R B COMMERCIAL		45	105,800

ADDITIONAL SITE DETAILS

- * Green Space: 11.1 acres
- * Plaza: 3.9 acres
- * Water Feature: 0.54 acres
- * Perimeter Trail: 1 mile
- * Parking: 669 spots

Total Site Area: +/- 38.8 acres

Harvest Village Details

	UNITS	SQ FT	ERU FACTOR	ERU	# OF FLOORS	NOTES
HOTEL						
- (H) Hotel Rooms (< 500 SF)	86	50,400.00	0.25	21.50	5	Kings & Queen/Queen on levels 2-4
- (H) Hotel Retail / Commercial / Office		16,400.00	0.86	7.05	5	First floor lobby, coffee, back office, tix box office & retail
- (H) Hotel F&B / Meeting Space		10,800.00	0.86	4.64	5	Rooftop restaurant & venue
	86	77,600.00		33.20		
CONDO						
- (B) Two Bedroom (1,250 SF gross / 1,000 SF net)	22	23,100.00	0.50	11.00	4	3 floors on top of garage
- (B) Three Bedroom (1,875 SF gross / 1,500 SF net)	14	29,800.00	0.75	10.16	4	3 floors on top of garage
- (B) Condo / Hotel Amenities		29,700.00			4	Pool, gym and spa located on second floor (total SF that is not in the B block)
- (M1) Two Bedroom (1,250 SF gross / 1,000 SF net)	18	16,500.00	0.50	9.00	2	2 floors on top of M1 commercial
- (M1) Three Bedroom (1,875 SF gross / 1,500 SF net)	8	21,500.00	0.75	6.20	2	2 floors on top of M1 commercial
	62	120,600.00		36.36		
TOWNHOMES						
- (T) Two Bedroom (1,200-1,599 SF)	40	63,960.00	0.75	30.00	2	T1-T20 blocks
- (T) Three Bedroom (1,600 SF)	100	220,000.00	1.00	100.00	3	T1-T20 blocks
- Townhome Clubhouse		4,000.00	0.86	1.72	1	Pool, gym and workspace
	140	287,960.00		131.72		
INCLUSIONARY / WORKFORCE						
- (I) Studio (588 SF gross / 470 SF net)	60	28,200.00	0.25	15.00	3	I1, I2, I3 & I4 blocks
- (I) One Bedroom (788 SF gross / 630 SF net)	115	72,450.00	0.33	37.95	3	I1, I2, I3 & I4 blocks
- (I) Two Bedroom (1,038 SF gross / 830 SF net)	30	24,900.00	0.50	15.00	3	I1, I2, I3 & I4 blocks
	205	125,550.00		67.95		
RETAIL / COMMERCIAL / OFFICE						
- Standalone Retail Blocks		17,300.00	0.86	7.44	1	R1, R2, R3 & R4 blocks (all one story except R4 contemplated as rock climbing gym)
- (M1) Commercial + Condo		19,500.00	0.86	8.39	3	M1 first floor retail space
- (M2) All Commercial		34,500.00	0.86	14.84	3	Three floors of commercial
- (M3) All Commercial		34,500.00	0.86	14.84	3	Three floors of commercial
		105,800.00		45.49		
AMENITIES						
- Sled Hill		22,000.00			4	Plaza / 39ft high
- Ice Skating Ribbon		12,000.00			0	Plaza / Temp structure
- Open Plaza Space		185,000.00			0	Includes paved, landscape, ice rink, sled hill and firepit areas (does not include buildings)
- Ponds		23,715.00			0	Located w/in Townhomes
- Surface Parking	524	183,168.00			0	Throughout site
- Covered Parking	145	45,095.00			1	Bottom of B block
- Walking / Biking Trails		35,500.00			0	Perimeter trail only (will add interior trails later)
- Roads		196,060.00			0	Throughout site
- Green Space		125,000.00				Throughout townhome and around various buildings
- Hwy 40 Buffer Area		250,000.00			0	Dedicated space
	669	1,077,538.00				
TOTALS						
	493	1,795,048.00		314.72		
				246.77		<-- ERU if workforce housing is not included

Policy Questions

- Should any non-petitioners be removed from the annexation?
- Does Council support the major tenets of the developments/agreements?

Chapter 18.21: North Village Overlay District

SECTIONS

Section 18.21.010	General Provisions
Section 18.21.020	Land Uses
Section 18.21.030	Buildings
Section 18.21.040	Streets
Section 18.21.050	Parks, Trails, and Natural Lands Preservation
Section 18.21.060	Landscape

1.0 General Provisions

1.1 Enabling

Any new development, exterior remodeling covering more than 50% of the building, or building expansions exceeding 30% of the gross square footage of the existing building, shall conform to the NVOZ. Conformity shall not be required for maintenance, exterior painting, accessory buildings, or interior remodeling of a building. New signs or sign replacements shall also comply with the NVOZ.

1.2 Title

This Code shall be known and may be cited as the "North Village Overlay Zone" (NVOZ) or the "Code." The NVOZ area is composed of four sub-districts – the North Village (NV), Neighborhoods with Open Space (NOS), University Village (UV), and the Rural Residential (RR).

1.3 Purpose and Intent

1. This Code is adopted for the purposes of: protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic, health benefits of a pedestrian environment, to maintain clean air, preservation of natural open space, connected trail systems, education and recreation, reduction in sprawl, support for property rights and values, and improvement of the built environment through the creation of a sense of place.
2. To provide a mixture of housing types and land uses in a compatible setting and a true mixed use environment.
3. To assure quality development. Higher densities and flexible uses are anticipated in the North Village Overlay Zone and shall be defined through high-quality materials, architecture, landscaping, open space, and trails. Architecture and materials must provide a sense of place that is unique to Heber City and maintains community values as defined in the Heber City General Plan. Architecture should be thoughtful and complimentary as a gateway to the community. The streetscape should be more compatible with a rural appearance and a mountain environment.
4. To create interconnected open space and pedestrian systems which also connect to backcountry trails.
5. To implement the vision and principles of the Envision Heber 2050 General Plan.
6. For many years the development area east of US 40 has been suggested to play a role in the preservation of the area known as the "North Fields", west of US 40. It is the intent of this Code to promote preservation. The base density ranges apply (see 2.1.1) but may be separately negotiated through an annexation or development agreement that requires the payment of an additional preservation fee per ERU.

1.4 ORGANIZATION AND GUIDING PRINCIPLES

a. The Sub-Districts – General Descriptions

1. North Village (NV)

a. A town center located at the major crossroads of Highway 40 and Highway 32, growth is anticipated to exceed many other areas of Heber due to the numerous developments occurring in both Summit and Wasatch Counties, including evolving ski resort destinations. This crossroads is logically one of the areas to receive much development pressure and will likely include major commercial, restaurants, entertainment, workforce housing and hospitality uses, paired with compact residential neighborhoods. Trail connections to the mountains and the lake-to lake trail, and avoiding the appearance of strip commercial is paramount and includes roadway buffering and effective transitions to the adjacent sensitive lands and agricultural fields.

2. Neighborhoods with Open Space (NOS)

a. Neighborhoods with open space are walkable communities that blend a variety of housing options and shared open space amenities. NOS will be within walking distance of a village where residents can access services and goods that are needed on a regular basis.

b. Quality building materials and architectural standards should enable a range of housing types to blend seamlessly into neighborhoods.

c. Open space amenities should be a central feature in a neighborhood and may include parks, plazas, trails, community gardens, natural open spaces, or other space that can be accessed by residents. Quality open space amenities include long-term management and maintenance plans.

d. Streetscape standards will ensure walkability with connections to centers and to trail systems within the area.

3. University Village (UV)

a. Located near the south end of the North Village neighborhoods and including the open areas further south to the Wasatch Commons apartment complex, the Utah Valley University Wasatch Campus and its environs have the potential to become the southern bookend to the North Village neighborhoods. The area currently includes the campus and significant vacant land before expanding out to several proposed developments. All sides of the campus have the potential to provide supportive development, which is critical to the success of the school. Supportive development could include additional affordable housing for the student population, limited retail and personal services, hospitality, and incubator businesses such as high tech and trades which could be encouraged in the area through a flexible zoning philosophy.

4. Rural Residential Clusters (RR)

a. This sub-district clusters housing on 25% to 70% of the development parcel, while permanently preserving the remainder as open space. This option is best employed where larger acreages exist, so preserved open space is large enough to be viable for visual relief, animal habitats, trailheads, equestrian use, mountain biking, in its natural state. Development may contain larger lot homes as well as clustered, small lot and townhouse housing.

5. Transitions, Edges, and the Scenic Buffer

a. All development along the east side of US Highway 40 and on the south side of SR 32 east of US 40, must be separated from traffic and include a scenic buffer, which includes landscaping, mounding and an asphalt 12-foot multi-use path. The scenic buffer shall not be uniform in width, and may increase in width where larger areas of storm water detention are required. Where located to the east of the powerlines, it shall have a minimum width of 50'. North of the University Blvd., where the powerlines turn east, the corridor shall be 75' wide, measured from the ROW. Near River Road, insufficient space is available, the scenic buffer shall taper to 25' as per the approximate distance shown on the Community Design Map.

b. The scenic buffer shall be designed to reflect the North Village Overlay Zone open space theme (natural and enhanced landscaped areas) (unless reduced as per "f" below) with no hard surface except for the path. It shall undulate in width to accommodate potential storm water retention. Up to 50% of the buffer may be disturbed ground but replanted with a combination of irrigated deciduous and coniferous trees, and boulders/inert materials.

c. Storm drain detention areas may encroach within the required width of the US Highway 40 scenic buffer, but shall not replace or eliminate the required mounding and multi-purpose trail. Where storm water detention is incorporated into the scenic buffer it shall be designed as an enhancement to the natural appearance of the landscaping.

d. Vehicular Screening Requirements - parking lots, drive-up windows facing US 40, loading docks, service bays, and gas pumps must be screened from traffic with mounding, or retaining walls a minimum of 3 feet in height, and/or four-season vegetative screens of 3 feet in height, creating a solid hedge after 3 years of growth.

e. Along SR 32, east of US 40, a pedestrian path and bike path is required adjacent to the highway. Where grades allow, such paths shall be separated from the highway an average distance of 20 feet. Areas between the paths and the highway shall be landscaped with native plants, a wildflower mix, and hardy shrubs.

f. Encroachment - parking lots may encroach 10' where the scenic buffer is adjacent to the powerlines, 20 feet within the required 75-foot cross section areas, and no encroachment is allowed where the buffer is less than 40' but shall not replace or eliminate the required mounding and multi-purpose trail. If incorporated into the buffer, parking lots must be visually as per "d." above (see diagram above) unless they are raised above the Highway grade by 10 feet. The berm must be landscaped to create a minimum 80% screen of the parking lot. Parking lots may only encroach for 60% of the property frontage. Where slope issues exist adjacent to US Highway 40, retaining walls may be utilized. When such walls are over 6 feet in height, an irrigated landscaped terrace, at least 3' wide, consisting of shrubs and groundcovers (a combination of live groundcovers/impermeable mulches, at a minimum of 4 inches in depth) at 6-foot height, is required before the continuation of the wall to a higher elevation. In addition, the buffer may

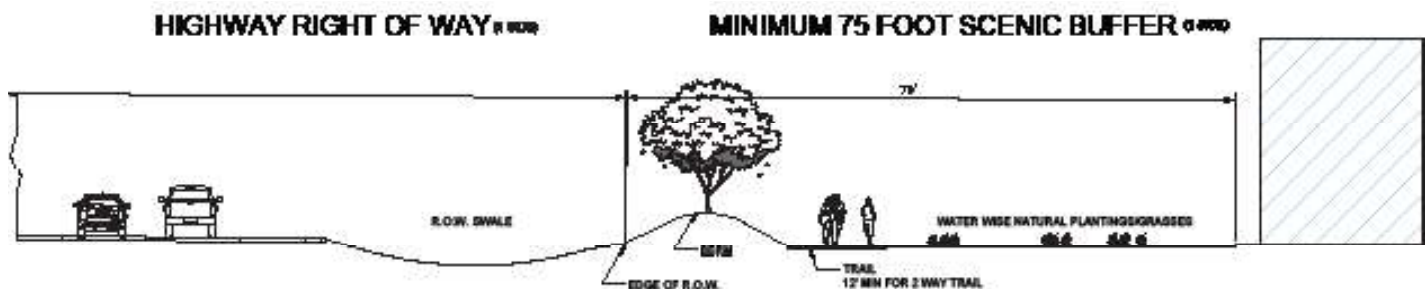


FIGURE 1.1 (1). US Highway 40 Scenic Buffer

also be reduced to 50' where shallow depth properties or topography impact site design. Such properties shall enhance the buffer landscaping by doubling the amount of native landscaping, especially the planting of Scrub Oak and Maple, sage brush, aspens, up to 25% evergreen trees, and other native plants.

h. Garbage dumpsters shall not be placed within the scenic buffer, nor any front or side yard visible from the adjacent street.

1.5 The North Village Overlay Zone Development Principles

a. All neighborhoods shall be compact and include clustered developments.

b. All neighborhoods shall be pedestrian-oriented with a system of open spaces and connected trails.

c. The ordinary shopping, educational, and recreation activities of daily living should be accessible within walking distance of most dwellings.

d. Interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips. Grid networks of streets/blocks are required in all sub-districts, though areas with steeper terrain are permitted exceptions (see Table 4.2(1)). Street systems should be designed to minimize the need to access a state highway. Potential park and ride locations near the future semaphore locations on US 40 should be identified as well as potential transit stops in the Villages.

e. In areas of steeper terrain, cul-de-sacs are permitted (see Table 4.2(1)). When used, cul-de-sacs should be located adjacent to pedestrian paths and/or trails to assure connectivity within the neighborhood.

f. Within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages, life stages,

and income.

g. Retail centers shall be located within the villages (NV and UV), as per the Community Design Map, with good pedestrian connectivity to adjacent land uses.

h. Retail buildings should be placed adjacent to the street with parking located behind the buildings.

i. Commercial office development should be embedded in the NV and UV sub-districts.

j. A range of open spaces, including parks, squares, plazas, and playgrounds, should be distributed within neighborhoods and the villages (see Section 5.0).

k. Buildings and landscaping should contribute to the positive appearance of streets and street frontages by creating an attractive public realm with the streetscape being framed by attractive buildings.

l. Design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.

m. Architecture and landscape design should grow from local climate, topography, history, local materials, and building practice.

n. To the greatest extent possible, buildings should provide state-of-the-art energy efficiency. Net zero buildings are encouraged.

o. Building types, styles, and uses should present a recognizable theme that clearly relates to the NVOZ. Commercial, including retail, office, research and development buildings, should be designed to smoothly transition to adjacent residential structures, sharing common features and materials.



FIGURE 1.1 (2). Neighborhood With Open Space Example

1.6 PROCESS AND SUBMITTAL REQUIREMENTS

The following establishes the submission process for development in the NVOZ.

1. Master Development Agreement (MDA) or Annexation Agreement (AA). For properties with more than 5 acres, an MDA and/or AA is required. The City shall provide an MDA format that generally covers, as a minimum: an explanation of the project concept, proposed land uses, a conceptual site plan including block lengths, conceptual building elevations/proposed materials, open space, parks, and required trails from the Community Design Map, requested densities, outreach to non-Heber service providers (including an assurance of water availability/will serve letters for each development phase, through NVSSD), streets, sensitive lands analysis (including a wetland delineation if appropriate), and a conceptual storm drainage system using low impact development (LID) techniques that meet the City stormwater plan and City Stormwater requirements/best practices. Any delineated wetland(s) deemed moveable by ACOE, shall be mitigated on site or on an adjacent property. The MDA or AA shall be reviewed by City staff and then placed on a Planning Commission agenda for recommendation to the City Council. The City Council, in a public hearing, shall review, suggest modifications, if needed, and approve, approve with modifications, or deny with reasons related to unmet NVOZ standards or an inability to service the area.

2. If the above process results in an approved MDA and/or annexation agreement, it shall constitute a conceptual plan approval, which may be amended during the final plat or final site plan process. If no MDA/AA is required, a conceptual plan, including the information required above shall be processed with staff as the initial development processing step.

3. Preliminary Plat or Permitted Use Site Plan. On an application form provided by the City, the proposed development shall provide detailed plans sufficient to address design issues, engineering, and utility requirements of the City and associated agencies. Such plans shall be reviewed by staff, updated as needed after the staff review, and placed on the Planning Commission agenda for preliminary approval, for recommendation to the City Council. Such plans shall cover in greater detail the MDA/AA required elements, include geotechnical reports, slope (contours at minimum 2-foot intervals), grading and drainage plans, development

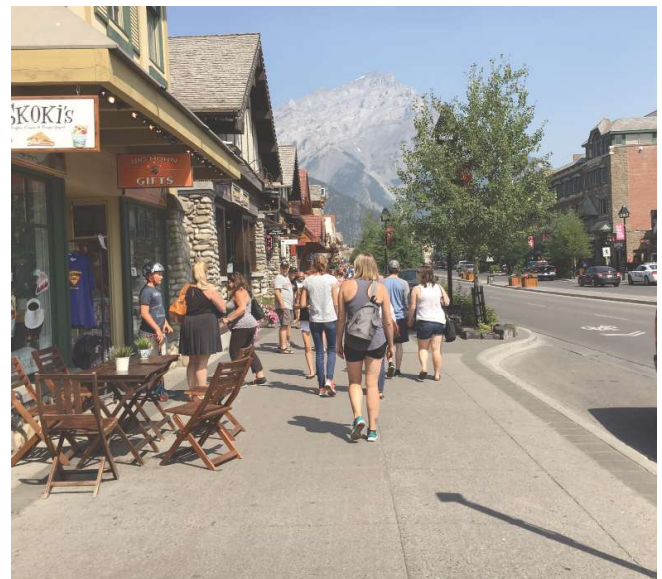


FIGURE 1.1 (3). Commercial Street/Sidewalk Example

constraints, street types and locations, landscaping, proposed parks/plazas, open spaces/ proposed land to be dedicated to the City, HOA maintenance responsibilities (if any), architectural theming for structures, site lighting, anticipated signs, a land use table providing acreage and percent values, and other information required in the application form, available from the Community Development Department. The information required is intended to provide a full understanding of the development under the provisions of the NVOZ.

4. The Planning Commission shall make a detailed decision on the preliminary plat or site plan as submitted, including any modifications. The preliminary plat or site plan becomes the final plat or site plan when staff is satisfied that any requested changes have been correctly resolved. Staff shall manage the process to final plat completion.

5. Final Plat or Final Permitted Use Site Plan. After a completed application form and required information is submitted, final plat approval shall be a staff responsibility for any application initiated with an MDA or an AA. Final plat or site plan requirements will be found on the application form.

6. MDA/AA Modifications. If the above approval process suggests revisions to the original conceptual MDA, changes agreeable to the City and the developer shall be formally adopted as part of a City Council meeting.

7. The Heber City Subdivision Ordinance, Title 17, the Zoning Ordinance, Title 18, and associated standards, processes and requirements, will govern where this Code is silent. The following Heber City adopted ordinances are incorporated within the Code in their entirety:

- Title 17.16 General Subdivisions Procedures
- Title 17.20 Plans
- Title 17.44 Platting
- Title 17.52 Guarantee of Performance
- Title 8.72 Off-Street Parking and Loading
- Title 18.104 North Village Signs

8. Commencement of Work. When the proper assurances have been processed, site grading and public improvements may begin.

9. Building permits may be issued subsequent to plan submittals, including building elevations and material selections, agency approvals, and sufficient access acceptable to the Fire Department.

All application forms and associated requirements are available online and at the Community Development Department, including a standardized Master Development Agreement.

Where there is a conflict between the standards of this Chapter and differing Codes or other City Standards, this Chapter shall prevail, unless specifically stated otherwise in this Code or by an MDA/AA.



FIGURE 1.1 (4). Rural Residential Cluster Illustration

2.1 Community Design Map

a. The NVOZ boundaries and sub-districts are established as shown on the Official Heber City Zoning Map. The zoning map is the official map for the North Village Overlay District. The Community Design Map and all notations, references, and other information shown thereon shall be and hereby are made a part of this code by reference as set forth herein. The Community Design Map becomes the concept plan for the NVOZ area and has requirements associated with it. Alignments for many of the map features are not intended to be exact.

b. Amendments and changes to the Community Design Map shall follow the requirements outlined in Title 18.

c. The Heber City Council may, after a public hearing is held and a recommendation provided by the Planning Commission, consider revisions of the zoning map and/or Community Design Map, to include all changes to date and take the place of the original map which is a part of this code.

d. Regardless of the existence of purported copies of the "Official Zoning Map, Heber City, Utah" which may, from time to time, be made or published, the Official Heber City Zoning Map in the Community Development office shall be the final authority for the sub-districts in the North Village Overlay Zone, with copies available in the city recorder's office.

e. The Community Design Map below includes important information about the NVOZ area. It includes the major street network, gullies to be preserved, open spaces, trails, trail heads, and the scenic buffer. This more detailed information is provided to assure general conformance to the principles of the Heber City General Plan and the concepts discussed by property owners in the area.

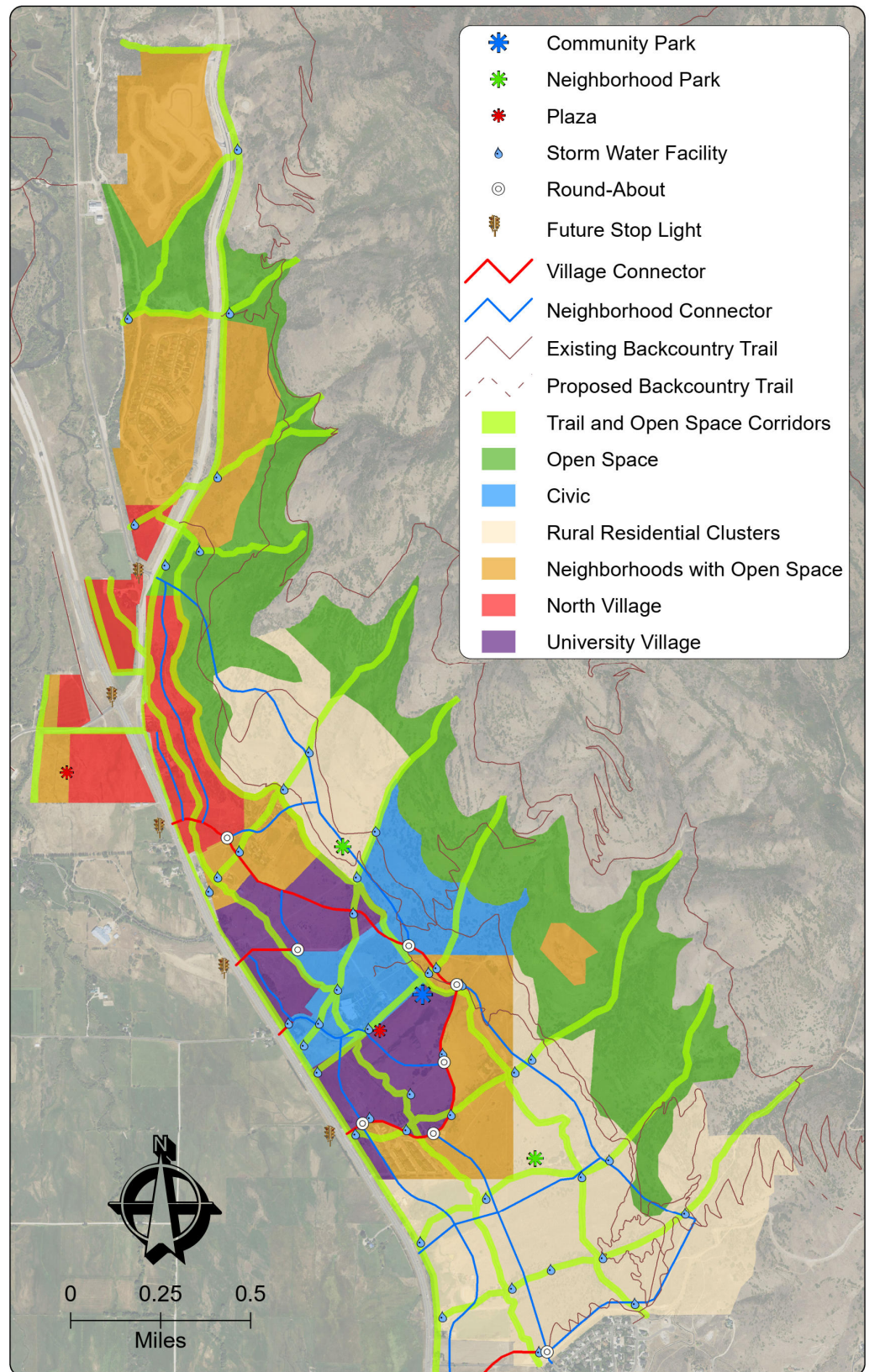


Figure 1.5 Community Design Map

LAND USES: NORTH VILLAGE OVERLAY ZONE (REFER TO COMMUNITY DESIGN MAP)					
USE	UV	NV	NOS	RR	Limitation
ACCESSORY					
Attached and Detached Accessory Dwelling Unit	P	N	P	P	see ordinance 18.108.110
Accessory Building	P	P	P	P	see ordinance 18.68.60
AGRICULTURE					
Farming/Ranching/Grazing/Bee Keeping	P	P	P	P	see ordinance 18.68.135
HOME CHILD CARE					
Up to 12 Children	P	N	P	P	see ordinance 18.86
EDUCATIONAL/ RELIGIOUS					
Church/Cemetery	P	P	P	P	
Charter and/or Private School	P	P	P	P	
Public Schools	P	P	P	P	
COMMERCIAL: OFFICE/BUSINESS					
Home Occupation	P	N	P	P	Allowed in existing homes only in NV. see ordinance 18.108.020
Minor Manufacturing in a Craftsman Industrial building	P	N	N	N	less than 50% of the building
Radio Station (Less than 10,000 SF)	P	P	N	N	
Business Services	P	P	N	N	
Personal Services	P	P	N	N	excludes pay day loans and check cashing
Financial Institution	P	p	N	N	excludes pay day loans and check cashing
Professional Offices	P	P	N	N	less than 30,000 SF footprint
COMMERCIAL: RETAIL/LEISURE					
General Commercial	C	C	N	N	less than 60,000 SF footprint
Bed & Breakfast	P	P	P	P	see ordinance 18.108.034
Recreational Vehicle Parks	N	P	N	N	
Hotel/Hospitality/Lodging	P	P	N	N	
Grocery	P	P	N	N	maximum size 100,000 SF
Neighborhood Store/Shop	P	P	P	N	less than 5,000 SF and only on prominent corners in NOS.
Neighborhood Shops	P	P	N	N	less than 12,000 SF footprint. Excludes pawn shops
Dining: Restaurants with or without Alcohol	P	P	N	N	
Dining: Fast Food	P	P	N	N	drive -thru only allowed to the rear of a building with no car stacking in front
Outdoor Markets, Sidewalk Vendors, Food Trucks	P	P	N	N	
Gas/Convenience Store	P	P	N	N	
Cinema, Live Theater, Amphitheater	C	P	N	N	up to 4 screens
Entertainment/Commercial Recreation	P	P	C	N	
Enclosed Climate Controlled Storage Rentals	C	N	N	N	first floor facades facing and visible from a street shall include commercial use, different than an office associated with the business

Table 2.1 Land Uses

LAND USE: NORTH VILLAGE OVERLAY ZONE (REFER TO COMMUNITY DESIGN MAP) CONTINUED

USE	UV	NV	NOS	RR	Limitation
COMMERCIAL: RETAIL/LEISURE - continued					
Payday Lenders, Pawn Shops, Tattoo Parlors, Smoke Shops, and Sexually Oriented Businesses	N	N	N	N	
Mixed use (Commercial/Office)	P	P	N	N	
Structured Parking	P	P	N	N	first floor commercial or office wrap for street facing facades facades in NV and shall not occupy street frontage in UV
MUNICIPAL/CIVIC/PUBLIC SERVICE					
Cemetery	N	N	P	P	
Recreational Facility	P	P	P	P	
Public Safety Facility	P	P	P	N	
Utility Substation	P	P	P	P	shall include walls and landscaping
Utility (Minor)	P	P	P	P	
Recreation Park	P	P	P	P	
Open Space	P	P	P	P	
RESIDENTIAL					
Apartment	P	N	N	N	
Single Family Detached	P	N	P	P	
Attached (Townhouse)	P	P	P	N	clustering and open space required
Live/Work Units	P	P	P	P	NOS and RR only fronting on a major collector road
Condominiums (Less than 16 Units)	P	P	P*	N	Clustering and open space required
Condominiums (Greater than 15 Units)	P	C	C*	N	Clustering and open space required
Workforce Housing	C	C	N	N	Developments employing over 50 persons shall through a DA provide on-site employee housing
Mixed use (Commercial/Residential) Mixed use (commercial/office)	P	P	P	N	clustering and open space required; In NOS only allowed on mountain connector street
Assisted Living	P	P	P	N	
Senior Housing	P	P	P	P	
Residential Facility for Disabled Persons	P	P	P	P	see ordinance 18.68.601
TELECOMMUNICATIONS					
Telecommunication Facilities	P	P	N	N	stealth only, see ordinance 18.110.111
	N – Not Allowed	P - Permitted	C - Conditional Use		

*not allowed as stacked flat building types
Table 2.2 Land Uses

2.1 DENSITY

1. Base Sub-District Density Allocation Per Gross Acre: Overall property averages are subject to any Master Development Agreement (MDA) or Annexation Agreement (AA) documentation or any previously formal entitlements from approved plans for this particular property from Wasatch County government. Such agreements may include North Fields preservation requirements or the payment of fees for open space/agricultural land preservation.

1. NV: 4.5 ERUs per gross acre base density
2. NOS: 3.5 ERUs per gross acre, clustering required.
3. UV: Six ERUs per gross acre base density
4. RR: Two ERUs per gross acre, clustering encouraged.

These densities are essentially ranges that not all properties will be able to achieve. They are contingent on site design considerations, sensitive lands avoidance, City Stormwater Standards, water availability, as well as Federal, State, and local service providers/stakeholders processes and approvals. All development/ERUs may be subject to a negotiated preservation fee paid at the time of recording of any plats, in return for the increased flexibility provided for in this ordinance. As part of the overall residential density calculation, commercial ERUs (.86 ERU per every 2000 sq ft) shall be included in the residential density calculation.

2.ERU Density Definitions

ERUs		
Configuration	Notes	ERUs
Hotel or Motel Room, RV Pad, Small Studio or Student Housing Unit	Not to exceed 500 square feet	0.25
One Bedroom: Hotel Room, Apartment or Condo	Not to exceed 800 square feet	0.33
One or Two Bedroom: Apartment, Townhome, Cottage Home or Condo	Not to exceed 1,200 square feet	0.50
Apartment, Condo or Townhome	Not to exceed 1,600 square feet	0.75
All Other Residential Uses	Detached Single-family and other residential units over 1,600 sf	1.00

3.1. Introduction to Building Types

1. Introduction

The building types detailed in 3.0 Building Types outline the required building forms for new construction and renovated structures within the districts defined in Sections 1.0 and 2.0.

2. General Requirements

All building types must meet the following requirements:

- (1) Sub-Districts. Each building type shall be constructed only within its designated sub-districts. Refer to Table 3.1 (1) Permitted Building Types by Sub-Districts.
- (2) Uses. Each building type can house a variety of uses depending on the sub-district in which it is located. Refer to 2.0 Uses for uses permitted per district. Some building types have additional limitations for certain uses.

Building Types by Sub-Districts					
		University Village (UV)	North Village (NV)	Neighborhood with Open Space (NOS)	Rural Residential (RR)
Building Types	Mixed-Use	P	P	P ¹	N
	Stacked Residential	P	P	N	N
	Commercial	P	P	N	N
	Townhouse	P	P	P	P
	Single Family	P	N	P	P

Table 3.1 (1). Permitted Building Types by Sub-District

Footnotes:

¹ Permitted along the Mountain Connector street only.

- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the building types permitted within the zoning district of the lot. Civic and religious buildings should be designed with these standards in mind to be compatible with surrounding development.
- (4) Permanent Structures. All buildings constructed shall be of permanent construction without a chassis, hitch, wheels, or other features that would make the structure mobile, unless otherwise noted.
- (5) Accessory Structures. See ordinance 18.68.066.
 - (a) Detached accessory structures shall not exceed the height of two stories (27 feet) and shall not exceed 120 square feet
- (6) The use of a monotonously consistent template or repetitive architecture on a number of residential units in proximity to one another is not allowed. For single family detached buildings, no more than two identical or nearly identical buildings shall be located next to each other. For attached residential buildings, mixed use, and stacked flats, no more than four adjacent/grouped buildings shall have the same exterior architecture and no more than 2 identical buildings facing a street. As this consideration depends on a degree of aesthetic judgment, the issue shall be reviewed by staff on a project by project basis and shall consider the many facets of a building's quality, as described in this chapter and 3.1.5.
- (7) Dark-Sky Lighting Standards. See chapter 18.78 for general provisions, however the NVOZ requires:

All outdoor lighting fixtures shall be downward directed and fully shielded. Such lighting fixtures shall not emit light above a 45 degree angle. The more directed towards the intended subject the better.
- (8) Charging Stations.
 - (a) All garages in townhouse, duplex, and single family homes shall include one 220 volt outlet to allow for rapid charging of hybrid and electric vehicles.
 - (b) All mixed use/residential parking garages shall include charging stations at the rate of 1 for every 10 units. All single purpose commercial buildings shall provide one Level 1 charging station per 50 stalls with a cap of two such charging stations.
- (9) Except for commercial cooking, no wood burning fireplaces, stoves(except EPA approved pellet stoves), home heating or water heating appliances, and open fire pits are allowed.



Figure 3.1 (1). Dark Skies Permitted and Not Permitted Fixtures

3.2 Explanation of Building Standards

The following explains and further defines the standards outlined on the tables for each building type.

1. Building Siting

The following explains the line item requirements within the first section of each building type table entitled "Building Siting." Setbacks are measured from the street ROW line or from the edge of the scenic buffer.

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Property Line Coverage/Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone.
 - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-To Zone. The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to extend beyond the build-to zone.
 - (a) All build-To zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (5) Corner Build-To Zone. The build-to zone or setback parallel to the corner property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - (b) Corner build to zones do not apply to corner lots adjacent to the Highway 40/Scenic buffer.
- (6) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the maximum impervious coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.
- (7) Parking, Loading Location, and Parking Structure. The yard or structure in which a parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (8) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
 - (a) Alleys, when present, shall always be the primary means of vehicular access.
 - (b) When alleys are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a major or minor collector.
 - (c) Driveways widths in residential zones shall not exceed 24 feet. Driveways in the villages, and for multi-family developments, shall be appropriately sized to allow for stacked right turns (flared).
- (9) Required transitions and buffering for existing residential development, A 30' landscaped buffer, that includes an undulating 4' berm planted with evergreen trees and shrubs, is required between existing residential use and the nearest new building, measured from the property line. In addition, no new building may exceed 2 stories (28') at that setback, but may increase in height by one foot with a corresponding

one foot increase in setback, until the building type maximums are met.

2. Height

The following explains the line item requirements for each building type.

- (1) Minimum Overall Height. The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) Maximum Overall Height. The sum of a building's total number of stories.
 - (a) Habitable stories located either completely within a pitched roof structure with dormers or in a visible basement exposed a maximum of one-half story above grade, shall be counted as half stories.
 - (b) To enhance skyline appearance, mixed use building heights in the UV sub-district may increase to five stories within an 800' radius of UVU campus, as long as an average of four stories is achieved through lowered building heights, see D below.
 - (c) Some building types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.
 - (d) Height variations - maximum heights for mixed use, stacked residential, and commercial buildings shall vary with no more than 3 adjacent buildings at the same or very similar height. To meet this requirement, height variation by at least 10' is required.
- (3) Ground Story and Upper Story, Minimum and Maximum Height (Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
4. Public Utility Easements shall be located along street frontages unless rear lot lines are considered and approved by Engineering.
5. All utilities shall be placed underground.

Additional ordinance definitions can be accessed in Chapter 18.08

3. Uses

The following explains the line item requirements for each building. Refer to Section 2.0 for uses. The requirements in this section of the Building Type Tables may limit uses within a specific building type.

- (1) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (3) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

4. Street Facade Requirements

Street facade requirements apply only to facades facing a public or private right-of-way, including a parking lot. 360 degree architecture is required with no blank walls. The rear or interior side yard facades are not required to meet these standards unless otherwise stated. Large format store fronts are to be designed and built to represent a main street-like appearance with smaller storefronts.

- (1) Minimum Ground Story and Upper Floor Transparency/Measuring Transparency per Facade. The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Ground story transparency, when defined separately from the overall minimum transparency, shall be measured between 2 feet and 8 feet from the average grade at the base of the front facade.
 - (ii) A general minimum transparency requirement shall be measured from floor to floor of each story.
- (2) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless.
 - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
- (3) Entrance Type. The entrance type(s) permitted for the entrance(s) of a given building type.
- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located. No front facades are anticipated along US 40. Front facades may access parking lots where sidewalk dining opportunities and or plazas are designed next to the buildings.
- (5) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
- (6) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no

greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation that is a minimum of one and a half inch depth.

- (7) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

5. Unique Architecture

All development within NVOZ is intended to have a unique sense of place and custom architecture. Multiple requirements are found throughout this ordinance which require custom design for each building.

No single family buildings on the same block face (on both sides of the street) may have the same street facing facade within a 400-foot distance. Building facade design must distinctly vary three of the following five elements:

- Color
- Roof Line
- Materials
- Window Locations and Door Locations
- Exterior Wall Changes (to Create Shadow Patterns).

6. Roof Type

The following explains the roof requirements for each building:

- (1) Permitted Roof Type. The roof type(s) permitted for a given building type. Refer to 3.14. Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain building types. Refer to 3.14. Roof Types.

3.3 Mixed-Use Building

1. Description and Intent

The mixed-use building is intended to be located close to the front property line with parking located in the rear, side of the lot, and/or parking garages.

The key facade elements are large amounts of glass and regularly spaced entrances on the main floor.

This building is available for different levels of urban intensities, depending on the district within which it is located.



2. Regulations

Regulations for the mixed-use building type are defined in the adjacent table. All mixed-use buildings in the NV and UV sub-districts shall incorporate mountain modern style features, as per Section 3.0.

Footnotes:

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Buildings taller than three stories shall have a step back of a minimum 10 feet, which is located in between top of first story to the top of the third story. The step back is required on street frontage sides only. As a substitute for a setback, a combination of 1' to 2' facade depth variations, balconies, overhangs, and decks are permitted. Height variation required, as per 3.2 (2) d and may average up to five stories within 800' of UVU.

³ Ground floor up to 20' shall count as one story

⁴ In the case of plazas or porte cochere this may change up to a maximum of 25 feet as approved by Zoning Administrator.

⁵ Exposed parking garages shall use consistent materials and include exterior landscaping.

⁶ Buildings facing mountain connector street are permitted.

Building Type		Permitted Sub-Districts			
Mixed-Use		NV	NOS	UV	RR
	Permitted	yes	yes ⁶	yes	no
(1) Building Siting Refer to Figure 3.3 (1).					
	Multiple Principal Buildings	permitted	permitted		
a	Front Property Line Coverage	80%	70% ¹		
	Occupation of Corner	required	required		
b	Front Build-To Zone	0'-10' ⁴	10'-30' ⁴		
c	Corner Build-To Zone	5' to 10'	0' to 10'		
d	Minimum Side Yard Setback	0'	5'		
e	Minimum Rear Yard Setback	5'	5'		
f	Minimum Lot Width Maximum Lot Width	50' none	50' none		
g	Parking and Loading Location	rear yard	rear and side yard ¹		
h	Intentionally Blank				
i	Vehicular Access	alley only; if no alley exists, 1 driveway is permitted per non-primary street	alley; if no alley exists, 2 driveways are permitted off non-primary streets		
(2) Height Refer to Figure 5.3 (2).					
j	Minimum Overall Height	2 story	2 story		
k	Maximum-Overall Height (70')	4 stories ²	3 stories NOS 4 stories UV ²		
l	Ground Story: Minimum Height Maximum Height	14' 30' ³	14' 24' ³		
m	Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'		
(3) Uses. Refer to 2.0 Uses for permitted uses.					
n	Ground Story	retail, service, office	retail, service, office		
o	Upper Story	retail, service, office, residential			
p	Parking within Building	permitted fully in any basement and in rear of upper floors ⁵			
q	Required Occupied Space	40' deep on all full floors from the front facade			
(4) Street Facade Requirements Section 3.13-3.15					
r	Minimum Ground Story Transparency Measured between 2 Feet and 8 Feet above Grade Street Facing	65%	50%		
s	Minimum Transparency per Each Story	25%	25%		
t	Blank Wall Limitations	required per floor refer to 3.2.4 (2)			
	Front Facade Entrance Type	mixed-use, arcade	mixed-use, arcade		
u	Principal Entrance Location	front facade	front or corner facade		
	Required Number of Street Entrances	1 per each or min 30' of front facade	1 per each or min 30' of front facade		
v	Vertical Facade Divisions	every 30' of facade width	every 50' of facade width		
	Horizontal Facade Divisions	required within 3' of the top of the ground story and at the top of the highest story			
(5) Roof Type Requirements Refer to Figure 3.12					
	Permitted Roof Types	parapet, flat, green/vegetative			
	Tower	permitted			

Table 3.3 (1). Mixed-use Building Table: see letters on left and corresponding Figures 3.3(1)-(3).

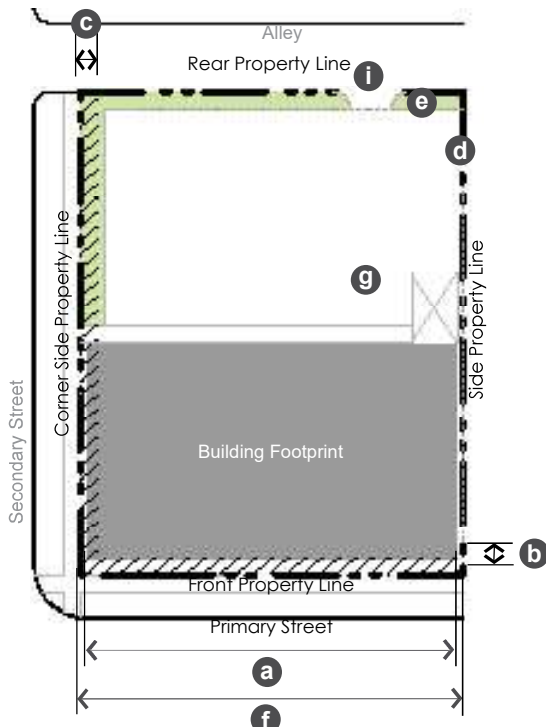


Figure 3.3 (1). Mixed-Use Building: Building Siting

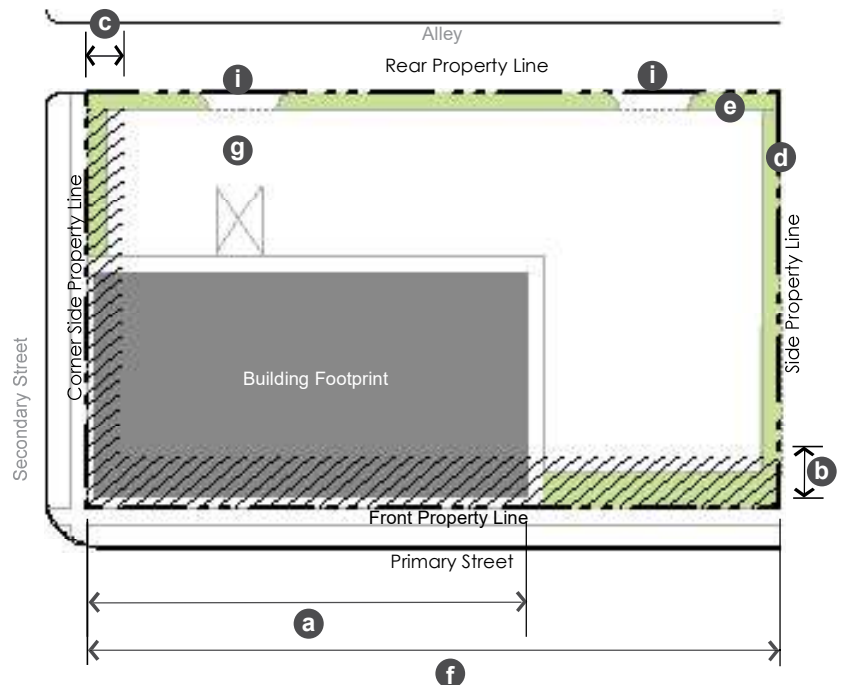


Figure 3.3 (2). Mixed-Use Building: Building Siting

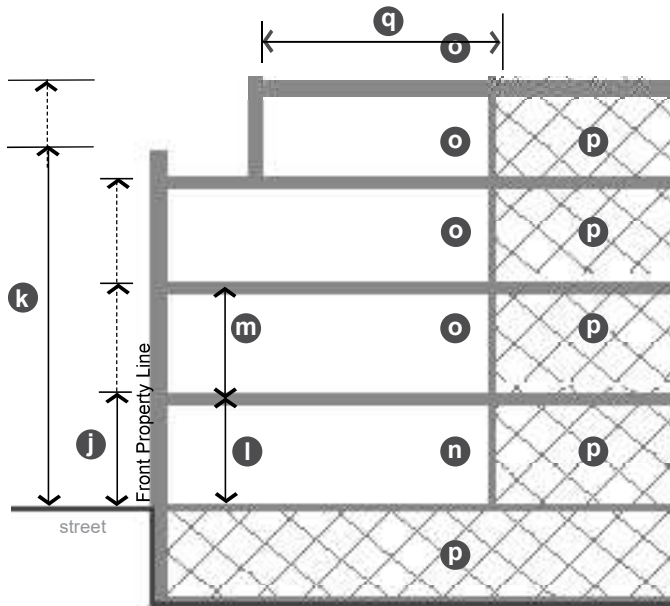


Figure 3.3 (3). Mixed-Use Building: Height and Use Requirements

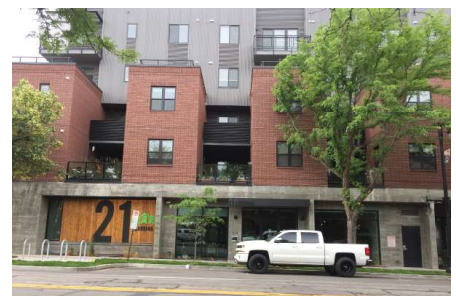
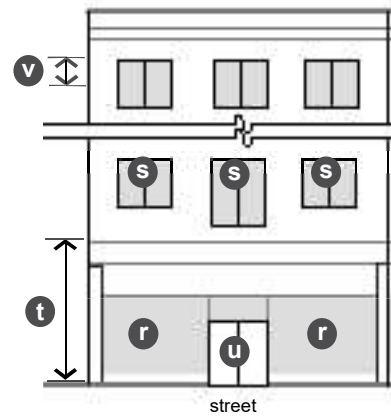


Figure 3.3 (4). Photo examples

3.4 Stacked Residential Building

1. Description and Intent

The stacked residential building type is limited in terms of uses by the district within which it is located, generally housing and/or residential uses. The stacked residential building is intended to be built close to the front and corner property lines, allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double-loaded aisle of parking is permitted in the interior or the side yard at the front property line.



2. Regulations

Regulations for the stacked residential type are defined in the adjacent table.

Footnotes:

¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the front lot line coverage requirement.

² Lots wider than 140 feet permit one double-loaded aisle of parking (maximum width of 72 feet) located perpendicular to the front property line, which is exempt from front property line coverage.

³ Buildings taller than three stories shall have a step back of a minimum 10 feet, which is located in between top of first story to the top of the third story. The step back is required on street frontage sides only. As a substitute for a stepback, a combination of 1' to 2' facade depth variations, balconies, overhangs, and decks are permitted. Height variation required, as per 3.2 (2) d

⁴Ground floor up to 20' shall count as one story

⁵Buildings facing Village & Neighborhood Connector streets are permitted.

Building Type		Permitted Sub-Districts			
Stacked Residential		NV	NOS	UV	RR
	(1) Building Siting Refer to Figure 3.4 (1).				
	Permitted Building Type	yes	yes with clustering ^{4, 5}	yes	no
	Multiple Principal Buildings	permitted	permitted		
a	Front Property Line Coverage	80% ¹	80% ¹		
	Occupation of Corner	required	required		
b	Front Build to Zone	0' to 10'	10' to 20'		
c	Corner Build to Zone	10' to 20'	10' to 20'		
d	Minimum Side Yard Setback	0'	0'		
e	Minimum Rear Yard Setback	5'	5'		
f	Minimum Lot Width Maximum Lot Width	70' none ²	70' none ²		
g	Parking and Loading Location	rear or side yard	rear or side yard		
h	Intentionally Blank				
i	Vehicular Access	maximum 1 per 200' frontage or UDOT requirement	maximum 1 per 200' frontage or UDOT requirement		
	(2) Height Refer to Figure 3.4 (2).				
j	Minimum Overall Height	2 story	2 story		
k	Maximum Overall Height (56')	4 stories ^{3, 4}	3 stories NOS, UV 4 stories ^{3, 4}		
l	All Stories: Minimum Height Maximum Height	9' 14'	9' 14'		
	(3) Uses Refer to 3.0 Uses for permitted uses.				
m	All Stories	residential			
n	Balcony	minimum 5' depth and 60 square feet, minimum of 50% of all units are required to have balconies			
o	Parking within Building	permitted fully in basement and may partially protrude above grade. Allowed in rear of upper floors			
	(4) Street Facade Requirements Refer to Figure 3.4 (3).				
p	Minimum Transparency per Each Story	25%	25%		
q	Blank Wall Limitations	required per floor refer to 3.2.4 (2)			
r	Front Facade Entrance Type	stoop, porch	stoop, porch		
	Principal Entrance Location	front facade	front facade		
s	Required Number of Street Entrances	1 per each 30' of front facade	1 per each 100' of front facade		
t	Vertical Facade Divisions	minimum every 30' of facade width			
u	Horizontal Facade Divisions	required within 3' of the top of any visible basement and of the ground story, and the top of 3rd story			
v	Building Stepback	minimum horizontal distance 10 feet required at top of 3rd story			
	(5) Roof Type Requirements Refer to Figure 3.14				
w	Permitted Roof Types	parapet, pitched, flat, green/vegetative			
x	Tower	permitted			

Table 3.4(1). Stacked Residential Building Table: see letters on left and corresponding Figures 3.4(1)-(3)4.

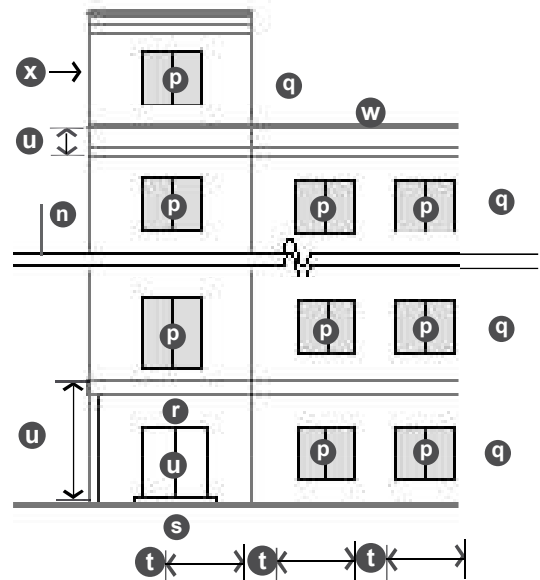
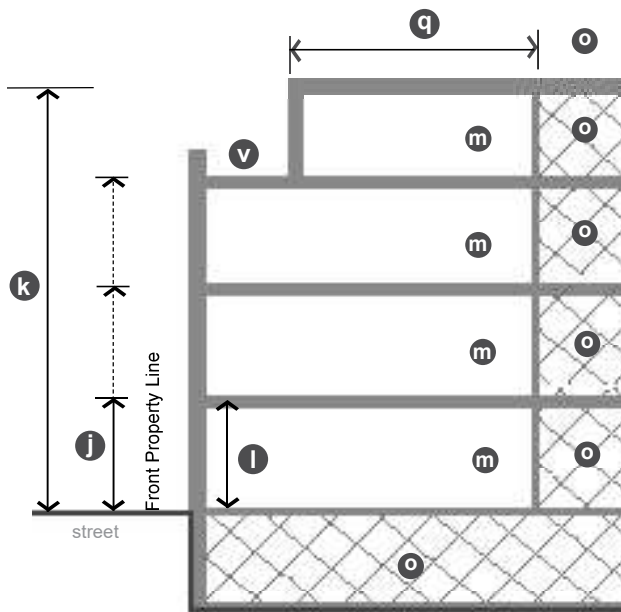


Figure 3.4 (2). Multi-Family: Height and Use Requirements



Figure 3.4 (4). Photo examples

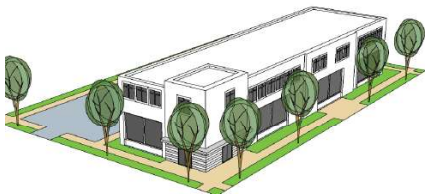
3.5 Commercial Building.

1. Description and Intent.

The Commercial Building Type permits a lower level of ground floor Mixed-Use facade. A wider range of uses can also be accommodated within this Building Type. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Commercial buildings shall have a maximum square foot building footprint of 100,000 SF.

2. Regulations.

Regulations for the Commercial Building Type are defined in the adjacent table.



Footnotes:

¹ Lots wider than 140 feet permit one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Facade depth variations of 1' to 2' are required based on the vertical facade divisions.

³ Four stories allowed for hospitality uses; heights may be modified by an MDA or AA.

⁴ New buildings with yards adjacent to existing single family or townhome residential that are not within the NVOZ area shall have a maximum height of 36 feet within 30 feet of the property line and a landscape setback of 20 feet.

Building Type		Permitted Sub-Districts			
Commercial		NV	NOS	UV	RR
(1) Building Siting Refer to Figure 3.5 (1).					
	Permitted	yes	no	yes	no
	Multiple Principal Buildings	permitted		permitted	
a	Front Property Line Coverage	65%		65%	
	Occupation of Corner	required		required	
b	Front Build to Zone	0' to 15'		0' to 15'	
c	Corner Build to Zone	0' to 10'		0' to 10'	
d	Minimum Side Yard Setback	5'		5'	
e	Minimum Rear Yard Setback	5'		5'	
f	Minimum Lot Width Maximum Lot Width	50' none		50' none	
g	Parking and Loading	rear and side yard		rear and side yard	
h	Intentionally Blank				
i	Vehicular Access	from alley; if no alley exists, 1 driveway per street frontage			
(2) Height Refer to Figure 3.5 (2).					
j	Minimum Overall Height	1 story		1 story	
k	Maximum Overall Height (42')	3 stories ^{2/4}		3 stories ^{2/4}	
l	Ground Story: Minimum Height Maximum Height	14' 24' ³		14' 24' ³	
m	Upper Stories: Minimum Height Maximum Height	9' 14'		9' 14'	
(3) Uses Refer to 2.0 Uses for permitted uses.					
n	Ground Story	retail, service, office, craftsman industrial			
o	Upper Story	retail, service, office, craftsman industrial			
p	Parking within Building	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor			
q	Required Occupied Space	30' deep on all full floors from the front facade			
(4) Street Facade Requirements Refer to Figure 3.5 (3).					
r	Minimum Ground Story Transparency Measured between 2' and 8' above Grade	55%, service bay door shall be transparent		55%, service bay door shall be transparent	
s	Minimum Transparency per Each Story	15%		15%	
t	Blank Wall Limitations	required per floor, required per floor refer to 3.2.4 (2)			
	Front Facade Entrance Type	mixed-use, stoop			
	Principal Entrance Location	front, side, or corner facade			
	Required Number of Street Entrances	1 per 100' of facade; service bay door not included; 1 per 150' of facade			
v	Vertical Facade Divisions	every 25' of facade width		every 25' of facade width	
w	Horizontal Facade Divisions	required within 3' of the top of the ground story for all buildings over 2 stories			
(5) Roof Type Requirements Refer to Figure 3.14					
	Permitted Roof Types	parapet, pitched, flat, shed, green/vegetative			
	Tower	permitted		permitted	

Table 3.5 (1). Mixed-use Building Table: see letters on left and corresponding Figures 3.5(1)-(3).

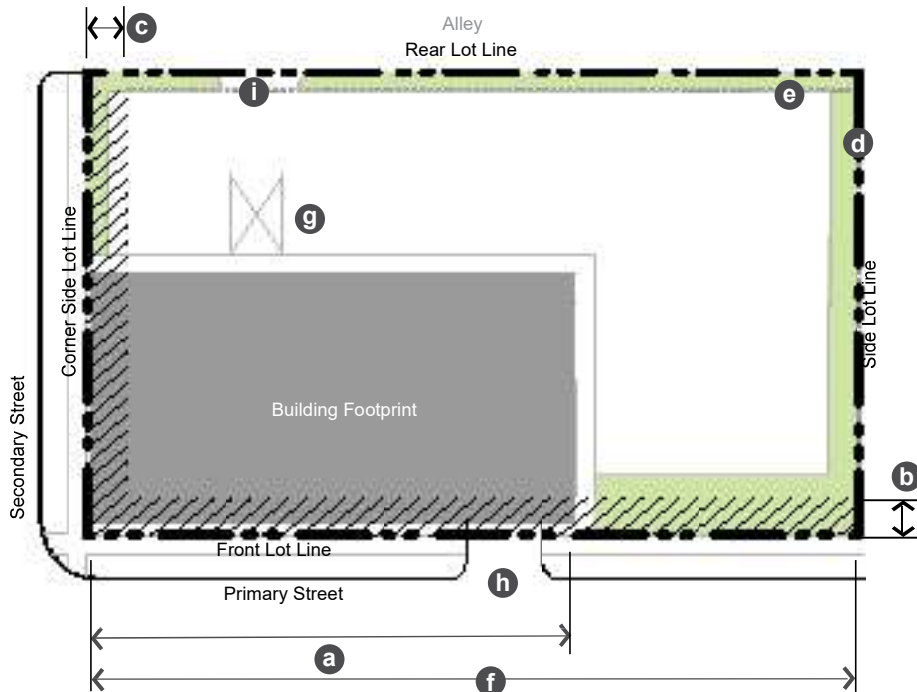


Figure 3.5 (1). Commercial Building: Building Siting

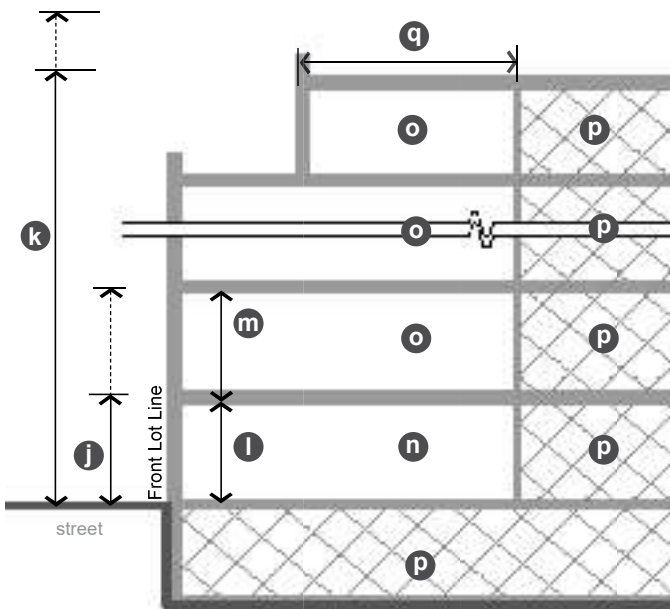


Figure 3.5 (2). Commercial Building: Height and Use Requirements

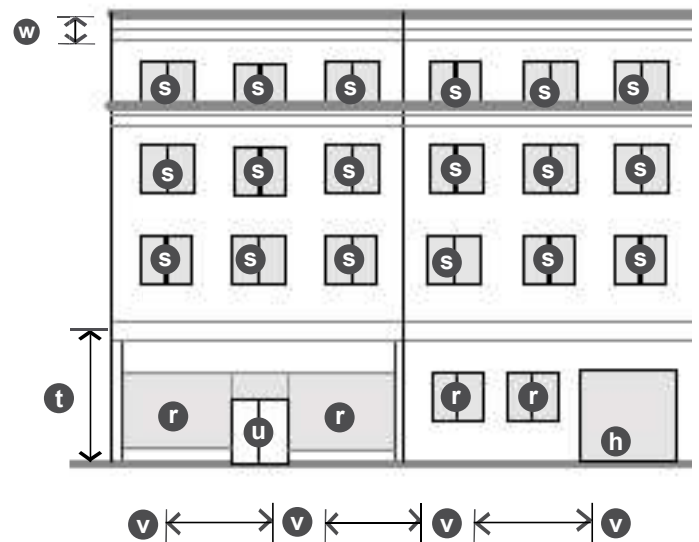


Figure 3.5 (3). Commercial Building: Street Facade Requirements



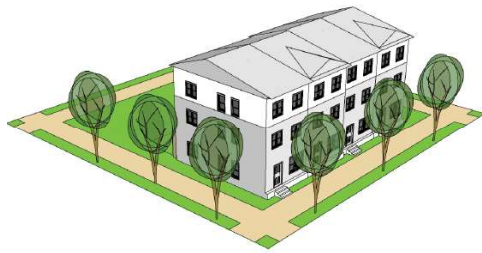
Figure 3.5 (4). Photo examples

3.6 Townhouse Building

1. Description and Intent

The Townhouse Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Townhouse Type may be organized as townhouses, **duplexes**, or row houses, or it could also incorporate live/work units where uses are permitted.

Parking is required to be located in the rear yard (alley loaded) and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is



active.

2. Regulations

Footnotes

¹ For the purposes of the townhouse building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the building type and shall conform to a building style as per section 3.0. A maximum of six units per building.

² Each building shall meet the front property line coverage requirement, except three buildings of five units each may front a courtyard with a minimum width of 50 feet (building to building, including sidewalks on all three sides). The green courtyard shall be defined on two-three sides by buildings. See figure 3.6(1).

³ Rear yard setback on alleys is 5 feet.

⁴ When the Mixed-use entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between 2 feet and 8 feet above grade.

⁶ In conjunction with a planned community, single story townhouses may be constructed for up to 25% of the community.

⁷ In the NV and UV zone Townhouses shall be located behind commercial buildings and not occupy the commercial street frontage.



Figure 3.6 (1). Townhouse Green Courtyard

Building Type		Permitted Sub-Districts			
Townhouse		NV	NOS	UV	RR
	Permitted	yes ⁷	yes	yes ⁷	yes
(1) Building Siting Refer to Figure 3.6 (1).					
	Multiple Principal Buildings	permitted ^{1 and 6}	permitted ¹	permitted ^{1 and 6}	permitted ¹
a	Front Property Line Coverage	65% ²	65% ²	65% ²	65% ²
	Occupation of Corner	required	no	required	no
b	Front Build to Zone	10' to 20'	10' to 20'	10' to 20'	10' to 20'
c	Corner Build to Zone	10' to 15'	10' to 15'	10' to 15'	10' to 15'
d	Minimum Side Yard Setback	0' per unit; 15' between buildings	0' per unit; 15' between buildings	0' per unit; 15' between buildings	0' per unit; 15' between buildings
e	Minimum Rear Yard Setback	15' ³	15' ³	15' ³	15' ³
f	Minimum Unit Width Maximum Building Width	20' per unit maximum of 6 units per building	20' per unit maximum of 6 units per building	20' per unit maximum of 6 units per building	20' per unit maximum of 6 units per building
g	intentionally blank				
h	intentionally blank				
i	Parking	rear yard	rear yard	rear yard	rear yard
j	Vehicular Access	from alley			
(2) Height Refer to Figure 3.6 (2).					
k	Minimum Overall Height	2 story ⁵	2 story ⁵	2 story ⁵	2 story ⁵
l	Maximum Overall Height (42')	3 stories	3 stories	3 stories	3 stories
m	All Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'
(3) Uses Refer to 2.0 Uses for permitted uses.					
n	Ground Story	live/work	residential	live/work	residential
o	Upper Story		residential		residential
p	Parking	permitted behind buildings in garage and driveways			
q	Required Occupied Space	15' deep on all full floors from the front facade			
(4) Street Facade Requirements Refer to Figure 3.6 (3).					
r	Minimum Transparency per each Story	15%	15%	15%	15%
s	Blank Wall Limitations	required per floor refer to 3.2.4 (2)			
t	Front Facade Permitted Entrance Type	stoop, porch	stoop, porch	stoop, porch	stoop, porch
u	Principal Entrance Location per Unit	front			front
v	Vertical Facade Divisions	each townhouse unit shall have a vertical division with materials per unit			
w	Horizontal Facade Divisions	required within 3' of the top of any visible basement or ground story			
(5) Roof Type Requirements Refer to 3.12					
Permitted Roof Types		parapet, pitched, flat, green/vegetative			
Tower		permitted	permitted	permitted	permitted

Table 3.6 (1). Townhouse Building Table: see letters on left and corresponding Figures 3.6(2)-(4).

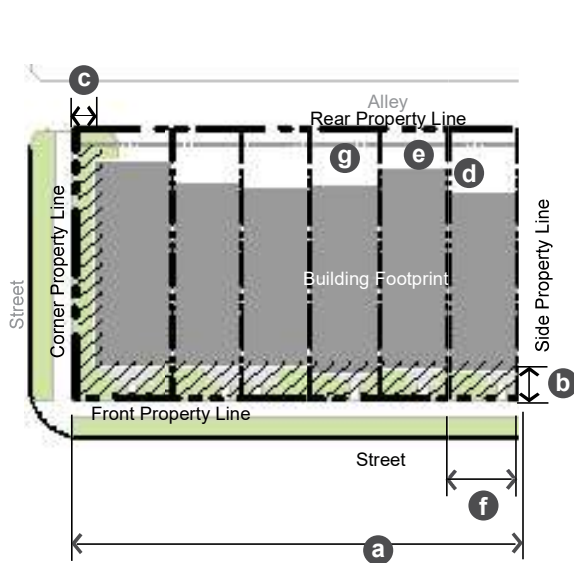
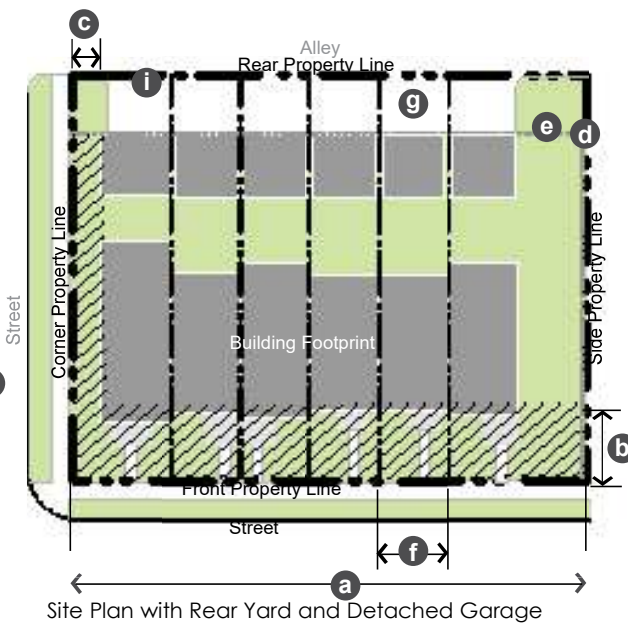


Figure 3.6 (2) Townhouse



Site Plan with Rear Yard and Detached Garage

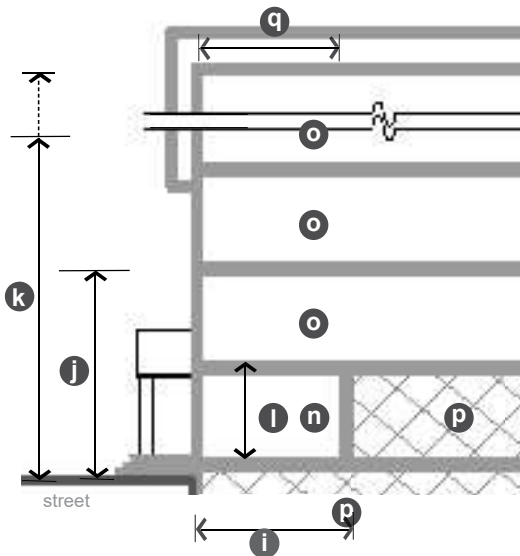


Figure 3.6 (3). Townhouse Building:
Height and Use Requirements

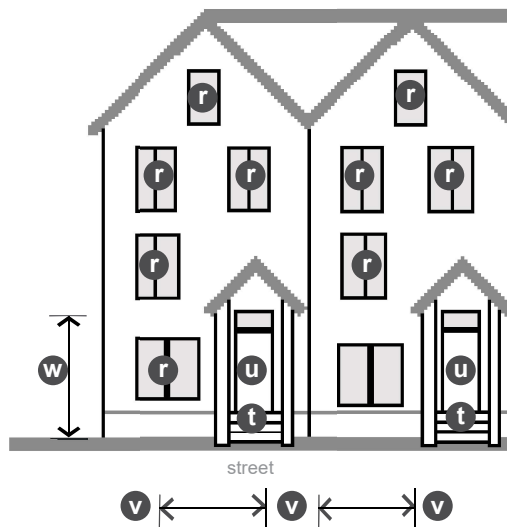


Figure 3.6 (4). Townhouse Building:
Street Facade Requirements



Figure 3.6 (5). Townhouses facing
common greens, must also have
three-sided architecture with
wrapping porches and windows.



Figure 3.6 (6). Photo examples

3.7 Single Family Building

1. Description and Intent

The single family building is a residential building incorporating a landscaped yard surrounding all sides of the building. The single family building typically includes one unit per building, but may include one ADU.



2. Regulations

Regulations for the single family building type are defined in the adjacent table. No more than 2 adjacent single family dwellings shall be built at the same setback and lot width. Setback variance is a minimum of 3' and lot width variance is a minimum of 5 feet. In addition, driveway maximum width is 20' for 35' to 40' wide lots, 24' for lots up to 100 and 36' for over 100' wide lots.

Footnotes:

¹ Each building shall meet all requirements of the single family building type.

² When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement.

³ Rear yard setback for detached garages on alleys is 5 feet.

⁴ Street facing garage width is measured as the maximum percentage of total lot width

⁵ Garages shall be a minimum setback from front of building (not including porch or stoop).

Building Type		Permitted Sub-Districts			
Single Family		NV	NOS	UV	RR
	Permitted	no	yes	yes, using NOS standards	yes
(1) Building Siting Refer to Figure 3.7 (1).					
	Multiple Principal Buildings		not permitted		not permitted
a	Front Property Line Coverage		65% ²		35% ²
	Occupation of Corner		recommended		recommended
b	Front Setback Minimum		10'		20'
b	Front Setback Maximum		25'		35'
c	Minimum Side Yard Setback		4' total 10'		5' total 15'
d	Minimum Rear Yard Setback		15' ³		10' ³
e	Minimum Lot Width		35'		45'
f	Minimum Lot Depth		70'		80'
g	Parking Location		rear yard/side on arterials/collectors		rear yard/side on arterials/collectors
h	Garage Door Maximum Width		50% ⁴		40% ⁴
i	Garage Setback (from Facade)		5 ⁵		5 ⁵
	Garage Door-Setback Minimum		22'		25'
j	Vehicular Access	from alley; if no alley exists, 1 driveway(max 22' width) per street frontage			
(2) Height Refer to Figure 5.8 (2).					
k	Minimum Overall Height		2 story ⁴		1 story ⁴
l	Maximum Overall Height		3 stories		3 stories
m	All Stories: Minimum Height Maximum Height		9' 14'		9' 14'
(3) Uses Refer to 3.0 Uses for permitted uses.					
n	All Stories	residential only			
(4) Street Facade Requirements Refer to Figure 3.7 (3).					
o	Minimum Transparency per Each Story	15%			
p	Blank Wall Limitations	required as per 3.2.4 (2)			
q	Front Facade Entrance Type	stoop, porch			
q	Principal Entrance Location per Unit	front, corner, or corner side facade			
q	Required Number of Street Entrances	1 per building			
(5) Roof Type Requirements Refer to 5.12					
s	Permitted Roof Types	sloped, pitched, flat, green/vegetative			

Table 3.7 (1). Mixed-use Building Table: see letters on left and corresponding Figures 3.7(1)-(3).

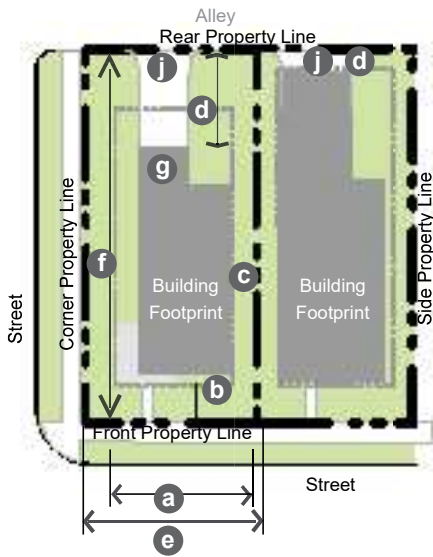


Figure 3.7 (1) Single Family: Building Siting

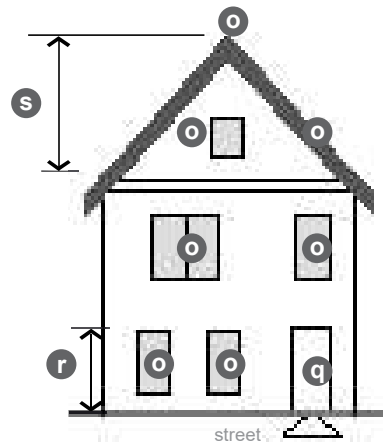


Figure 3.7 (3). Single Family Building: Street Facade Requirements

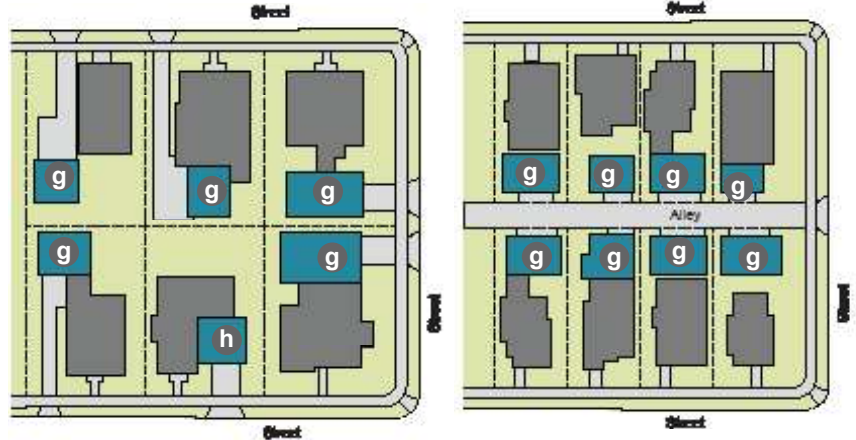
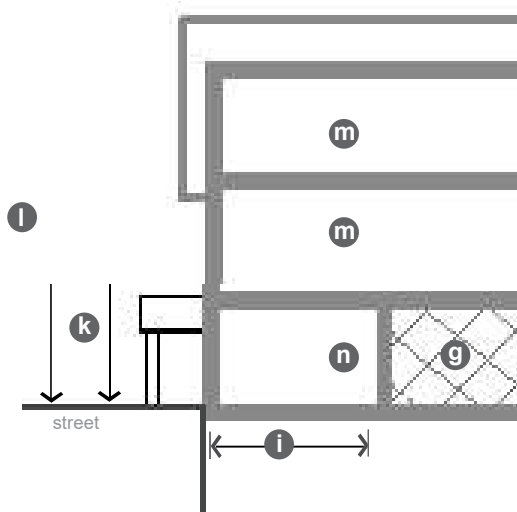


Figure 3.7 (2). Single Family Building: Height and Use Requirements Figure 3.7 (5). Single Family Building: Garage Placement Options



Figure 3.7 (4). Photo examples

3.8 Architectural Styles

1. Description and Intent

The North Village Overlay Zone is intended to have a distinct architectural style and character. Builders and designers are to select from the permitted building types and building styles and follow the guidelines.

Images of buildings included in the document are representative interpretations of the an architectural style, not exact templates for future construction. There are many possible successful interpretations of the proposed architectural styles. It is not expected nor desired that each building incorporate all characteristic elements of the style, or all of the predominant materials on a single structure. These guidelines and requirements establish a baseline performance threshold with specific evaluation criteria to be used by City staff to determine compliance. Applicants must demonstrate compliance with these standards through building elevations that include material selections. Architectural renderings for all proposed buildings, are required at final and/or site plan approval as well as to obtain a building permit.

2. Neighborhood and Village Identity

A neighborhood or village is physically unified by common design features, including a variety of building shapes, distinct style, roof types, facade treatments, unifying elements, consistent quality of materials, and consistent execution of details with a pleasing array of colors, coupled with addressing and engaging public spaces and streets. The buildings in the NVOZ, as a combined group, shall contribute to the overall architectural theme and establish a sense of place.

3. Four-Sided Architecture

The design of all four sides of each building are regulated by design requirements in this code. All four sides of a building area are considered important shall not contain any blank walls. Building facades facing a street, including US 40, shall include the front facade variation required for each building type.

4. Architectural Design Theme

The architectural theme for the North Village Overlay Zone is inspired by the historic agricultural tradition in Heber Valley and the mountain valley geography. Acceptable styles include craftsman, farmhouse, mountain modern, and natural style (which may be further defined through a MDA).

5. Lighting

All outdoor lighting shall be dark skies compliant, which is shielded and downward-directed lighting.

Design Theme Styles					
		Craftsman	Farmhouse	Mountain Modern	North Village Natural and MDA
Building Types	Mixed-Use			●	●
	Stacked Residential	●	●	●	●
	Commercial			●	●
	Townhouse	●	●	●	●
	Single Family	●	●	●	●
		● Allowed			

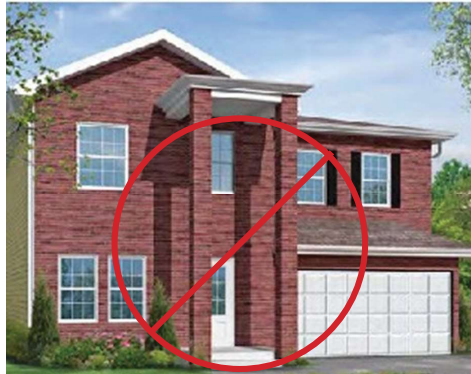
Table 3.8 (1). Design Theme Styles

7. Design Principles

Avoid using exposed timber as a decoration.



Timber should make structural sense in terms of scale and be proportionate to the structural integrity of the home. Columns should include a plinth/ base and should be proportional to the structures they support.



Avoid using load bearing material (brick and stone) in a manner that defies gravity. Brick and stone should never appear to float in the air.



Use load bearing material in a manner that makes structural sense. Heavy materials support lighter materials.

Architecture design should not make the garage the most prominent feature of the home. Garage forward architecture is not allowed.



Simplified roof lines are easier to build and look better than roofs with endless gables and steps. Gables should be used as a snow shedding and drainage management strategy. Apply gables to protect entrances and prevent snow from shedding on the walks and entrances as well as to break up large roof areas on big buildings.



Use vertically proportioned windows to help break up facades and blank walls and allow additional light into the interior living space. If a horizontal expansion of glass is desired, this should be accomplished by incorporating multiple vertical windows side by side.

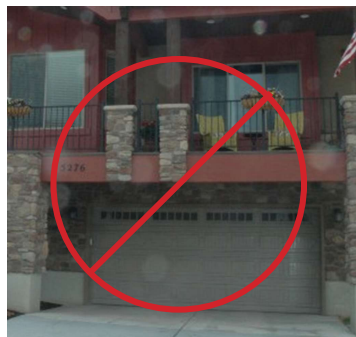


Over-application of gables as an ornamental feature. Consider the roof from the initial stages of designing the floor plan.

Single-height entrances correspond to the human scale and provide adequate protection from the elements.



Load bearing material (brick and stone) should touch the ground. Timber elements should feel like a natural extension of interior volumes, or the repetition of primary structural elements inside the home or building.



3.9 Craftsman

(1) The Craftsman style is characterized by simplicity, the expression of certain structural members, and attention to wood joinery, especially at porches. Craftsman homes feature moderate-pitched gable roofs with wide overhangs and large porches with substantial columns and bases.

(2) The principal features of the Craftsman style are low- to moderate-pitched gable roofs with wide overhangs, exposed rafters at porches, and, wherever feasible, generous porches with substantial columns and bases. Dormers are typical on 1½-story designs. Symmetry is optional and depends on the orientation of the principal roof.

(3) Ornamentation is restrained. Details that are characteristic of the style include exposed rafter tails, tapered columns and trim elements, and diagonal knee braces at gable ends. Wall materials may include stone, brick, limited stucco (not to exceed 20% of facade), shingles, and siding (no vinyl).

(4) Massing

- A side gable, center gable facing the street, or cross gable with dormers is typical for the primary roof form.
- One-story and 1½-story massing compositions are permitted, although two-story compositions can also be acceptable.
- Dormers are typical in 1½-story designs.
- Emphasis should be on horizontal rather than vertical lines.

(5) Roofs

- Low-sloping gable roofs with wide overhangs are typical.
- Shed or pitched dormers are common.
- Generously sized eaves with exposed decorative rafters are characteristic of the style, but not required.
- Main roof pitches: 6:12 to 8:12. Secondary hip or shed roof pitches: 3:12 to 6:12.
- Roof overhangs: 12-30 inches at rakes and eaves

(6) Windows and Doors

- Individual windows are typically square or vertically oriented.
- Windows are often mulled together in pairs or threes.
- Double-hung windows with divided panes in upper sashes only, usually in a three-over-one configuration, are typical.
- Limited use of small accent windows and angled bays is encouraged. A single, rectilinear door is typical.
- Large panes in doors are common and are often divided to match the windows.
- Wide trim (5 to 6 inches) with head trim extending past the jamb is typical for doors and windows.
- Tapered side trims are typical.

(7) Porch/Entry

- Porches facing the street are common.
- Porch columns typically sit on wider bases or low walls.
- Tapered or double-columns with header and base details are common.

(8) Details

- Expression of structural members and attention to wood joinery is characteristic of the style.
- Beams, knee braces, and brackets are often found at gable ends.
- Extended lintels over door and porch openings are common.
- Tapered elements, including trim work and columns, are common.

(9) Minimum Required Elements

- Front porch that addresses the street, either full or partial-width (60 square-foot minimum)
- Square columns (tapered or straight), stone or brick plinths, structural or decorative beams or braces under gables,
- Decorative trim (5 to 6-inch width) around windows with emphasis on top and bottom (no stucco)
- Stone or brick on all street facing facades (20% minimum), lap siding or batt and board siding (no vinyl) on all four sides of the structure
- Main roof pitches 6:12 to 8:12, wide eave overhangs (12-inch minimum)
- Recessed (2-foot minimum from front facade), decorative garage door with small pane windows
- Brick or stone to follow finished grade within 12 inches
- Complimentary veneered or textured/colored foundations, where exposed to view



Figure 3.9 (1). Photo examples

3.10 Farmhouse

(1) The Farmhouse style is characterized by a gable roof facing the street. The main gable may be combined with wings on one or two sides or emerge from a larger hip-roofed rectangular volume. A one-story porch should be provided and integrated into the front facade. Gable, hip, shed, or special dormers are employed to provide additional floor area, daylight, and architectural interest. Facade compositions should feature symmetrically placed, vertically proportioned, double or single-hung windows. Symmetry in the overall composition is optional.

Detailing should be simplified. Ornamentation should be minimized at porches, gable ends, and special features, such as bays. Appropriate wall materials may include horizontal lap siding and board and batten siding.

(2) Massing

- A front-facing gable without side wings is typical.
- Overall massing should be simple and emphasize vertical building elements.
- Projecting bays and low-sloping shed roofs are common.
- 1½ to two-stories are typical, with a main level floor-to-ceiling height of 8 to 10 feet.

(3) Roofs

- Gable roofs facing the street are typical. Use of shed or gable-end dormers is encouraged.
- The main gable is often intersected by other roofs.
- Metal accent sections.
- Main roof pitches: 6:12 to 12:12
- Secondary hip or shed roof pitches: 3:12 to 6:12
- Roof overhangs: 6 to 12 inches

(4) Windows and Doors

- Vertically proportioned double and single-hung windows are typical.
- Individual or paired window treatments are common.
- Square and angled bay window treatments are common.
- Wide (4 to 6-inch) exterior trim and cap moldings on windows and doors are typical.
- Limited use of multi-pane sashes with divided panes is encouraged and may occur in both sashes in the following configurations: one-over-one, two-over-one, two-over-two, four-square-grid-over-one, and four-square-grid-over-four-square-grid.
- Panes in doors are common and often express ornamentation.

(5) Porch/Entry

- Street-facing, one-story porches are common. Wraparound porches are encouraged at corner lots.
- Porch roofs are typically forward-facing shed or hip.
- Porches may have exposed wood and metal elements.
- Square columns (at least 6x6 inch) or round columns (at least 6 inches) are typical.
- Railings may be turned, square balusters or steel.

(6) Details

- Detailing is simplified and ornamentation is restrained.
- Exposed structural elements on porches are typical. Any exposed concrete foundation must be clad with stone or brick.
- Ogee or half-round gutters are common.
- Board and batten wainscoting (in courser spacing) is recommended.
- Square or more detailed moldings along rakes are common.

(7) Minimum Required Elements

- Covered porch with support columns that have a base, shaft, and capitol
- Vertically-oriented windows
- Decorative trim (5 to 6-inch width) around windows with emphasis on top and bottom (no stucco)
- Recessed (2-foot minimum from the front facade), decorative garage door with small pane windows
- Full or partial width (over 50% of the front facade) covered front porch that addresses the street (Porch calculations for single family homes may include a wrapped porch around the corner of the house.)
- Lap siding or batt and board siding (no vinyl) on all four sides of the structure
- Multifamily structures shall incorporate stone or brick on the ground floor (10% minimum on each elevation), include a private outdoor space or balcony of 60-square-foot minimum, and a covered front porch to address the street or common area
- Complimentary veneered or textured/colored foundations, where exposed to view
- Shielded and downward directed lighting



Figure 3.10 (1). Photo examples

3.11 Mountain Modern

(1) The Mountain Modern style is characterized by a pitched or flat roof that is capable of withstanding heavy snow loads. The main roof pitch often extends over deck and patio areas to provide additional weather protection over adjacent decks or patios. Roof planes over the entry patio or courtyard are typical of the front facade. Facade compositions should feature dominant, expanses of glazing with wide roof overhangs providing protection from solar exposure.

Detailing should be simplified. Simple ornamentation should be incorporated at porches, entries and decks. Appropriate wall materials may include stone or natural wood siding.

(2) Massing

- Simple geometric forms.
- Overall massing should be simple and emphasize horizontal building elements.
- Pitched roofs are common.
- One and two stories are typical, with a main level floor-to-ceiling height of 10 to 14 feet.

(3) Roofs

- Single-pitched roofs dominate.
- The main roof is often penetrated by stone chimneys, often represented as oversized massing elements.
- Roof overhangs extending the roof coverage to patios and decks are typical.

(4) Windows and Doors

- Large expanses of floor to ceiling glass are typical.
- Sliding doors that extend the interior space outward onto decks and patios are typical.
- Untrimmed windows and doors that incorporate the glazed element into the exterior wall plane as an extension of the dominant plane are typical.

(5) Porch/Entry

- Street-facing, or side turned one and two-story entry decks are common. Walled entry courtyards are common.
- Entries often utilize detailed expressions of exposed wood, stone and metal siding elements.
- Entries should have pitched or sloped roofs that can be a separate roof line from the main ridges.

(6) Details

- Detailing is simplified and ornamentation is restrained.
- Exposed structural elements are typical.
- Hidden gutters that are integrated into the roof structure are common. Downspouts are often included as "rain-chains" that funnel the runoff into a ground level pond or stream element.
- Detailing is often based on rustic or craftsman elements typical to the local area.

(7) Minimum Required Elements

- Front porch that addresses the street, either full or partial-width (60-square-foot minimum) that incorporates timber columns with stone plinths/bases and timber trusses that reflect the internal structure of the building
- Timber beams or braces under gables
- Stone on front facade (20% minimum)
- Lap siding or batt and board siding (no vinyl) on all four sides of the structure
- Wide eave overhangs (18 inch minimum)
- Recessed (2-foot minimum from the front facade) decorative garage door with small pane windows
- Full metal or metal accent pitched roofs, especially on porch areas
- Complimentary veneered, or textured/colored foundations, where exposed to view
- Decorative wood or wood-like appearance garage doors recessed from the front plane of the building
- Multifamily structures shall incorporate stone or brick on the ground floor (20% minimum on each street facing elevation), include a private outdoor space or balcony of 60-square-foot minimum, and a covered front porch to address the street or common area
- Commercial and mixed use buildings shall incorporate stone or brick on the ground floor (20% minimum on each elevation), balconies of 60-square-foot minimum for residential uses, and metal roofed shed roof/awnings (minimum 6-foot depth) to protect pedestrians from inclement weather in building entrance areas.



Figure 3.11 (1). Photo examples

3.12 North Village Natural/ MDA Defined

(1) The North Village Natural style is characterized by one-direction sloped “shed” style roof construction. Variation in rooflines is required. Snow loads are designed to slide off, but should not slide onto entrances and outdoor porch/patio spaces. Roofs may be free form and include curves/arcs. The main roof section may extend over deck and patio areas to provide additional weather protection and to create a distinctive outline. Facade composition should feature larger windows with substantial roof overhangs.

Detailing should be simplified. Simple ornamentation should be incorporated at porches, entries, and decks. Appropriate wall materials may include stone or natural/transparent stained wood siding. Colors and materials are intended to blend with the natural setting.

North Village Natural style may be utilized in all sub-districts as the principle architectural style and may be further defined through an MDA.

(2) Massing

- Simple geometric forms.
- Overall massing should be simple and emphasize horizontal building elements.
- Varied pitched and shed-style roofs are common.
- Two stories are typical, with a main level floor-to-ceiling height of 10 to 14 feet.

(3) Roofs

- Variable roofs.
- The main roof is often penetrated by stone chimneys.
- Roof overhangs extending roof coverage to patios and decks are typical.
- Vegetated/green roof.

(4) Windows and Doors

- Large expanses of glass are typical.
- Sliding doors that extend the interior space outward onto decks and patios are typical.

(5) Porch/Entry

- Street-facing are common. Semi-enclosed and accented entry courtyards are common.
- Entries often utilize detailed expressions of exposed wood, stone, and metal siding.
- Entries are protected from sliding roof snow loads and from inclement weather.

(6) Detail Elements

- Detailing is simplified and ornamentation is restrained.
- Exposed structural elements are typical.
- Gutters are not required, but controlled roof runoff into the landscaping is required.
- Drainage from driveways is funneled into the yard landscaping.
- Detailing is often based on rustic elements typical to the local area.

(7) Minimum Required Elements

- For residential use, front door/porch addresses the street and incorporates timber columns with stone plinths/bases and timber trusses that present a focused entry to the building
- Exposed timber beams or braces under gables
- Stone (including cultured stone) on front and visible sides of the building (20% minimum), with stonework continuing to the ground where there are exposed foundations
- Complimentary veneered or textured/colored foundations, where exposed to view, in addition to any stonework as required above
- Lap siding or batt and board siding (no vinyl) on all four sides of the structure
- Wide eave overhangs (18-inch minimum)
- Metal and wood simulating architectural shingles accenting varied pitched roofs
- Recessed decorative wood or wood-like garage doors with small pane windows and wood accents. Such doors shall be recessed (2-foot minimum from the front façade) from the front plane of the building, and preferably turned away from the street
- Multifamily structures shall incorporate stone or brick on the ground floor (20% minimum on each street facing elevation), include a private outdoor space or balcony of 60-square-foot minimum for each unit, and a covered front porch for each unit to address the street or common area
- Commercial and mixed use buildings shall incorporate stone or brick on the ground floor (20% minimum on each street facing elevation), balconies of 60-square-foot minimum for residential uses, and metal roofed shed roof/awnings (minimum 6-foot depth) to protect pedestrians from inclement weather in building entrance areas



Figure 3.12 (1). Photo examples

5.13 Entrance Types

Entrance type standards apply to the ground story and visible basement of front facades of all building types as defined in this section. Refer to the Building Type Table Requirements, Sections 3.3 through 3.7.

1. General

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type standard (refer to Building Types 3.3 through 3.7).
- (2) Applicability. The entire ground story street-facing or shared parking area facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 Explanation of Building Type Table Standards, for information on measuring building transparency.

2. Mixed-Use Entrance Type

(Refer to Figure 3.13 (1).) The mixed-use entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

- (1) Transparency. Minimum transparency is required per building type.
- (2) Elevation. Mixed-use elevation shall be between zero and 1 foot above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of 3 feet and a maximum of 8 feet deep, measured from the portion of the front facade closest to the street.

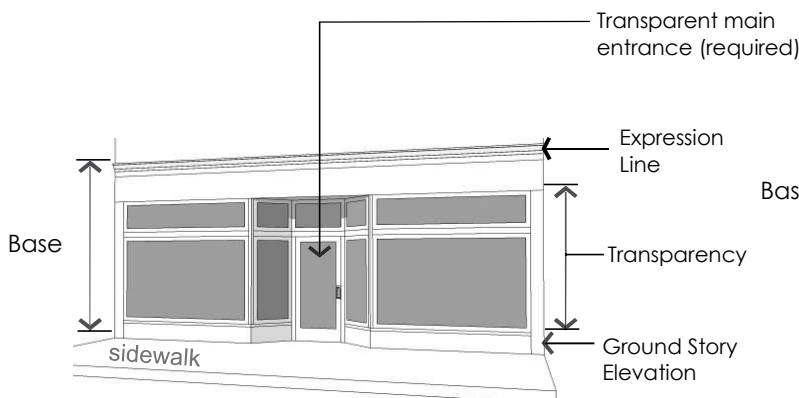


Figure 3.13 (1). Mixed-Use Entrance Type

- (b) When the recess falls behind the front build-to zone, the recess shall be no wider than 8 feet.

3. Arcade Entrance Type

(Refer to Figure 3.13 (2).) An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story.

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of 8 feet and a maximum of 15 feet.
- (2) Build-to Zone. When the arcade is utilized, the outside face of the arcade shall be considered the front facade, located within the required build-to zone.
- (3) Recessed or Interior Facade. Mixed-use entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between 10 feet and 12 feet on center.
- (5) Column Width. Columns shall be a minimum of 1 foot, 8 inches and a maximum 2 feet, 6 inches in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and shall be arched.

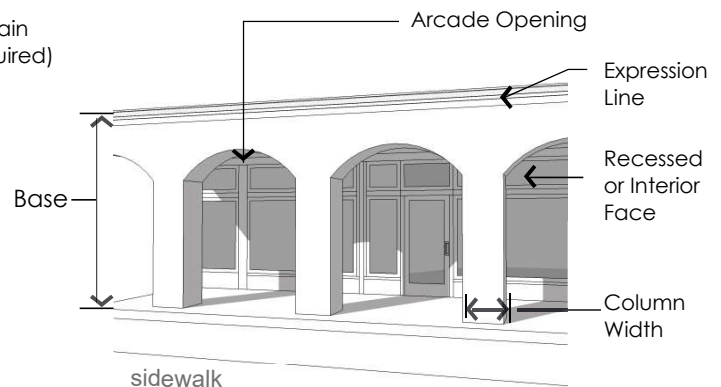


Figure 3.13 (2). Arcade Entrance Type

4. Stoop Entrance Type

(Refer to Figure 3.13 (3).) A stoop is an unroofed, open platform.

- (1) Transparency. Minimum transparency is required per building type.
- (2) Stoop Size. Stoops shall be a minimum of 3 feet deep and 6 feet wide.
- (3) Elevation. Stoop elevation shall be located a maximum of 2 feet, 6 inches above the sidewalk without visible basement and a maximum of 4 feet, 6 inches above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

5. Porch Entrance Type

(Refer to Figure 3.13 (4).) A porch is a raised, roofed platform that may or may not be enclosed on all sides. Awnings may be substituted for roof structures.

- (1) Transparency.
 - (a) Minimum transparency per building type is required.
 - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of 5 feet deep and 8 feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2 feet, 6 inches above the sidewalk without a visible basement and a maximum of 4 feet, 6 inches above the sidewalk with a visible basement.
- (4) Entrance. All entries shall be located off a porch.

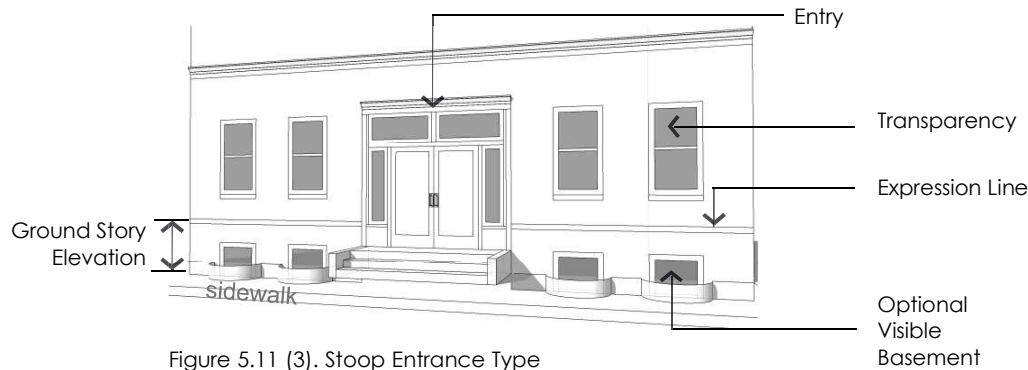


Figure 5.11 (3). Stoop Entrance Type

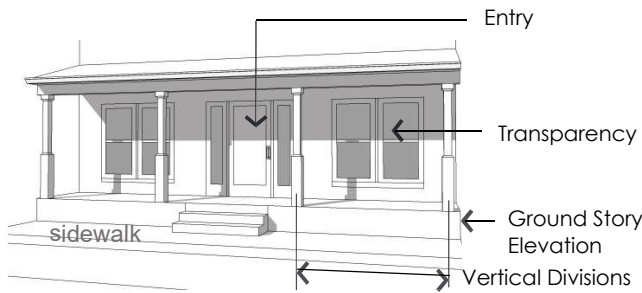


Figure 3.13 (4). Porch Entrance Type

3.14 Roof Types

Roof type standards apply to the roof and cap of all building types as defined in this section. Refer to Building Type Table Requirements, Sections 3.3 through 3.7.

1. General Provisions

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the cap of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the building type.
- (3) Measuring Height. Refer to Section 3.2.2 for information on measuring building height.
- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the zoning administrator with the following requirements:
 - (a) The roof type shall not create additional occupied space beyond that permitted by the building type.
 - (b) The shape of the roof type shall be significantly different from those defined in this section, 3.14 Roof Types, (i.e. a dome, spire, vault).
 - (c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the intent of the building use.
 - (d) Green/vegetative roofs are encouraged.

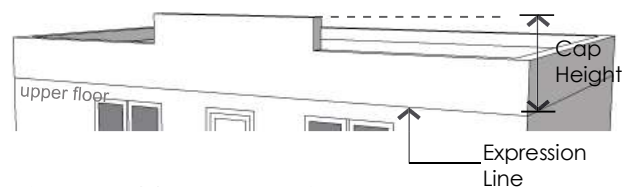


Figure 3.14 (1). Parapet Roof Type

2. Parapet Roof Type

(Refer to Figure 3.14 (1), Parapet Roof Type.) A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is 2 feet with a maximum height of 6 feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type, except for open air rooftop gathering spaces.
- (4) Flat roofs may incorporate green roof landscaping.

3. Single Sloped Roof Type

(Refer to Figure 3.14 (2), Pitched Roof Type.) This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 5.12 (2) Low Pitched Roof).
 - (b) Low pitch green roofs may be allowed.
- (2) Configurations.
 - (a) Hipped, gabled, single sloped and combination of hips and gables with or without dormers are permitted.
 - (b) Gambrel, butterfly and mansard roofs are not permitted.

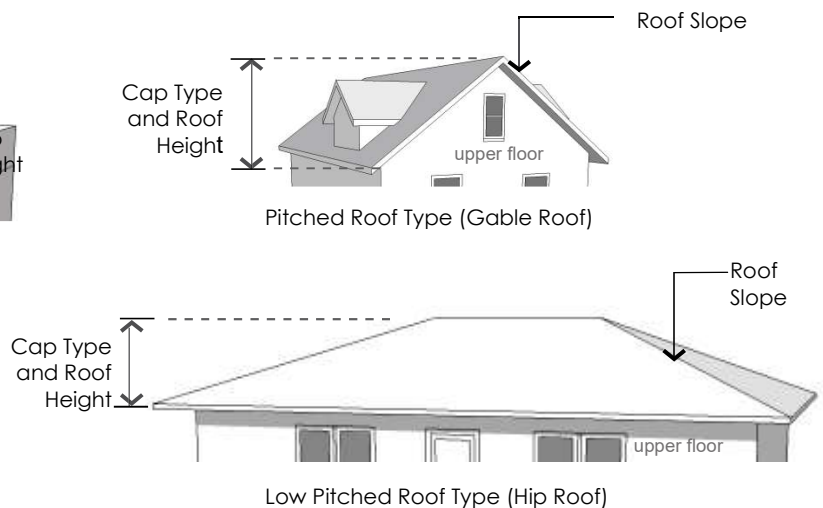


Figure 3.14 (2). Pitched Roof Type

- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (Refer to Figure 3.14 (2). Parallel Ridge Line.)
- (4) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the building type.
- (5) Occupied Space. Occupied space may be incorporated behind this roof type.

4. Flat Roof Type

(Refer to Figure 3.14 (3). Flat Roof Type.) This roof type has a flat roof with overhanging eaves.

- (1) Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) Green/vegetative roofs are encouraged and permitted.
- (3) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (4) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of 8 inches thick.
- (5) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than 4 feet above the top of the eave.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

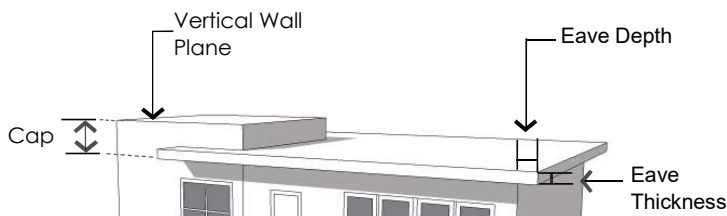


Figure 3.14 (4). Flat Roof Type

5. Roof Projections and Towers

(Refer to Figure 3.14 (4). Tower.) A tower is a rectilinear or cylindrical vertical element that must be used with other roof types.

1. General Projections - projections to a greater height than the maximum allowed for the building shall be permitted for such features as stairway enclosures, parapets, chimneys, shade structures, solar cells, landscaping and similar features, as determined by the Zoning Administrator, but in no case shall such features allow for human habitation.

2. Towers

- (1) Quantity. All building types/styles, are limited to one tower per building and only permitted in NV and UV sub-districts adjacent to the intersection of two streets.
- (2) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (3) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (4) Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential building types.
- (5) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied.
- (6) Application. May be combined with all other roof types.

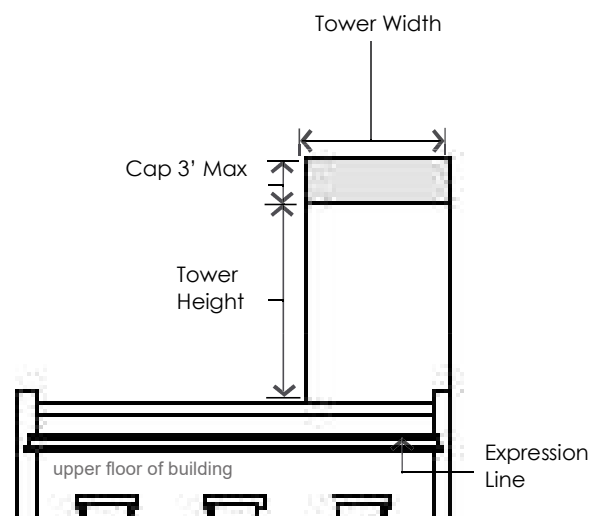


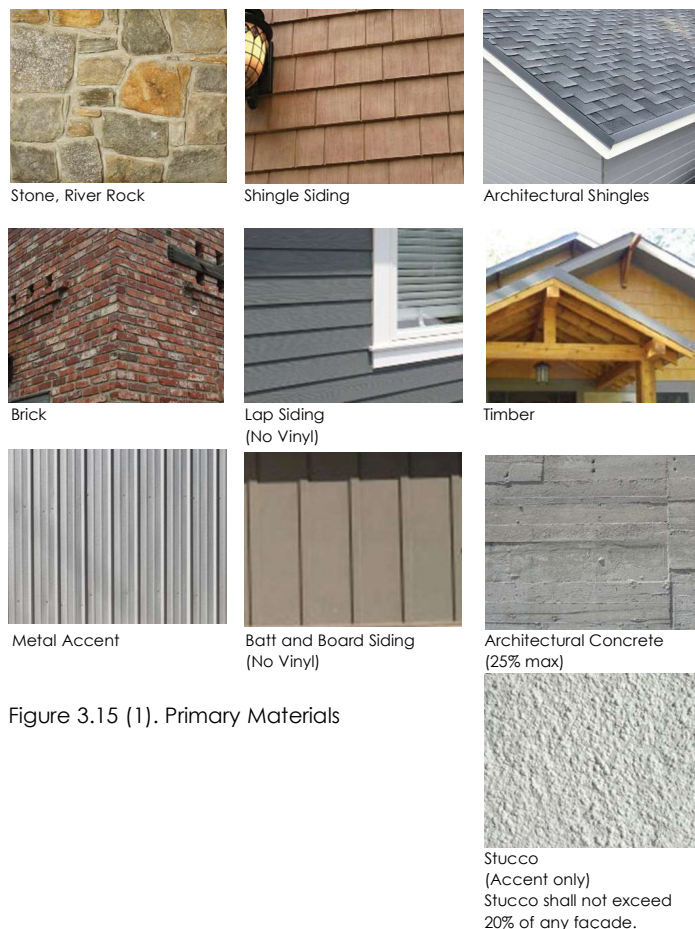
Figure 3.14 (3). Tower

5.13 Additional Design Requirements

The following outlines the NVOZ design guidelines that affect a building's appearance and sub-district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color

- (1) **Primary Facade Materials.** 80% of each street facing facade shall be constructed of primary materials. For facades over 1,000 square feet, more than one material shall be used to meet the 80% requirement.
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone; brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; and glass. Other high quality synthetic materials may be approved during the site plan process by the zoning administrator with an approved sample and examples of successful, high quality local installations. Vinyl and aluminum slats are not permitted, except soffit, fascia and gutter applications. Refer to Figure 3.15 (1).
- (2) **Secondary Facade Materials.** Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation; and exterior architectural metal panels and cladding.



- (a) White colors allowed only when they blend with adjacent materials.
- (3) **Roof Materials/colors.** Acceptable roof materials include non-reflective 300 pound or better, dimensional asphalt composite shingles; wood shingles and shakes; standing seam painted metal, slate, and vegetated/green roofs. "Engineered" wood or slate may be approved by with a sample approved by the zoning administrator. Refer to Figure 5.13 (2). Where visible, roof colors shall be earth toned with an emphasis on tan, brown, green/brown mixes. Flat roofs with parapets are permitted and encouraged to have vegetated/green roofs. Flat roofs are exempt from material requirements.
- (4) **Color.** Main building colors shall utilize earth toned traditional palettes from any major paint manufacturer. Other colors may be utilized on details and accents, not to exceed a total area larger than 10% of the facade surface area. Colors not to be used include bright and neon colors.

Allowed Materials					
Building Materials		Craftsman	Farmhouse	Mountain Modern	NV Natural/ MDA
	Stucco (20% maximum)	●			●
	Siding (Lap, Batt and Board, Barnwood, Shingle. No vinyl)	●	●	●	●
	Corrugated Galvanized Metal Siding Accents (up to 50% of a wall)			●	●
	Stone (Cultured Stone or Similar)	●	●	●	●
	Brick	●	●	●	●
	Architectural Asphalt Shingles	●	●	●	●
	Metal Accent Panels (panels 20% maximum)	●	●	●	●
	Aluminum Soffit and Fascia	●	●	●	●
	Vinyl or Wood Composite Windows	●	●	●	●
	Architectural Concrete			●	

Table 3.15 (1). Material Matrix

2. Windows, Awnings, Shutters and Doors

- (1) Windows. All upper story windows on all residential and mixed use buildings shall be recessed, double hung. Percent of transparency is required per building type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic and vinyl awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Figure 5.13 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved by the zoning administrator.
- (4) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the townhouse building and single family buildings. Refer to Figure 3.15 (3).



Permitted Awnings: Metal



Prohibited: Residential Grade Doors on Commercial Buildings



Permitted Awnings: Canvas



Permitted: Commercial Grade Doors and Windows on Commercial

Figure 3.15 (3). Commercial Grade



Prohibited Awnings: Plastic

Figure 3.15 (4). Awnings

3. Balconies

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 3.15 (5).

- (1) **Size.** Balconies shall have minimum dimensions of 6 feet deep and 8 feet wide, with a total square footage of not less than 60 square feet. Balconies are required for a minimum of 50% of the units in stacked residential and mixed-use buildings. Balconies may substitute for the required facade variation on rear and side facades.
- (2) **Connection to Building.** Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.

4. Treatments at Terminal Vistas

When a street terminates at a parcel, the parcel shall be occupied by one of the following:

- (1) If the parcel is open space, any open space type with the exception of the pocket park shall be utilized and a vertical element shall terminate the view. Acceptable vertical elements include a stand or grid of trees, a sculpture, or a fountain.
- (2) If the parcel is not utilized as an open space type, the front or corner side of a building, whether fronting a primary street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a mountain peak, a tower, a bay, or a courtyard. Refer to Figure 3.15 (6) for one illustration of this requirement.



Figure 3.15 (5). Balconies Integral to Facade

5. Building Variety

Building design shall vary between vertical facade divisions, where required per the building types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following:

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless mixed-uses are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the building type requirements.



Figure 3.15 (6). Terminal Vista of Mountain Peak



Figure 3.15 (6). Building Variety

6. Drive-through Structures

Refer to Figure 3.15 (7) for one illustration of the following requirements.

- (1) Structure/Canopy. Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use.
- (2) Stacking Lanes. Stacking lanes shall be located behind the building and accommodate at least two cars in a lane in addition to the car at the window and allow for additional stacking out of the primary driveway accesses
- (3) The canopy and structure shall be constructed of the same materials utilized on the building.

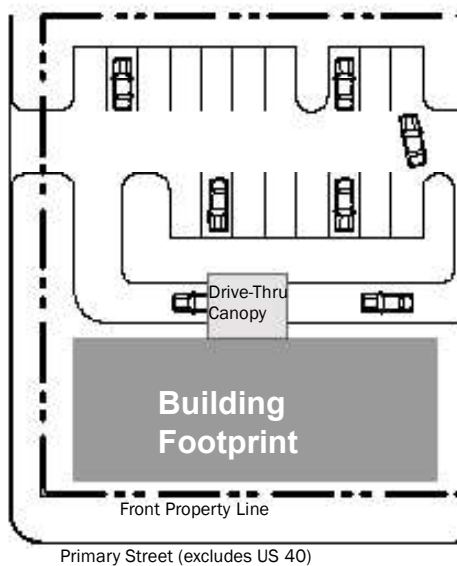


Figure 3.15 (7). Drive-Through Facility Layout

4.1 Streets**1. General Requirements**

- (1) Streets should be structured on a street network system where feasible, with limited cul-de-sacs, in order to allow for buildings to be oriented to the streets, have front door access, downplay garages, and provide for walkable neighborhoods. Street networks can be adapted to topography and terrain as needed.
- (2) General Requirements: Streets shall support the overall connectivity requirements for the NVOZ area. They should balance all forms of mobility while maximizing convenience for pedestrians and bicyclists. Transportation systems should be planned to accommodate future transit. All streets and street layouts are subject to review and approval by Heber City.
- (3) The character of streets within the North Village Overlay Zone will vary based on their location within specific sub-districts. Public rights-of-way (ROW) shall conform to the street cross sections appropriate to the area they are applied.
- (4) Primary and Secondary Street Network Criteria: The following priorities and outcomes shall guide the development of the primary and secondary street network and the implementation of this section and its technical guidance herein:
 - (a) Neighborhoods shall aim to be connected to one another through a woven collector system that offers several external access points.
 - (b) There shall be a hierarchy of streets with more important streets at key locations.
 - (c) A variety of on-street parking conditions (angled parking, parallel parking) shall be employed to calm traffic on retail and commercial streets in NV and UV sub-districts.
 - (d) Walking and cycling should be a safe, efficient, and convenient option for movement within the network.
 - (e) Access to local commercial and business destinations from adjacent neighborhoods should generally be achieved via trails and collector and local streets that are consistent with the contextual sub-district in which they reside.
 - (f) Alternate routes should be available for traffic congestion relief at peak times. Avoid the need to access a state highway to travel north and south.
- (g) The street types established in and networks encouraged by this section should encourage efficient travel, but with slower speeds.
- (h) Roadways should reduce slope issues through a careful consideration of topography and avoid features such as gullies/drainages.
- (i) Links between streets, alleys, and trails should be purposeful and integrated into the transportation network.
- (5) Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, street lights, street furniture, and swales.
- (6) Create streets that are appropriate for their contexts in residential, mixed-use commercial villages, and design to encourage travel at appropriate volumes and speeds.
- (7) Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improved water quality through the use of low impact development (LID) stormwater design.
- (8) All construction in the right-of-way shall follow specifications defined by the department of public works.
- (9) Street types defined in this section outline acceptable street configurations; refer to 4.4 through 4.9. The graphics provided here, illustrating each street type, are illustrative possible configurations of that street type. New streets should be designed using the principles and characteristics defined by each street type. The zoning administrator in consultation with city engineer may require additional right-of-way, pavement width, or additional street elements depending on unique site characteristics.



Figure 4.1 (1). Residential Street Example



Figure 4.1 (2). Commercial Street Example

4.2 Street Network

1. Purpose

- (1) Overview: Connectivity is a vital part of community life. Streets connect us to our homes, families, friends, work, recreation, shopping, and our every day needs. Streets are the lifeblood of our communities.

Commercial areas and downtowns benefit from smaller blocks as seen in the original Heber City grid (400' x 400') (Figure 4.2)(1)), but networks can also be adapted to more radial and organic designs to accommodate steep topography (Figure 4.2.(2)).

- (2) While the concept of connectivity is simple, it is important to establish clear metrics and standards to define, measure, and improve connectivity. These standards center around two primary concepts: the maximum side of a single block and maximum perimeter of the entire block. Blocks are the defining components of grids, street networks, and street transportation systems.
- (3) Blocks, together with streets, shall form the network of thoroughfares and public spaces. Blocks shall generally be small-to-moderate in size and rectangular in shape but may be modified to accommodate site conditions.

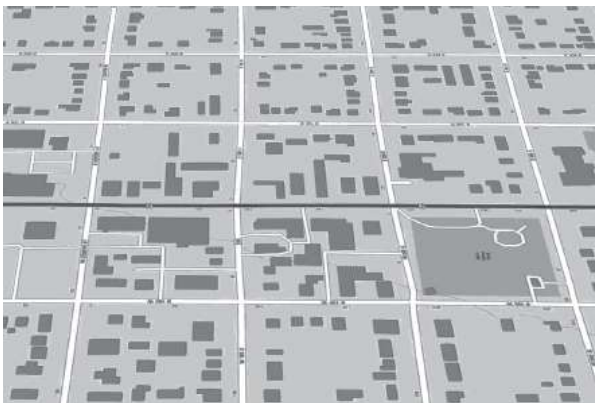


Figure 4.2 (1). Historic Downtown Heber Street Grid



Figure 4.2 (2). Street Network with Topographical Adaptations

2. Definitions

- (1) Block. A contiguous group of properties bounded by multiple thoroughfares, rights-of-way, railroads, water bodies, or other similar features. The block's perimeter is formed by outer property lines of the properties within the block (Figure 4.2(3)).
- (2) Block Length. The length of one side of a block between two streets (Figure 4.2(3)). A block does not include the right-of-way.
- (3) Block Perimeter Length. The aggregate of all the block lengths around the entire perimeter of the block.
- (4) Cul-de-sac. A street ending in a vehicular turnaround whose roadway does not connect to other streets.
- (5) Trail/Pathway. A trail/path reserved for pedestrian or other non-motorized use. May be privately owned but must be publicly accessible to meet pedestrian pathway connectivity requirements. See ordinance 17.30.
- (6) Right-of-way. A strip of land reserved for transportation, infrastructure, and/or public use between the perimeter property lines of adjacent blocks.
- (7) Street. A public thoroughfare including roads, highways, drives, lanes, avenues, boulevards or any other thoroughfare dedicated for public use that affords primary access to abutting properties.
- (8) Street Network. System of interconnected streets that forms the framework for community development and transportation.
- (9) Street Types. The cross sections of the approved streets showing the entire right-of-way (including walks, park strips, parking, medians, bike lanes, and travel lanes).

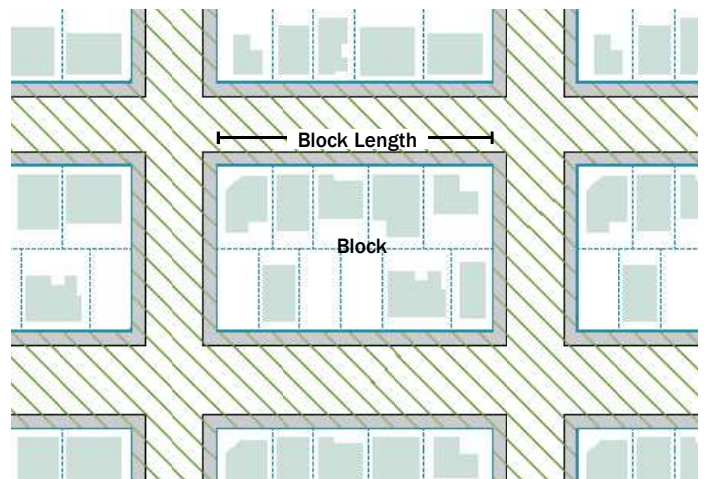


Fig. 4.2 (3) - Block Length and Right-of-Way

- | | | |
|--|---|--|
|  Block Boundary |  Sidewalk/Park Strip |  Right-of-way |
|  Property Line |  Curb | |

3. Requirements

- (1) **Maximum Block Length.** Requires that street connections occur frequently enough. No block length within the sub-district should be longer than the value listed in Table 4.2(1), except when the terrain requires adaptations.
- (2) **Maximum Block Perimeter.** Requires that street connections occur frequently enough. No maximum block perimeter within the sub-district should be longer than the value listed in Table 4.2(1).
- (3) **Maximum Pedestrian Pathway Spacing.** Requires that pedestrian pathways occur frequently enough. No pedestrian pathway spacing should be longer than the value listed in Table 4.2 for the corresponding sub-district.
- (4) **Maximum cul-de-sac length.** Requires that cul-de-sacs are limited in length. Calculated by measuring or estimating the distance from the street intersection to the opening of the cul-de-sac bulb and ensuring it is generally no longer than the maximum listed in Table 4.2., as demonstrated in Figure 4.3(1). Increases in length may be considered depending upon terrain. Cul-de-sacs are allowed in the following conditions:
 - Site hindrances including: steep slopes (greater than 15%), canals, gullies, or other topographical features that prevent connected streets.
 - Cul-de-sacs must be approved by both the zoning administrator and city engineer.
 - Pedestrian pathways are provided from the cul-de-sac, connecting to adjacent streets, destinations, and the trail system.
- (5) **Street Connectivity Plan.** Street connectivity will be reviewed as part of the concept plan application process and/or MDA. The street connectivity map/plan shall show streets, sidewalks, pathways/trails, and distances for all blocks, maximum block perimeters, pathways and cul-de-sacs (if allowed).

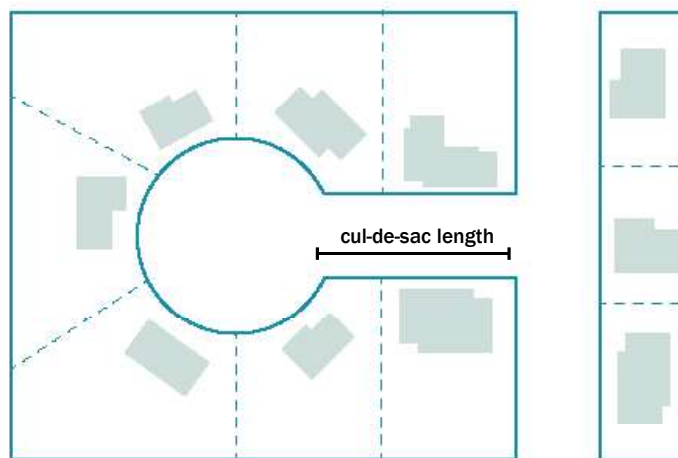


Fig. 4.3 (1). Cul-de-sac Length



Fig. 4.3 (2). Mid-block Trail/ Pathway

Street Connectivity Requirements

Sub-District	Maximum Block Length (feet)	Maximum Block Perimeter (feet)	Maximum Pathway Spacing (feet)	Cul-De-Sac Maximum Length (feet) ¹
NV	500	2000	NA	Not Allowed ¹
NOS	800	2000 ¹	500 ²	300 ³
UV	500	2000 ¹	NA	300 ³
RR	1000	3000 ¹	600 ²	400 ³

Table 4.2 (1). Street Connectivity Requirements

Footnotes:

¹ When existing slopes are steeper than 15%, maximum block perimeter may be increased by 0-20% based on criteria provided by both the zoning administrator and city engineer.

² When a block is longer than the distances in Table 4.2(1), mid-block crossings with sidewalks or trails are required. Crossings are to be located as close to center of the block as possible.

³ See conditions of allowed cul-de-sac in 3.(4).

4.3 Intersections

1. See Table 4.3(1) for approved intersection types.

				Permitted Sub-District			
Intersections	Type	Description	Graphics	N	NOS	U	RR
	T-intersection	A standard intersection between two streets where one is terminated.		●	●	●	●
	4-way	A standard intersection between two continuous streets at or near right angles.		●	●	●	●
	Turbine	An intersection between three or four streets segments creating open space or a civic use at the center. Inner square must be usable open space, including plazas, greens, or squares. Minimum distance of a side is 80 feet.		●	●	●	●
	Roundabout	A very large traffic circle intersecting multiple urban streets with a pedestrian accessible civic district at the center in a circular, oblong, or elliptical shape. Roundabouts may require traffic control by timed or on-demand signalization to ensure safety at pedestrian crossings.		●	●	●	●
				● Allowed			

Table 4.3 (1). Intersections.

4.4 On-Street Parking

On-street parking, as permitted on designated street types, shall meet the following requirements.

- (1) Parallel and diagonal parking is permitted on designated street types.
- (2) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces are outlined in Table 4.4 (1): On-Street Parking Space Dimensions and Figure 4.4 (2): On-street Parking Layout. The width of a parking space shall be measured from the center of a stripe.

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)
0 (parallel)	20	8	7
45 (diagonal)	12	9	17
60 (diagonal)	10	9	18
90 (perpendicular)	9	9	20

Table 4.4 (1). On-Street Parking Space Dimensions.

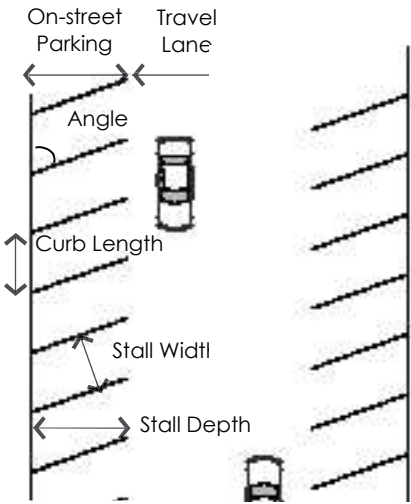


Figure 4.4 (2). On-Street Parking Layout

4.5 Bicycle Facilities

All bicycle accommodations shall be coordinated with the City's trail plan. The following types of bicycle accommodations are permitted:

- (1) **Cycle Track.** A cycle track is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier.
- (2) **Dedicated Bicycle Lane.** Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street and shall be 5 to 6 feet wide.
- (3) **Designated Shared Lane.** A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, a minimum 13 feet, in order to accommodate both types of users. It includes a painted bicycle marker combined with a double arrow (known as a "sharrow"). This improvement occurs in both directions.
- (4) **Shared Lane.** A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.
- (5) **Separate trail pathway.** A 10-12-foot wide multi-purpose paved trail separate from the street or highway.

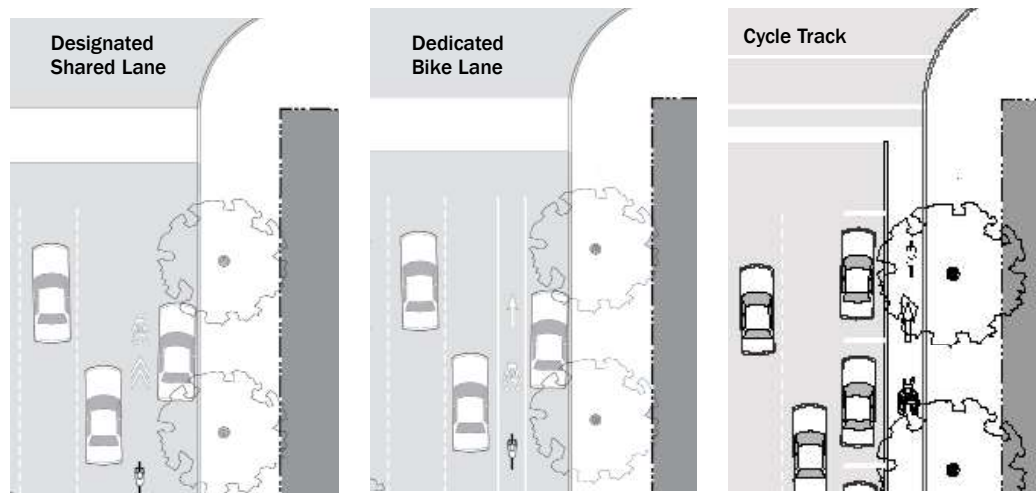


Figure 4.5 (1). On-Street Bicycle Facilities



Figure 4.5 (2). Separate Trail Illustration



Figure 4.5 (3). Sharrow Example

4.6 RESIDENTIAL/MINOR LOCAL

1. Intent

The residential street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section, Figure 4.6 (2).

2. General Requirements

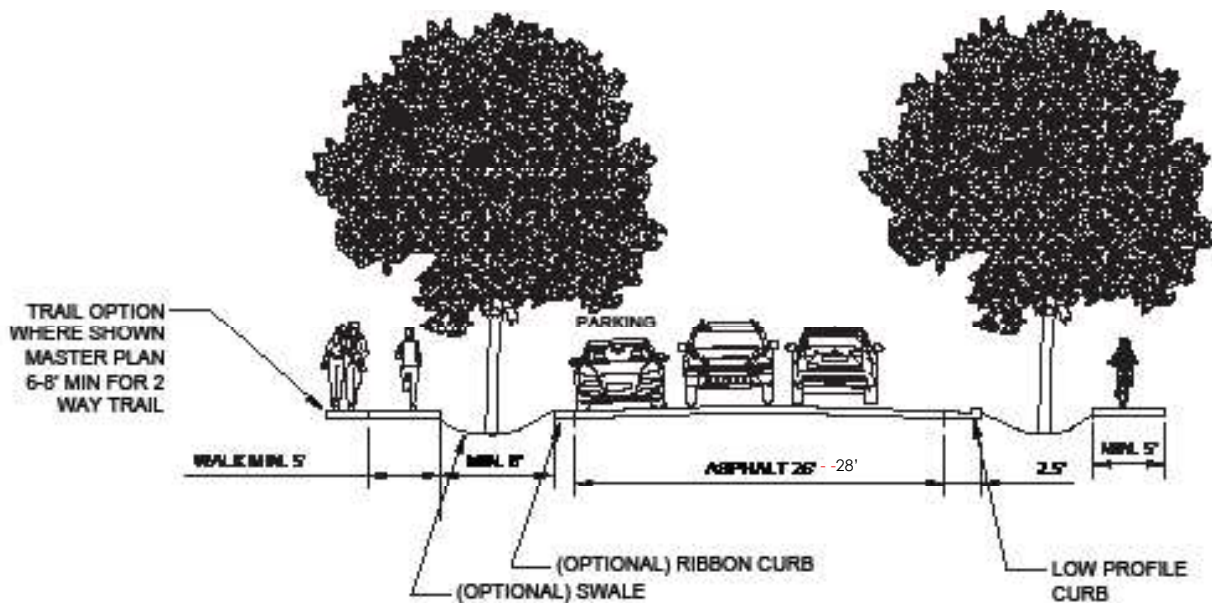
The neighborhood street shall be developed using the standards in Table 4.6 (1).



Figure 4.6 (1). Neighborhood Street Illustration

Residential Street Requirements	
Permitted Districts	NV NOS UV RR
Typical Right-of-Way Width	57' (with trail 64')
Vehicular	
Travel Lanes	2 lanes
Lane Width	10'
Allowable Turn Lanes	Not applicable
Parking Lanes ¹	Parallel on side of street
Pavement Width	26' (curb to curb 31')
Median	Permitted only for turning
Bicycle Facilities ²	Shared
Pedestrian	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides
Swale/Park Strip	Minimum 8' wide, w/streetlights, trees, and landscaping;
¹ Reference 4.4 for on-street parking requirements ² Reference 4.5 for bicycle facility types and requirements	

Table 4.6 (1). Neighborhood Street Requirements.



4.7 RESIDENTIAL/MAJOR LOCAL

1. Intent

The residential street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences in the mountain and hillside areas and higher density multi-family areas. Refer to the typical plan and section, Figure 4.7 (1).

2. General Requirements

The complete street cross section and plan shall be developed using the standards in Table 4.7 (1).

Mountain Residential Street Requirements	
Permitted Sub-Districts	NV NOS UV RR
Typical Right-of-Way Width	Min 63' (with trail 70')
Vehicular	
Travel Lanes	2 lanes
Lane Width	11'
Allowable Turn Lanes	Occasional flaired intersections with collector streets
Parking Lanes ¹	Parallel
Pavement Width Max	32' (curb to curb 37')
Median	None
Bicycle Facilities ²	Shared or separated bike lane
Pedestrian	
Pedestrian Facilities	Minimum 5' Sidewalks with trail option
Swale/ Park Strip	Required see cross section
¹ Reference 4.4 for on-street parking requirements ² Reference 4.5 for bicycle facility types and requirements	

Table 4.7 (1). Residential Street Requirements

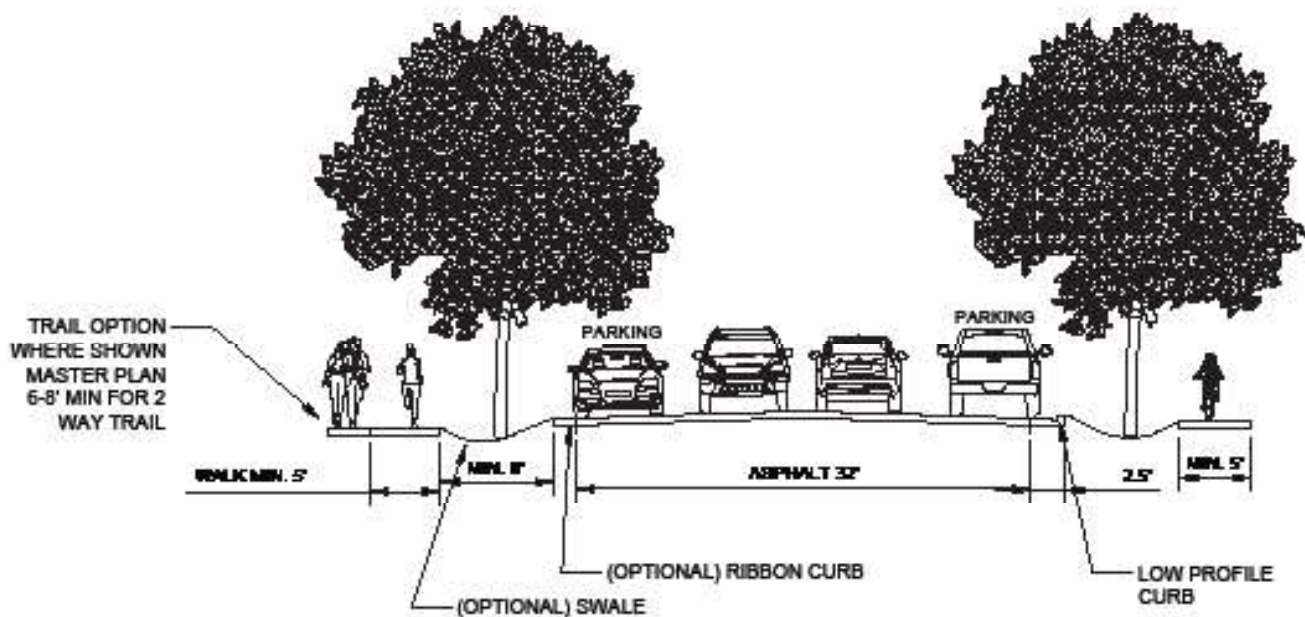


Figure 4.7 (1). Residential Street

4.8 Village Center Street

1. Intent

The village center street is designed first for pedestrians, buildings, and street life and second for vehicular traffic, see Figure 4.8 (1). The street is intended for slow speeds and high pedestrian traffic. Sidewalks are wide and have the capacity for on-street dining, shopping, and street life.

2. General Requirements

The complete street cross section and plan shall be developed using the standards in Table 4.8 (1). Benches for patrons shall be located perpendicular to the street or adjacent to the building facing the street and may be designed as part of a planter box. Concept and construction drawings shall include street, sidewalks, trees, street lights, tree grates, bike racks, trash receptacles, and street furniture. Bulb-outs (curb extension) are required at mid-block crossings and intersections.



Village Center Street Requirements	
Permitted Sub-Districts	NV UV
Typical Right-of-Way Width	95'
Vehicular	
Travel Lanes	2 lanes
Lane Width	11'
Allowable Turn Lanes	Yes
Parking Lanes ¹	Diagonal
Pavement Width Max	60' (curb to curb 65')
Median	Planted median with turning lanes
Bicycle Facilities ²	Shared
Pedestrian	
Pedestrian Facilities	Minimum 7' wide clear sidewalk on both sides
Bulb-Out	Required at intersections and mid-block crossings
Lighting	12'-16' LED/dark sky light fixtures required every 40' depending on schematics
Park Strip	Minimum 8' wide w/ trees, lighting, and street furniture (benches, bike racks, trash receptacles, etc.)
¹ Reference 4.4 for on-street parking requirements	
² Reference 4.5 for bicycle facility types and requirements	

Table 4.8 (1). Village Center Street Requirements

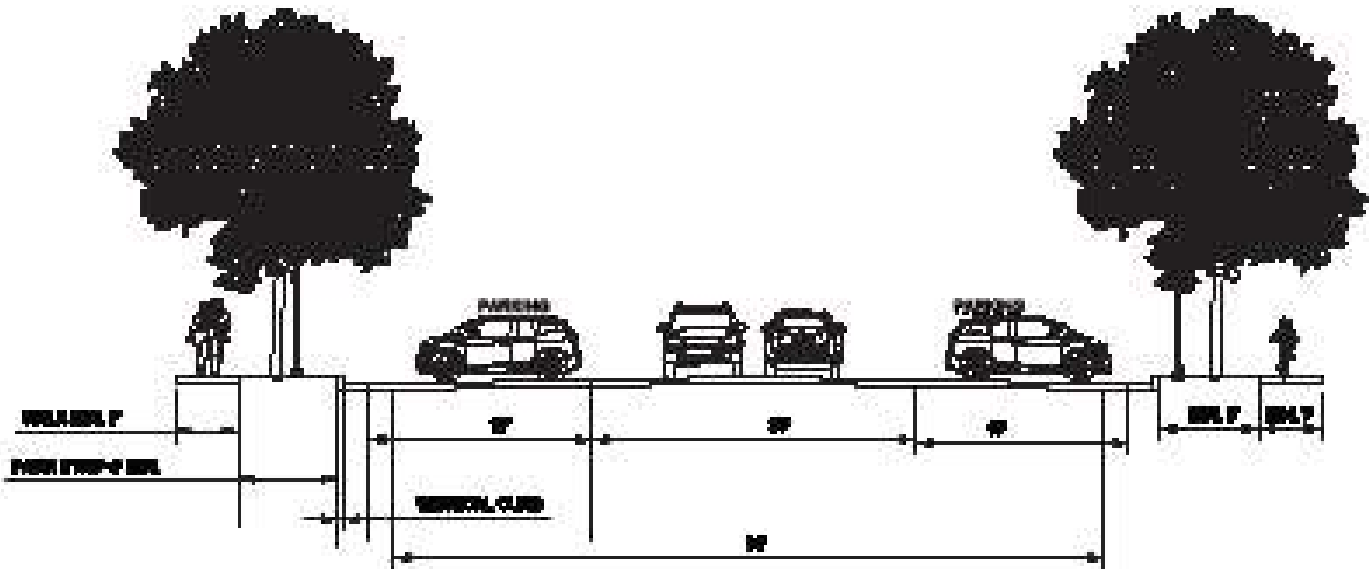


Figure 4.8 (1). Village Center Street.

4.9 Village Connector (Major Collector)

1. Intent

The village connector street is a mid-range capacity street designed for moderate speeds, with a standard right-of-way. It primarily serves to connect the North Village and the University Village areas and provides an alternate route to state highways. Refer to the typical plan and section, Figure 4.9 (1).

2. General Requirements

The complete street cross section and plan shall be developed using the standards in Table 4.9(1).

Mountain Connector Street Requirements	
Permitted Sub-Districts	NV NOS UV RR
Typical Right-of-Way Width	70' - 90'+
Vehicular	
Travel Lanes	2 - 12' lanes, with 5' bike lanes on each side which are dropped if trail is provided
Lane Width	12'
Allowable Turn Lanes	Approved by zoning administrator/city engineer, generally at intersections
Parking Lanes	None
Pavement Width Max	34' (44' curb to curb)
Median	Planted median with occasional turn lanes
Bicycle Facilities 1	5' bike lanes each side or separate trail
Pedestrian	
Pedestrian Facilities	Minimum 12' wide paved trail per City trails plan and Regulating Map
Swale/Park Strip	Varies with a minimum of 8'
1 Reference 4.5 for bicycle facility types and requirements	

Table 4.9 (1). Village Connector Street Requirements

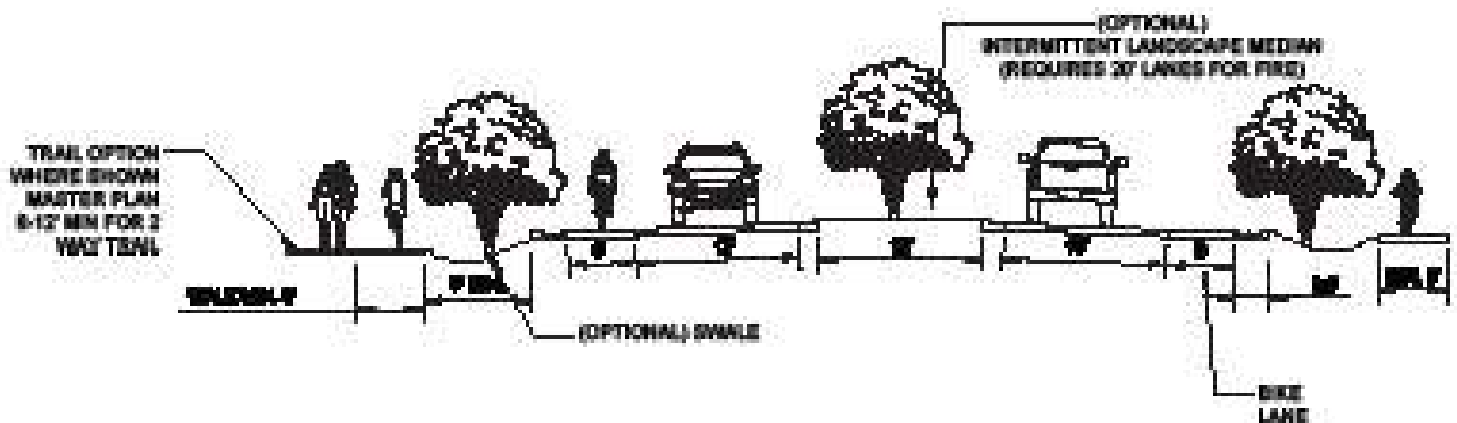


Figure 4.9 (1). Village Connector Street

4.9 Neighbor Connector (Minor Collector)

1. Intent

The neighborhood connector street is a mid-range capacity street designed for moderate speeds, with a standard right-of-way. It primarily serves to connect neighborhoods and those residences in the mountain and hillside areas. It also provides an alternate route to state highways. Refer to the typical plan and section, Figure 4.9 (1).

2. General Requirements

The complete street cross section and plan shall be developed using the standards in Table 4.9(1).

Neighborhood Connector Street Requirements	
Permitted Sub-Districts	NV NOS UV RR
Typical Right-of-Way Width	Min. 69' (76' with trail)
Vehicular	
Travel Lanes	2 lanes, with 7' shoulders on each side
Lane Width	12'
Allowable Turn Lanes	Approved by zoning administrator/city engineer for intersections
Parking Lanes ¹	On shoulder
Pavement Width Max	38' (curb to curb 43')
Median	Planted median with turning lanes
Bicycle Facilities ²	Shared on street or on separated trail
Pedestrian	
Pedestrian Facilities	Minimum 5' sidewalks and trail option
Swale/Park Strip	Minimum 8'
¹ Reference 4.4 for on-street parking requirements	
² Reference 4.5 for bicycle facility types and requirements	

Table 4.9 (1). Neighborhood Connector Street Requirements

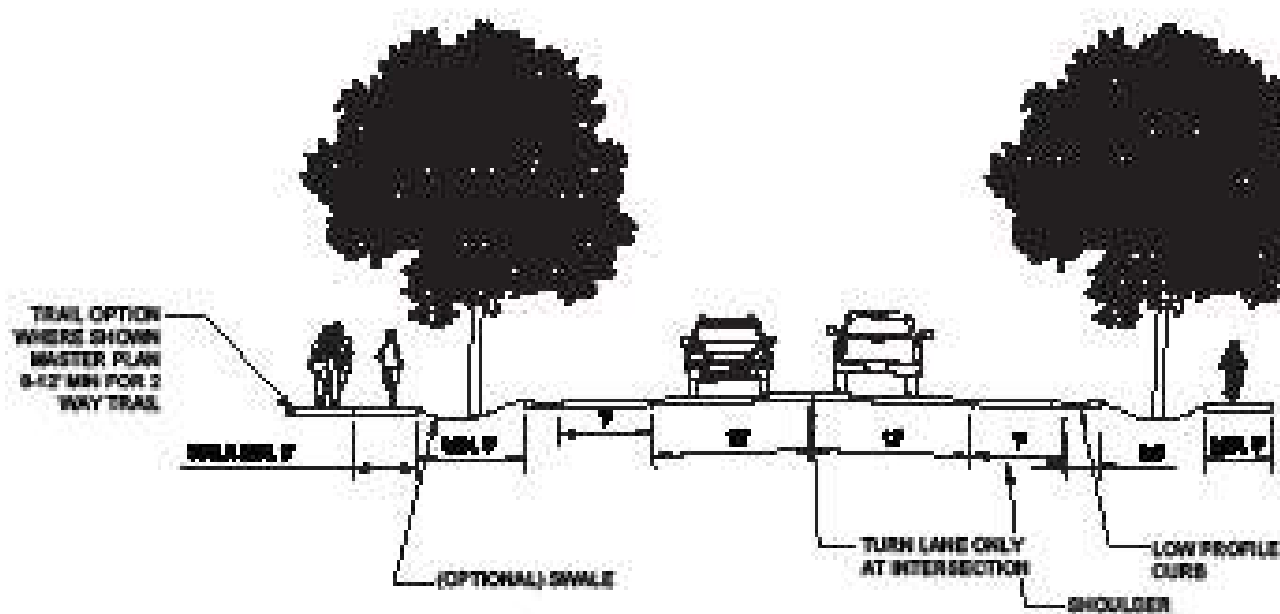


Figure 4.9 (1). Neighborhood Connector Street

1. Overview

This section establishes the design standards for open space, parks, and trails. These standards include general character, typical size, frontage requirements, and typical uses.

2. General Requirements

The following objectives and design standards shall be implemented in the design and construction of required community spaces and trails:

- (1) Integration. They are integrated into neighborhoods.
- (2) Activation. They activate the built environment in a way that promotes activities in key locations and promotes community interaction and economic vibrancy.
- (3) Accessibility. To be counted meeting the required percentages, parks and open space shall include public access and be accessible by walking and cycling; all parks, trails, and open spaces shall provide public access from a vehicular right-of-way.
- (4) Continuity. Trails shown on the Community Design Map shall be installed with each phase that includes the mapped trails. Connections to existing or planned trails, parks, and open spaces shall be made when the park or open space abuts an existing or planned trail right-of-way or other civic open space or park. Trails should be internally and externally connected to Master Planned trails. Dead end trails require a negotiation with the City Council. Refer to the Heber City Parks Master Plan, the Community Design Map and section 15(b) and 16 below.
- (5) Location. Parks and open spaces shall be platted as a lot.
- (6) Intermittent and Open Water Bodies. All water bodies, such as lakes, ponds, pools, creeks, and streams, within a park or open space shall be located at least 20 feet from a property line to allow for pedestrian and bicycle access as well as a landscape area surrounding the water body.
- (7) Ownership. Parks, trails and open spaces may either be publicly or privately owned.
- (8) Parking Requirements. Parking shall be reviewed and approved by the zoning administrator. Where parking is required for the park to function, it may be counted as part of the open space calculation.
- (9) All dwelling units shall have access to at least one local park or open space within one-quarter mile and one neighborhood park within a half mile as measured from property lines.
- (10) All dwelling units shall have at least one point of trail system access no greater distance than one-half mile away as measured from property lines.
- (11) Open space is defined as land for the purpose of conservation, preservation, agriculture, resource enhancement, formal and informal recreation, enhancing value to adjacent parks or preserves, or otherwise providing a buffer to adjacent properties. Qualifying uses can be found in Table 5.1 (2).
- (12) A park is defined as a non-commercial, not-for-profit public facility for general community use. Parks may include programming and facilities that support active and passive recreation. Qualifying uses can be found in Table 5.1 (2). Parks may be owned and maintained by a home owners association, improvement district, city or county.
- (13) A trail is defined as a path physically separated from motor vehicle traffic by open space, landscape, or a barrier for non-motorized travel, such as walking, jogging, biking, skateboarding, or other similar modes of transportation.
- (14) Required stormwater detention and/or buffer areas may be counted as part of the open space percentage requirement, as per City Stormwater requirements.

Park, Trail, and Open Space Types by Sub-District

Type	NV	NOS	UV	RR
Required Open Space as a Percentage of the Total Site Area	10%	25%	10%	35%
Traditional Park Space	10%	20%	10%	10%
Total Minimum Open Space and Park Areas	20%	45%	20%	45%

Percentage requirement represents percentage of entire sub-district, including all land (commercial, residential, civic, institutional, right-of-ways, enhanced/accessible sensitive lands)

Table 5.1 (1). Area Park Open Space Requirements by Sub-District

Qualifying Uses for Parks and Open Space

Use	Meets Park Requirements	Meets Open Space Requirements
Trails within Parks	Yes	Yes
Trails in Open Space	No	Yes
Ball Courts	Yes	Yes
Farm or Agricultural Lands	No	Yes
Stormwater for Parks ^a	Yes	Yes
Stormwater for Development ^a	No	Yes
Stormwater in Common Areas ^a	No	Yes
Parking for Parks	Yes	Yes
Plazas, Courtyard, Park	Yes	Yes
Pocket Park, Community Park	Yes	Yes
Landscape around Private Buildings	No	Yes See #14
Recreation Center Buildings	Yes	Yes
Agriculture Buildings	No	No
Rooftop Gardens ^b	Partial	Partial
Playgrounds	Yes	Yes
Common Areas for Developments	Yes	Yes
Amphitheater	Yes	Yes
Sports fields	Yes	Yes
Community pools & pool areas	Yes	Yes
Sensitive Lands Preserved ^c	Yes	Yes
Recreation Center	Yes	Yes

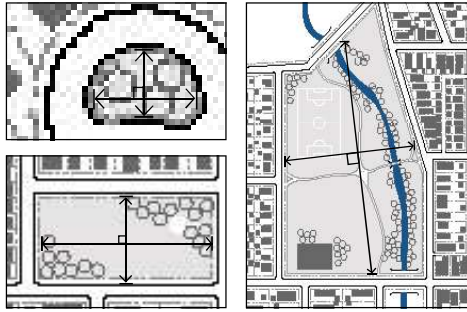
Table 5.1 (2). Qualifying Park and Open Space Uses

a. See 5.0 Stormwater and #14

b. Fifty percent of rooftop garden space may be applicable Park Space square footage requirements. The rooftop garden space must be accessible to residents of the project.

c. Fifty percent may be counted towards Open Space requirements. 100% may be counted with enhancements and public access.

Figure 5.3 (1).
Examples of
Measuring
the Minimum
Dimension of
Open Space
Types



(15) Concept plan submittals must include the following:

- (a) Parks Plan. Must show location and size of planned parks.
 - (b) Parks Walking Distance Plan. Must show residential buildings within walking distance of each park.
 - (b) Trails Plan. Must show existing and proposed trails and their connections to key destinations, such as schools, parks, and other community facilities; the intended uses/modes of travel for each segment of trail; and the material and width of trails. Trails shall include all trails shown on the Community Design Map as part of the subject property responsibility for construction. All trails to be constructed as per 17.30 and all trails constructed within a project shall be constructed by a licensed trail contractor. Paved trails shall meet ADA standards. No existing trails shall be relocated without City Council approval.
 - (c) Open Space Plan. Must show location, size, and function of open spaces.
 - (d) Project-Level Maintenance and Management Plan. Must designate the parties responsible for maintenance, the maintenance methods, the budget, and define the areas to be maintained.
- (16) Whenever possible, trails should be part of a continuous system that connects but may dead end into, schools, parks, community centers, UVU facilities, recreational centers, villages, libraries, and other key destinations. Neighborhood sidewalks should connect with trails but do not count as trails, unless designated using the appropriate street type and width or to create a loop/connection. Dead end trails are allowed to property lines, if the trail is specified on the Community Design Map, however a street connection/side trail is required to improve trail connections and function.
- (17) One bench is required per one-quarter mile of continuous trail spaced no more than one-quarter mile apart. Bench design shall be reviewed and approved by the zoning administrator.

3. Parks and Open Space Percentage Requirements

- (1) Open space proposed through an MDA or site plan shall generally comply with the open space types prescribed in this chapter and meet the minimum required percentages by sub-district zone (Table 5.1 (1)).
- (2) Open space amenities that are owned by a homeowners association shall be maintained by the homeowners association. Open space and traditional park percentages are required as per Table 5.1 (1). Open spaces and parks smaller than 1 acre shall be an HOA responsibility with a public easement placed thereon, unless modified by an MDA or AA.
- (3) Where development project boundaries include two sub-districts, park and open space requirements may be arranged within the project in a flexible manner, as long as the total requirements of each sub-district are met within the overall development and are approved in a master development agreement.

4. Definition of Requirements

The following further explains or defines the requirements included in sub-sections 5.6 through 5.16 for each park/open space type. Refer to each table for the specific requirements of each open space type. Developments shall use the defined types of parks and open spaces, described herein.

- (1) Size. (See Figure 5.1 (1) for overall percentage requirements.)
 - (a) Minimum and Maximum Size. The minimum and maximum size of the park/open space type is measured within the parcel lines of the property, as required by the park type tables.
- (2) Minimum Percentage of Vehicular Right-of-Way Frontage Required. The minimum percentage of the civic park/open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the open space.
- (3) Adjacent Parcels. Parcels directly adjacent to, as well as across the street from, a park/open space.
 - (a) Frontage Orientation of Adjacent Parcels. The preferred orientation of the adjacent parcels' frontages to the open space. Front, corner, side, and rear refers to the property line either adjacent to the park/open space or facing the park/open space across the street.
- (4) Improvements. The following types of development and improvements may be permitted on a park/open space type. Required improvements are further detailed in the Parks Master Plan.
 - (a) Designated Sports Fields Permitted. Sports fields, ball courts, or structures designated for one or more particular sports, including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, pickleball courts, climbing walls, and skate parks, are permitted.
 - (b) Playgrounds Permitted. Playgrounds include a defined area with play structures and equipment typically used by children, such as slides, swings, and climbing structures. Play structures shall be constructed to accommodate 15% of the anticipated population within .5 miles.
 - (c) Fully Enclosed Structures Permitted. Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
 - (i) Maximum Area. For some open space types, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the open space area.
 - (ii) Semi-Enclosed Structures. Open-air structures, such as gazebos, are permitted in all open space types.
 - (d) Maximum Impervious and Semi-Pervious Surface Permitted. The amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, parking facilities, driveways, sidewalks, paths, and structures as permitted.
 - (e) Maximum Percentage of Open Water Body. The maximum amount of area within an open space type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

5.1 Stormwater in Open Spaces

Stormwater management practices, such as storage and retention facilities, may be integrated into open spaces and utilized to meet stormwater requirements for surrounding parcels.

- (1) Stormwater Features. Stormwater features may be designed as natural amenities within a park (up to 20% of park land with parks and zoning administrator approval); however, ball and playing fields, courts, and playgrounds shall not be used for stormwater facilities. Stormwater features shall not be fenced and shall not impede public use of the land they occupy. Stormwater is anticipated to be accommodated on site to the greatest extent possible but is also suggested for gully crossings and within the scenic buffer where a greater percentage is allowed.
- (2) Qualified Professional. A qualified landscape design professional, such as a landscape architect, shall be utilized to incorporate stormwater features into the design of the open spaces.

5.2 Park and Open Space Requirements

- (1) After identifying (or delineating in the case of wetlands) any sensitive lands as defined by section 5.1.6, and reviewing the Community Design Map, as part of the design process of a development, and as part of the concept plan submission, each development shall include a conceptual design to assess how the development will meet the required park and open space percentages in table 5.1 (1).
- (2) For the required percentage of Traditional Parks, the designer shall choose one or more park types from the parks described in 5.6 to 5.12. Each of those park types describes minimum sizes and features that shall be included in the park development. In addition, amenity options are included. Water Stations are defined as providing options for humans, bottle filling, and dogs. For multi-family projects with under 50 units one additional different amenity option shall be added to the selected park type. For multi family projects with 51 to 100, two additional different amenity options shall be added to the selected park. For developments over 101 units four additional different amenity options shall be added to the selected park type.
- (3) To meet the percentage requirements for the Open Space system found in table 5.1.(1), designers shall use the open space types shown in sections 5.13 to 5.15. Such open spaces shall include the features shown in those sections and any trail shown on the Community Design Map shall be constructed using the guidance of Chapter 17.30, and shall be built by the development to connect to adjacent properties.
- (4) The Community Development, Trails Committee, Parks and Public Works staff will evaluate proposals for system-wide issues and regional demands. Where larger traditional parks and open spaces can be created by physical connections of over 100' that join individual property parks and open spaces with neighboring properties, a 5% reduction in the total minimum requirement in Table 5.1 (1) is permitted. A fee-in-lieu (see 6 below) has been established as an option for properties determined to have sites unsuitable to meet park and open space system functions.
- (5) The corresponding park and open spaces shall be completed as shown on the approved plans as each phase is completed. Trails shall be constructed concurrently with roads in each phase. Scenic buffer trail is considered part of the first phase, but may be waived with a fee-in-lieu payment.
- (6) Fee-in-lieu substitutions are encouraged for the benefit of the NVOZ area by application to the Community Development Director, under the following circumstances:

Cash in-lieu: the City may determine that in certain situations, accepting cash as an in-lieu substitution, where it can be shown that acceptance of those funds, is more effective by creating parkand/or trail improvements

within the NVOZ area, as opposed to smaller on-site private parks. Cash in-lieu payments shall not be accepted without a qualified appraisal process, managed by the City. The City shall be obligated, in a timely manner, to use the in-lieu funds within the NVOZ area for land purchases, open space, pedestrian system enhancements, trail and/or park related improvements.

Any land which has been already dedicated, set aside, platted, or otherwise approved as park or open space, may not be substituted or used for any purpose other than those allowed by this chapter.

In-lieu substitutions shall be reviewed by the Community Development Director, through an application, however, final approval of the in-lieu substitution rests with the City Council. Such approvals shall occur as part of an MDA, or prior to issuance of Final Site Plan approval or a building permit.

PARK AND OPEN SPACE AMENITIES

BASIC AMENITY	REQUIREMENTS
Park Bench	1 per 1/4 mile of paved or gravel trail. 4 per first 1/2 acre and 2 additional per acre for Urban Gathering Places, Local, and larger parks
Water Stations	Minimum 1 per Urban Gathering Places. 1 per park amenity node(pavillions, bath-rooms, etc.) for larger parks
Pavilion	Minimum one per Plaza, Square, Local Parks (15 person size), 2 per 3 acres of park for Neighborhood/Community Parks (30 person)
Playground	Minimum one per Local and 1 per 10 acres for larger parks
Picnic Area	Minimum 1 per Local and larger parks. Minimum 4 tables, 2 barbeques, shade, hard surfacing
Restrooms	1 per Neighborhood and larger parks (interior & exterior lighting)
Amenity Options	
Baseball Field	1 baseball field
Softball Field	1 softball field
Passive Lawn	Well graded 1/2 acre of turf grass lawn with 5-10 large park trees per acre
Sports field	1 multi sport field (soccer lacrosse, rugby, etc)
Tennis courts	2 Tennis Courts
Pickleball courts	4 Pickleball Courts
Outdoor Basketball	1 Outdoor Concrete Basketball Court
Outdoor Pool	1 Outdoor Pool
Rec Center	1 Recreation Center
Community Center	1 Community Center
Trail Options	
Trail Head	1 Trailhead Sign and 10 Parking Stalls. 1 water station to include equestrian water access.
Fitness system nodes	1 per 1/4 mile includes a combination of physical/active stations and activity signs
On Trail Sign	Trail directional sign at all trail intersections

Table 5.2 (1). Park and Open Space Amenities

The following sections define Traditional Park types, Open Spaces, Trails and Sensitive Lands to be incorporated into development design to meet the percentage requirements of Table 5.1 (1).



Figure 5.6 (1). Typical Plaza/Urban Gathering Place

5.6 Urban Gathering Place - Plaza

1. Intent: provide a formal park or open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Plazas are required in the Villages. The plaza may contain a greater amount of impervious coverage than any other open space type. Special features, such as fountains and public art installations, are encouraged.

2. Plaza Requirements	
(1) Dimensions	
Minimum Size (square feet)	5000 SF
Minimum % of Vehicular ROW Frontage Required	25%
(2) Adjacent Parcels	
Frontage Orientation of Adjacent Parcels	Front or corner side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 10% of area
Maximum Impervious + Semi-Pervious Surface	minimum: 40% maximum: 80% + 10%
Maximum % of Open Water	50%
(4) Amenity Requirements	
Required Basic Amenities	Yes
Required Amenities Options	No

Table 5.6 (1). Plaza Requirement



Figure 5.6 (2). Plaza Example

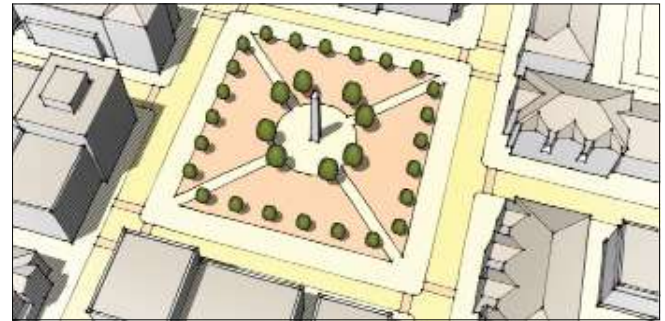


Figure 5.7 (1). Typical Square/Urban Gathering Place

5.7 Urban Gathering Place - Square

1. Intent: to provide a formal park or open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which, together with building facades, creates its definition.

2. Square Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	25%
(2) Adjacent Parcels	
Frontage Orientation of Adjacent Parcels	Front or corner side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum Impervious + Semi-Pervious Surface	40% + 20%
Maximum % of Open Water	30%
(4) Amenity Requirements	
Required Basic Amenities	Yes
Required Amenities Options	No

Table 5.7 (1). Square Requirement



Figure 5.7 (2). Square Example



Figure 5.8 (1). Typical Courtyard/Urban Gathering Place
5.8 Urban Gathering Place - Courtyard

1. Intent: Courtyards provide a more intimate spatial experience away from streets within residential or mixed-use environments. They can be formal, paved spaces framed by buildings or restful, garden spaces that can be experienced visually from within building spaces, such as offices, retail shops, or residences. Building facades, generally define these spaces.

2. Courtyard Requirements	
(1) Dimensions	
Minimum Size (square feet)	1000 SF
Minimum Dimension (feet)	50'
Minimum % of Vehicular ROW Frontage Required	NA
(2) Adjacent Parcels	
Frontage Orientation of Adjacent Parcels	Front or corner side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 10% of area
Maximum Impervious + Semi-Pervious Surface	80% + 20%
Maximum % of Open Water	10%
(4) Amenity Requirements	
Required Basic Amenities	Yes
Required Amenities Options	No

Table 5.8 (1). Courtyard Requirements



Figure 5.9 (1). Typical Commons/Green Local Park
5.9 Local Parks - Commons/Green

1. Intent: To provide informal, small- to medium-scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets.

2. Commons/Green Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	25%
(2) Adjacent Parcels	
Frontage Orientation of Adjacent Parcels	Rear, front or corner side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	20% + 15%
Maximum % of Open Water	30%
(4) Amenity Requirements	
Required Basic Amenities	Yes
Required Amenities Options	No

Table 5.9 (1). Commons/Green Requirements



Figure 5.8 (2). Courtyard Example



Figure 5.9 (2). Commons/Green Example



Figure 5.10 (1). Typical Pocket Park Local Park

5.10 Local Parks - Pocket Park

1. Intent: To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.

2. Pocket Park Requirements	
(1) Dimensions	
Minimum Size (acres)	0.10
Minimum Dimension (feet)	None
Minimum % of Vehicular ROW Frontage Required	30%
(2) Adjacent Parcels	
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	30% + 10%
Maximum % of Open Water	30%
(4) Amenity Requirements	
Required Basic Amenities	Yes
Required Amenities Options	No

Table 5.10 (1). Pocket Park Requirements



Figure 5.10 (2). Pocket Park Example



Figure 5.11 (1). Neighborhood/Community Park

5.11 Neighborhood/Community Parks

1. Intent: To provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees. Parks may include water features.

2. Neighborhood/Community Park Requirements	
(1) Dimensions	
Minimum Size (acres)	Neighborhood 3 Community 10
Minimum Dimension (feet)	200'
Minimum % of Vehicular ROW Frontage Required	30%; up to 5 acres; 20% over 5 acres
(2) Adjacent Parcels	
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted, minimum 5-acre park required
Maximum Impervious + Semi-Pervious Surface	20% + 10%
Maximum % of Open Water	30%
(4) Amenity Requirements	
Required Basic Amenities	Yes
Required Amenities Options	1 Per Acre

Table 5.11 (1). N/C Park Requirements



Figure 5.11 (2). Park Example



Figure 5.12 (1). Community Garden - a Local Park

5.12 Community Gardens

1. Intent: Space programmed specifically for gardening. Located in the center of a neighborhood to provide convenient and safe access; may be combined with pocket park. Orchards and vineyards may also be included in this category of open spaces, as long as they are operated as a non-profit organization that provides produce to the local community, and they are not a commercial, agricultural use. Irrigation sources must be provided, and the garden must be locally managed and maintained.

2. Community Gardens Requirements	
(1) Dimensions	
Minimum Size (square feet)	2000 SF
Minimum Dimension (feet)	50'
Minimum % of Vehicular ROW Frontage Required	NA
(2) Adjacent Parcels	
Frontage Orientation of Adjacent Parcels	Front or corner side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 10% of area
Maximum Impervious + Semi-Pervious Surface	20% + 20%
Maximum % of Open Water	NA
(4) Amenity Requirements	
Required Basic Amenities	No
Required Amenities Options	No

Table 5.12 (1). Community Gardens Requirements



Figure 5.12 (2). Community Gardens Example



Figure 5.13 (1). Community Paved Trails

5.13 Trail Corridors Along Major Streets and Canals

1. Intent: To provide paved pathways within primarily natural, linear open spaces that serve to enhance connectivity between open spaces, villages, and neighborhoods. These trail corridors are linear open spaces that follow streets and canals. A trail corridor may border other open space/park types. Trail corridors may count for up to 10% of total park requirements. All trails shall generally follow the alignments on the Community Design Map and are required if located on development property. Trail construction as per 17.30, consult the Parks and Trails Master Plan, and street and canal trails shall meet ADA requirements.

2. Trail Corridor Requirements	
(2) Required Spacing	
Required on all drainage corridors, canal corridors, and US Highway 32 and 40.	
(3) Improvements	
Multi-use 8' to 12' Wide Trail	Required
Playgrounds Permitted	Permitted
(1) Dimensions	
Minimum Dimension Width (feet)	Minimum 30' recommended average width 50'
Minimum % of Vehicular ROW Frontage Required	0%; 1 access point required per half-mile length, minimum 20' width
Trail Surface Options	Asphalt, concrete,
Maximum Impervious + Semi-Pervious Surface	20% + 10%
Maximum % of Open Water	30%
(4) Amenity Requirements	
Required Basic Amenities	Yes
Trail Options	Yes

Table 5.13 (1). Trail Corridor Requirements



Figure 5.13 (2). Trail Corridor Example



Figure 5.14 (1). Natural Soft Surface Trail

5.14 Natural Trail

1. A natural trail is an unimproved, or semi-improved backcountry trail that connects natural areas and mountain recreation areas. Trail users could include pedestrians and bicyclists. A trail provides an important place for active recreation and serves as the backbone for regional pedestrian and biking connectivity. Trails within traditional parks, and natural open spaces, shall be composed of low impact surface materials, so there is minimal impact to area environs. Pedestrian amenities can add to recreational opportunities, particularly in key locations and at intersections with other transportation networks. Trailheads and trails can include drinking fountains, scenic viewpoints, fitness stations, and directional signs. Trails shall generally align with the Community Design Map. All trails shown on the Community Design Map are required if located on development property. Trail construction as per 17.30 and Parks and Trails Master Plan.

2. Natural Trail Requirements

(1) Dimensions

Minimum/Maximum Size (acres)	NA
Minimum Dimension Width (feet)	Minimum clear surface width 2-6 feet; IMBA standard in Title 17.30
Minimum % of Vehicular ROW Frontage Required	0%; 1 access point required per half-mile length, minimum

(2) Required Spacing

Required in drainage corridors to access the mountains

(3) Improvements

Natural/Soil 3' Wide Trail	Required
Trail Surface Options	Soil

(4) Amenity Requirements

Required Basic Amenities	No
Trail Options	Yes (as per MDA)

Table 5.14 (1). Natural Trail Requirements



Figure 5.14 (2). Natural Trail Example



Figure 5.15 (1) Natural Open Space

5.15 Natural Open Space

1. Natural open space areas may occur at the edges of development. These may be areas of hillsides, sagebrush, scrub oak and maple, or rangelands that lie outside of the development limits of the NVOZ or intermingle with development. Selection of an area for preservation may be identified in an MDA or during the development process. Areas set aside for preservation may be preserved through formal Open Space or Preservation Easements or by definition within an MDA or by a recorded deed restriction. Trails may occur in these areas with low impact materials so there is minimal impact to the existing landform and vegetated patterns. Developed trail heads at key locations may contain other facilities to support recreational opportunities, as per the Parks and Trails Master Plan. Trail heads may include bathrooms, parking, pavilions, trash receptacles, dog related amenities, equestrian amenities, and casual seating.

2. Natural Open Space Requirements

(1) Dimensions

Minimum Size (acres)	5
Maximum Size (acres)	None
Minimum Dimension (feet)	100'
Minimum % of Vehicular ROW Frontage Required	0%; 1 access point required per quarter-mile length

(2) Adjacent Parcels

Permitted Districts	All
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(3) Improvements

Playgrounds Permitted	Permitted at trailheads only
Fully Enclosed Structures Permitted	Permitted at trailheads only, minimum 5-acre park required
Uses	Trails, nature preserve, playground

(4) Amenity Requirements

Required Basic Amenities	No
Trail Options	Yes (as per MDA)

Table 5.15 (1). Natural Open Space Requirements



Figure 5.15 (2). Natural Open Space Example

5.16 Sensitive Lands

1. Sensitive lands contain characteristics that can influence or limit development patterns through physical or regulatory restrictions. The types of lands represented in this typology may include steep slopes, rock outcroppings, wetlands, intermittent or constant flow stream corridors, ridgelines, springs, gullies, species protection, animal migration routes, and oak and maple vegetation areas. Soils and geotechnical considerations, such as fault lines, soil types, and depth to bedrock, may also be factors to consider when determining the extent of sensitive lands. Critical viewsheds and highway corridor buffers, may also be factors that determine the extent of sensitive land designations within a particular development site. Potential wildfire buffers shall also be analyzed and mitigated. Villages are excluded from the oak and maple vegetation requirement and any identified wildlife corridors may be replaced with a highly landscaped trail corridor, reflecting the general direction of the identified wildlife corridor. Preservation of these areas in a natural state is required and shall be designated in the Concept Plan submittal, but may be modified after a consideration of regulatory controls, cost controls, or design/amenity-based strategies. Trade-offs may be considered for oak and maple vegetation areas during the planning process.

2. Sensitive Lands Requirements

(1) Dimensions

Minimum/Maximum Size (acres)	As determined though the Concept Plan
Minimum Dimension (feet)	50' minimum width. Additional 25' peripheral buffers from wetland and stream/spring areas and variable buffers for wildfire mitigation are required. Adjacent to the Provo River and Rock Creek a 100' buffer is required and potential groundwater contaminating sources shall be setback an additional 100'.

(2) Preservation

Areas required to be preserved	As per paragraph 1. Scrub oak and Big Tooth Maple natural groves to be preserved if larger than 5000 square feet, especially as part of the natural gullies
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(3) Improvements

Designated Sports Fields	Not Permitted
Playgrounds	Not Permitted
Fully Enclosed Structures	Permitted, minimum 5-acre park or open space required
Trails	Required for access

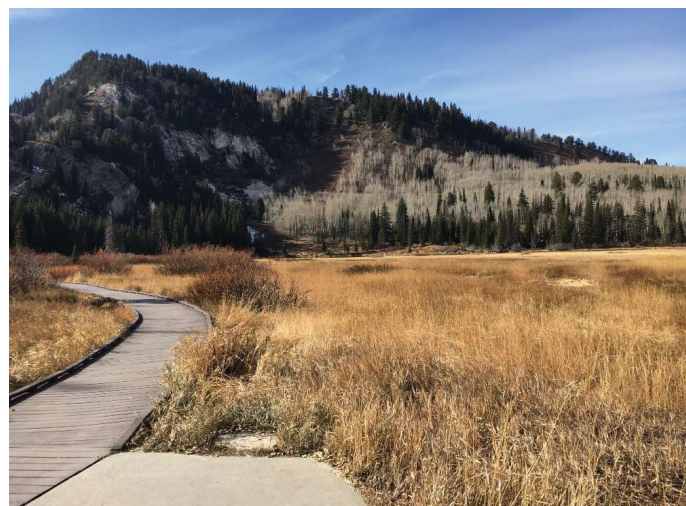


Figure 5.16 (1). Natural Open Space Example

Table 5.16 (1). Sensitive Lands Requirements.

6.1 General Requirements

1. Intent

The landscape standards outlined in this section are designed to meet the following set of goals:

- (1) To provide for healthy, long-living street trees within all public ways to improve the appearance of streets and to create a buffer (park strip) between pedestrian and vehicular travel lanes.
- (2) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (3) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, water-wise, functional landscapes.
- (4) To shade large expanses of pavement and reduce the urban heat island effect.
- (5) To create pleasant neighborhood appearance with wildlife friendly landscapes suitable to on-site low impact development (LID) stormwater percolation techniques.

2. Applicability

Landscaping, trees, and buffers shall be installed as detailed in this section.

- (1) General Compliance.
 - (a) Application of this section to existing uses shall occur when an alteration to an existing principal or accessory structure occurs that results in a change of 15% or more in the structure's gross floor area.
 - (b) All new development shall comply with this section.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions.
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the City.
- (4) Landscaped rooftop gardens count toward required landscape areas and plant requirements.
- (5) The required amount of landscape is 10% of the gross land and site of the project. The private property landscape area does not count towards the required open space, unless it is publicly accessible according to Section 5.

6.2 Installation of Landscape

1. Intent

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

2. Applicability

These provisions apply to landscape installation as required by this section.

The installation of landscaping shall adhere to the following standards.

- (1) National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
 - (b) Maintenance and Protection. All landscaping and trees shall be maintained, including provisions for pruning, fertilizing, support systems, lighting protection, and safety.
- (2) Installation. Landscaping for all building types, except single family dwellings, shall be installed prior to the issuance of a certificate of occupancy.
 - (a) If seasonal conditions preclude the complete installation, as an option, a cash escrow or irrevocable letter of credit, equal to 1.1 times the installation costs as estimated by a qualified professional, shall be completed and posted with the City. When guaranteed, such landscaping shall be installed within nine months of the issuance of the cash escrow, or letter of credit may be forfeited.

Wildlife friendly landscapes for single family dwellings shall be fully installed within six months of the issuance of a certificate of occupancy for all landscaped areas adjacent to a street. For guidance on wildlife friendly landscapes see the Utah Department of Natural Resources study - <https://wildlife.utah.gov/pdf/landscapingforwildlife.pdf>.

 - (a) If seasonal conditions preclude the complete installation, as an option, a cash escrow or irrevocable letter of credit, equal to 1.1 times the installation costs as estimated by a qualified professional, shall be completed and posted with the City. When guaranteed, such landscaping shall be installed within nine months of the issuance of the cash escrow, or letter of credit may be forfeited.
- (3) Plant Requirements. Plant material shall be sized according to Table 6.2 (1) at the time of installation, unless otherwise noted in this section. Water conservation and stewardship is very important to the City.
 - (a) Tree Requirements. 20 trees are required per one acre of project. Street trees may count toward this requirement.
 - (b) Shrub Requirements. 50 shrubs are required per 1 acre of project. Two ornamental grasses or perennials count as one shrub for up to 60% of required shrubs.
 - (c) Plant material shall be placed around the perimeter of the building footprint in a 4-foot minimum planting strip, with the exception of entrances, utilities, and where setbacks are less than 4 feet.
 - (d) The maximum percentage of landscape area that may be turf grass is 60%, and the remaining landscape area should be planter bed areas or xeric/water-wise plantings. Parks and sports fields do not have a limited turf grass requirement. Planting selection should be water wise, and it is recommended to select plants from the water-wise list at <https://waterwiseplants.utah.gov/>.
- (3) Twenty-five (25%) of required plants (see 6.2 (3) a & b) shall be wildlife friendly landscape plants from the list found at Utah Department of Natural Resources <https://wildlife.utah.gov/pdf/landscapingforwildlife.pdf> or approved list by Zoning Administrator.

- (4) Condition of Landscape Materials. The landscaping materials used shall be:
 - (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, heat, wind, salt, and pollution.
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (e) Protected from damage by grates, pavers, or other measures in Villages.
 - (f) Plants that will not cause a nuisance or have negative impacts on an adjacent property.
 - (g) Species native or naturalized to the Wasatch Back, whenever possible.
- (5) Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
- (6) Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

Plant Material Type	Minimum Size
Deciduous Shade Tree	
Single Trunk	2" caliper
Multi Trunk	10' height
Evergreen Tree	8' height
Ornamental Tree	1.5" caliper
Shrubbery - Deciduous	3 gallon
Shrubbery - Evergreen	3 gallon
Groundcover	3" height
Ornamental Grass	1 gallon
Perennial	1 gallon

Table 6.2 (1). Plant Material Size at Installation

4. Ground Plane Vegetation

All unpaved areas shall be covered by one of the following:

- (1) Planting Beds.
 - (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (b) Nonliving materials, such as colored gravel or mulch, are permitted for up to 50% of a bed area.
 - (c) Annual beds must be maintained seasonally, replanting as necessary.
- (2) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (a) Grass shall be established within 90 days of planting, or the area must be reseeded, re-plugged, or resodded.

5. Tree Installations

This section applies to all trees, including street trees (refer to the list of permitted street tree types, available in this document).

- (1) Tree Measurement. New trees shall be measured at 6 inches above the mean grade of the tree's trunk when 4-inch caliper or less and twelve inches for tree trunks above 4 inches, and as noted as caliper inches throughout this ordinance.

- (2) Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA-certified arborist.
- (4) Tree Size. All trees shall meet the requirements specified in table 6.2(1).
- (5) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
 - (a) At least 50% of the future mature canopy limits of preserved trees should have a permeable surface.
 - (b) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 6.2 (2) for details.
 - (c) Permeable area for one tree cannot count toward that of another tree.
- (6) Structural Soil. When the soil surface area (per Table 6.2 (2)) of a tree will extend below any pavement, structural soil is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root-penetrable, high-strength pavement system that shifts design away from individual tree pits

Structural soil requirements are specifically needed for parking lots, sidewalk plantings (NV and UV sub-districts), and other hardscape planting areas.

Tree Size	Soil Volume (cubic feet)	Soil Surface Area (SF) with 2.5' Soil Depth	Permeable Surface Area Requirement (SF)
Very Small	181	72 (approx. 8.5' x 8.5')	25 (5' x 5')
Small	736	294 (approx. 17' x 17')	100 (10' x 10')
Medium	2852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 6.2 (2). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree

6. Irrigation Systems

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards:

- (1) All irrigation systems shall be designed to minimize the use of water.
- (2) All irrigation systems shall be installed with an EPA Waterwise controller or approved equal and must be used according to directions to save water.
- (3) The irrigation system shall provide sufficient coverage to all landscape areas, requiring a consistent water supply.
- (4) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- (5) All systems shall be equipped with a back-flow prevention device.
- (6) All mechanical systems, including controllers and back-flow prevention devices, shall be properly screened from public view.
- (7) All irrigation plans shall be stamped by a professional landscape architect or certified irrigation designer and submitted to the City for review.

7. Maintenance of Landscape

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

- (1) Required Landscape. All required landscape shall be maintained to adhere to all requirements of this ordinance.
- (2) Replacing Unhealthy Landscaping. Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
- (3) Maintenance Responsibility. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and edging required herein.
- (4) Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
- (5) Fences and Other Barriers. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- (6) Tree Topping. Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted. Refer to 7.3.4(2) for clear branch height of street trees.
- (7) City Inspection. All landscaped areas regulated by this ordinance may be inspected by the City.

6.3 Street Trees and Streetscape Design

1. Intent

To line all streets with a consistent and appropriate planting of trees, and to establish a tree canopy for environmental benefit and a sense of identity for all streets.

2. Applicability

The requirements herein apply to all new development in all sub-districts.

3. Streetscape Design Submittal

A consistent, theme-based, streetscape design shall be submitted for approval of all new streets within the development. At a minimum, the submittal shall include the following: all landscape

plans shall be stamped by a professional landscape architect or certified irrigation designer.

- (1) Street Trees. Trees meeting the minimum requirements of 6.3.4, below, shall be included in the streetscape design, with details related to tree pits; tree planting to meet the requirements of 6.2.5 Tree Installations.
- (1) Sidewalk Pavement Design. Sidewalk paving materials and pattern shall be set for each street type (refer to 4.0 Street Types).
- (2) Street Furnishings. At a minimum, benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks, shall be specified and quantities and locations listed for each street type (refer to 4.0 Street Types). Benches are required for streets identified as "Village Center Streets" in NV and UV Sub-districts.
- (3) Landscape Design. Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.
- (4) Lighting. Pedestrian and vehicular parking lot/street lighting shall be specified and locations and quantities noted. Street lighting shall be downward directed and shielded for dark sky compliance and comply with public works standards.
- (5) Identity Elements. Any other elements designed to establish the identity of a neighborhood, such as unique lighting, distinct tree plantings, banners, pavement markers, artwork, or theme signage, shall be included in the concept design submittal.
- (6) Park strips and street trees in NOS and RR zones may be planted using a native planting selection and pattern.

4. Minimum Street Tree Requirements

The following standards apply to the installation of street trees:

- (1) Exception. Street trees are not required on any alley.
- (2) Clear Branch Height. Minimum clear branch height is 8 feet.
- (3) Street Tree Type. Medium and large shade trees are required to be installed as street trees; see Table 6.3 (3) and (4).
- (4) Street Tree Spacing. Street trees shall be planted as follows:
 - (a) Each single family lot is required to have minimum of one tree in the front yard. Medium trees shall be installed in a park strip less than 6 feet, and large trees shall be installed in park strips greater than 7 feet.
 - (b) Tree Spacing.
 - (i) Large trees must be spaced a minimum of 30 and a maximum of 60 feet on center.
 - (ii) Medium trees must be spaced a minimum of 20 and a maximum of 40 feet on center.
 - (c) Limited Distance between Curb and Sidewalk. Where the distance from the back of the curb to the edge of the right-of-way or property line is less than 9 feet and is intended to include a sidewalk, applicant shall work with the City to determine the appropriate tree species.
- (5) Tree Wells. In village sub-districts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
 - (a) For tree wells adjacent to sidewalks 5 feet wide or less, open pit is not permitted.
 - (i) The opening must be covered with a tree grate or pervious pavement.
 - (ii) The opening in a tree grate for the trunk must be expandable.
- (6) Streets shall have the same tree species per block on both sides of the streets with changes at intersections.

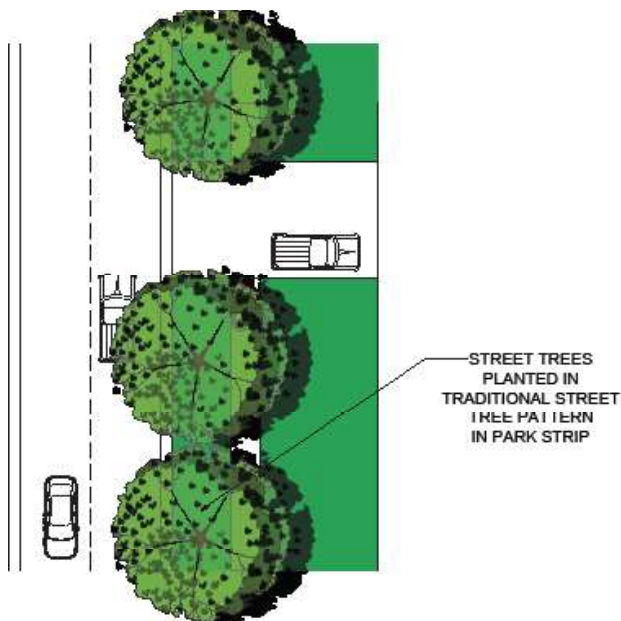


Figure 6.3 (1). Traditional Street Tree Planting

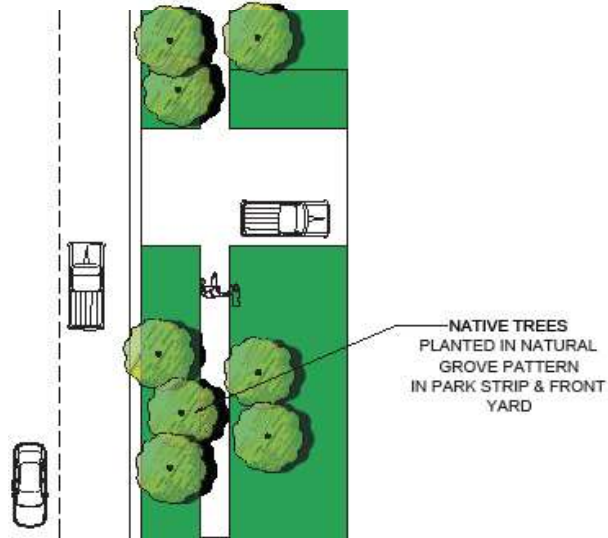


Figure 6.3 (2). Natural Grove Street Tree Planting



Figure 6.3 (3). Traditional Street Tree Planting

Permitted Large Street Trees/ Traditional Planting

Sycamore Maple	<i>Acer pseudoplatanus</i>
Emerald Queen Maple	<i>Acer platanoides</i> 'Emerald Queen'
Catalpa	<i>Catalpa speciosa</i>
Hackberry	<i>Celtis occidentalis</i>
Riversii Beech	<i>Fagus sylvatica</i> 'Riversii'
Cimmaron Ash	<i>Fraxinus pennsylvanica</i> 'Cimmaron'
Marshall Seedless Ash	<i>Fraxinus pennsylvanica</i> 'Marshall Seedless'
Patmore Ash	<i>Fraxinus pennsylvanica</i> 'Patmore'
Ginkgo	<i>Ginkgo biloba</i> 'Princeton Sentry'
Honeylocust	<i>Gleditsia triacanthos</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
London Planetree	<i>Platanus x acerifolia</i>
Japanese Pagodatree	<i>Sophora japonica</i>
Sterling Silver Linden	<i>Tilia tomentosa</i> 'Sterling'
Accolade Elm	<i>Ulmus carpinifolia</i> 'Accolade'

Table 6.3 (1). List of Permitted Tree Species for Traditional Planting

Permitted Medium Street Trees/ Traditional Planting

Fairview Maple	<i>Acer platanoides</i> 'Fairview'
Sensation Boxelder	<i>Acer negundo</i> 'Sensation'
Briotii Horsechestnut	<i>Aesculus x carnea</i> 'Briotii'
Chinese Fringetree	<i>Chionanthus retusus</i>
Yellowwood	<i>Cladrastis kentukea</i>
Manchurian Ash	<i>Fraxinus mandshurica</i> 'Mancana'
Goldenrain tree	<i>Koelreuteria paniculata</i>
Fruitless Mulberry	<i>Morus alba</i> 'Fruitless'
Mayday Tree	<i>Prunus padus</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Frontier Elm	<i>Ulmus parvifolia</i> 'Frontier'
Japanese Zelkova	<i>Zelkova serrata</i>
Chanticleer Pear	<i>Pyrus calleryana</i> 'Chanticleer'

Table 6.3 (2). List of Permitted Tree Species for Traditional Planting

Permitted Street Trees Natural Grove Planting

Bigtooth Maple	<i>Acer grandidentatum</i>
Scrub Oak	<i>Quercus gambelii</i>

Table 6.3 (3). List of Permitted Tree Species for Natural Grove Planting

6.4 Street Frontage Buffer

1. Intent and Applicability

- (1) Intent. To lessen the visual impact of vehicular parking areas visible from the street in all sub-districts.

6.4 Street Frontage Buffer Requirements	
1. Buffer Depth and Location ¹	
Depth	10'
Location on the Site	Between street facing property line and parking area ²
2. Buffer Landscape Requirements	
Uses and Materials	Uses and materials other than those indicated are prohibited in the buffer; storm drainage should be accommodated in the buffer
Shade Trees	Medium or large shade tree required at least every 40'; locate on the street side of the fence; spacing should alternate with street trees
Hedge	Required continuous hedge on street side of fence, between shade trees, and in front of vehicular areas
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center; height maintained no more than 48"
Existing Vegetation	May be credited toward buffer area
3. Fence (optional)	
Location	2' from parking lot or vehicular area
Materials	Steel, wood composites, or colored, textured PVC; masonry columns (maximum width 2'6") and base (maximum 8" height) permitted
Minimum Height	30"
Maximum Height	36"
Colors	Earth tones, black, gray, or dark green
Opacity	Minimum 50%
Gate/Opening	One gate permitted per street frontage; opening width maximum 6'

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards, when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

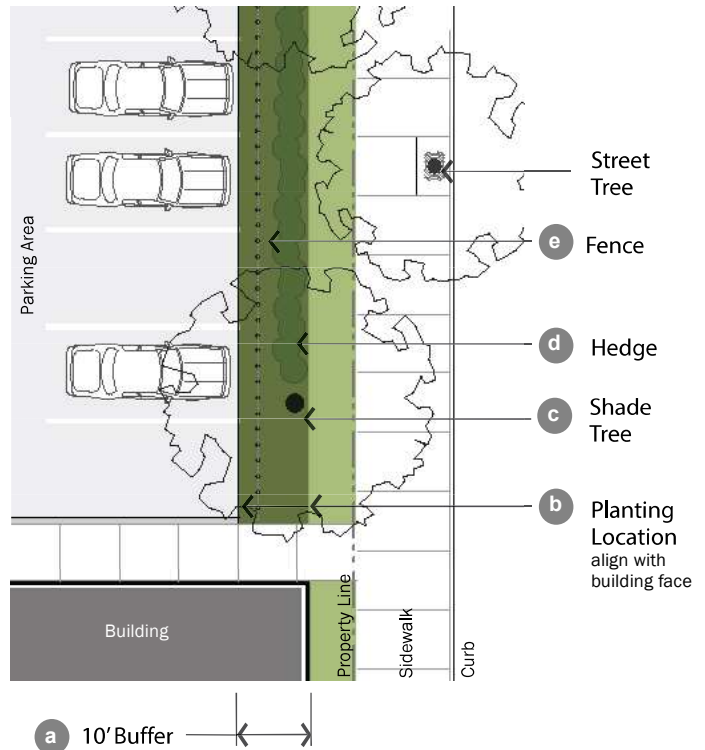


Figure 6.4 (1). Frontage Buffer Plan View

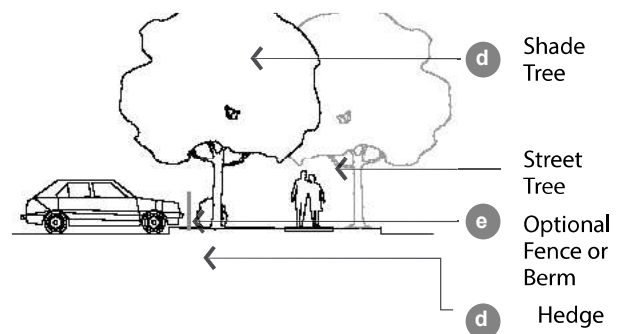


Figure 6.4 (2). Frontage Buffer Section

6.5 Side and Rear Buffer

1. Intent and Applicability

- (1) Intent. To minimize the impact that one zoning district may have on a neighboring district, and to provide a transition between districts.
- (2) General Applicability. Applies to all directly adjoining properties; parking lots may and should directly adjoin.
- (3) The frontage buffer may be used for storm water drainage with a maximum depth of 1 foot and no more than a 2:1 slope on the edges. Such areas shall be creatively landscaped with a combination of trees, shrubs, inert mulches, boulders, etc.

6.5 Side and Rear Buffer Requirements		
1. Buffer Depth and Location		
Depth	Varies based on the zoning district of the lot and the adjacent lot; see Table 6.5 (2)	a
Location on the Site	Locate buffers on more intensively zoned lot; buffer is measured from side and rear property lines	
2. Required Landscape Screen		
Width	5' landscape screen in addition to any other buffer landscaping	b
Location	Directly adjacent to the rear or side property line	c
Hedge	Continuous double row of shrubs required between shade trees	
Hedge Composition	Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; mature height in 1 year of 24"	
Hedge Frequency	Minimum of 15 shrubs per 100' of property line is required	d
Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer	
3. Buffer Landscape Requirements		
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer	d
Tree Canopy Coverage	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen	
Existing Vegetation	May be credited toward buffer area	
4. Buffer Fence Requirements		
Uses and Materials	A 6-foot fence is required for transitions between sub-districts; the fence shall be light proof and be constructed of materials that compliment the adjacent building or streetscape. White vinyl and chain link with(or without) slats are not allowed.	e

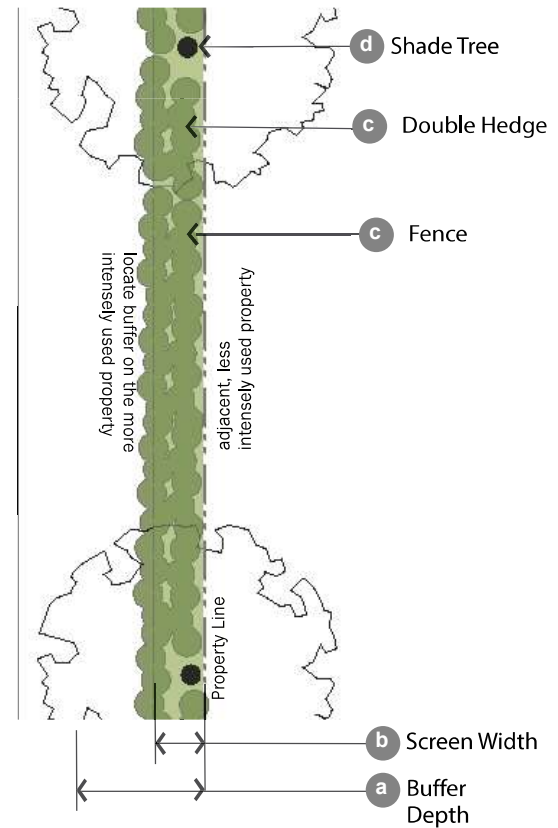


Figure 6.5 (1). Landscape Screen Plan View

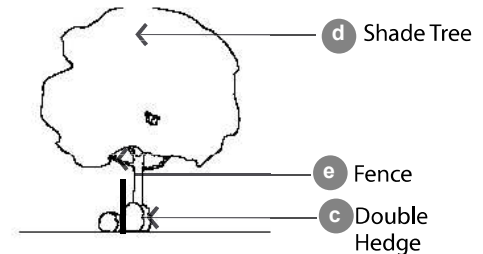


Figure 6.5 (2). Landscape Screen Section

Buffer Requirements between Districts		
Buffer Required by Sub-Districts		
	NV/UV	NOS/RR
NV/UV	not required	not required
NOS/RR	5'	not required
Existing Single Family adjacent to Downtown	10'	10'

Table 6.5 (2). Buffer Requirements between District

Table 6.5 (1). Side and Rear Buffer Requirements

6.6 Interior Parking Lot Landscape Requirements

1. Intent and Applicability

- (1) Intent. To provide shade, minimize paving and associated stormwater runoff, and improve the aesthetic look of parking lots.
- (2) General Applicability. All sub-districts.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 feet thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.

6.6 Interior Parking Lot Landscape Requirements	
1. Landscape Island Requirements	
Required Island Locations a b	Terminal ends ² of free standing rows or bays of parking; after every ninth parking space for rows of parking greater than 12 spaces in length ³ ; landscape islands are not required specifically for stalls with covered parking (this only applies to open parking areas)
Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; islands under 9' must install an aeration system and utilize permeable pavement for the curb and gutter
Required Trees and Storm Water c d	Minimum of 1 medium or large shade tree per island; islands shall be designed as bioswales to accommodate stormwater runoff where the drainage plan can be reasonably designed to accomplish that objective
2. Landscape Median Requirements	
Required Median Location	Required in each free-standing bay of parking along the length of the bay
Minimum Width	5'; medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; islands under 9' must install an aeration system and utilize permeable pavement
3. Tree Requirements	
Requirements per Parking Space ⁴	Each parking space must be located within 50' of a tree planted within parking lot interior
	Minimum of 1 shade tree must be planted within parking lot interior or within 7' of parking lot's edge for every 5 parking spaces

Table 6.6 (1). Interior Parking Lot Landscape Requirements

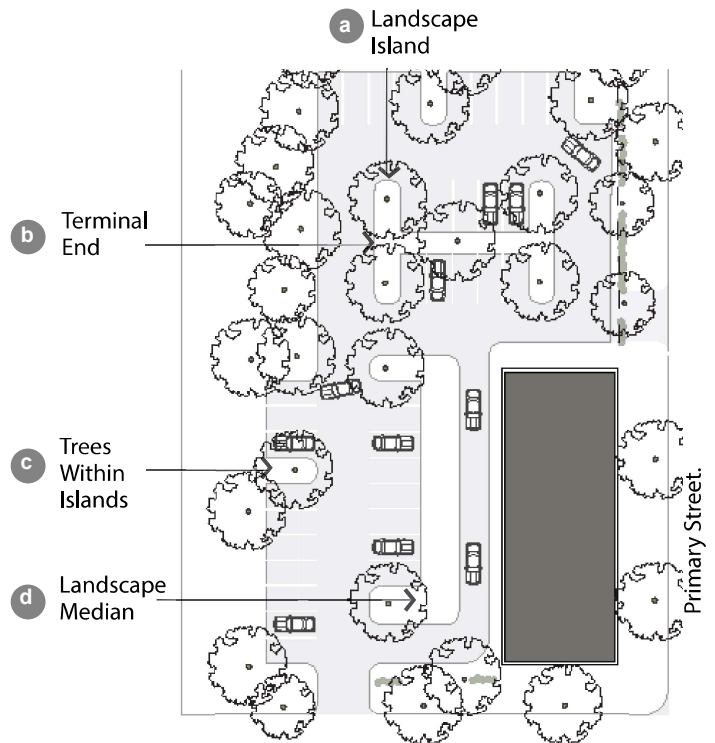


Figure 6.6 (1). Interior Parking Lot Landscaping

Tree Size	Estimated Canopy at Maturity (SF)	Estimated Height at Maturity (feet)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

Table 6.6 (2). Estimated Canopy and Height at Maturity

Footnotes:

¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

³ There shall be no more than 12 continuous parking spaces in a row without a landscape island.

⁴ Trees within a designated buffer area may not be used to meet these requirements.

6.7 Landscape Screening

1. Intent and Applicability

- (1) Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances in all sub-districts.

6.7 Screening of Open Storage, Refuse, and Utility Areas

1. Open Storage and Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards, within 10 feet of property line, and between building and street	
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area	
Screen Wall Height	Height shall be the higher of the following: 1. 6' 2. Height of use to be screened 3. Height as determined by City to accomplish objective of the screen	a
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates	
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²	b
2. Utility Appurtenance Screening Requirements		
Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way	c
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center	

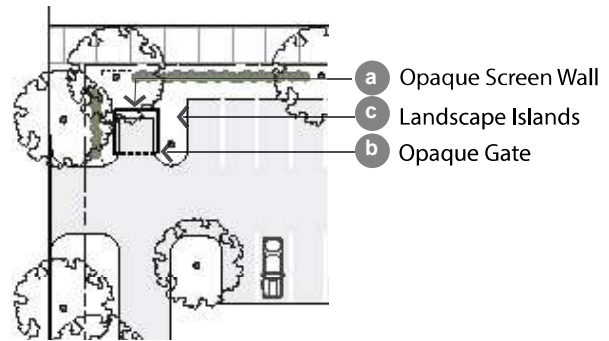
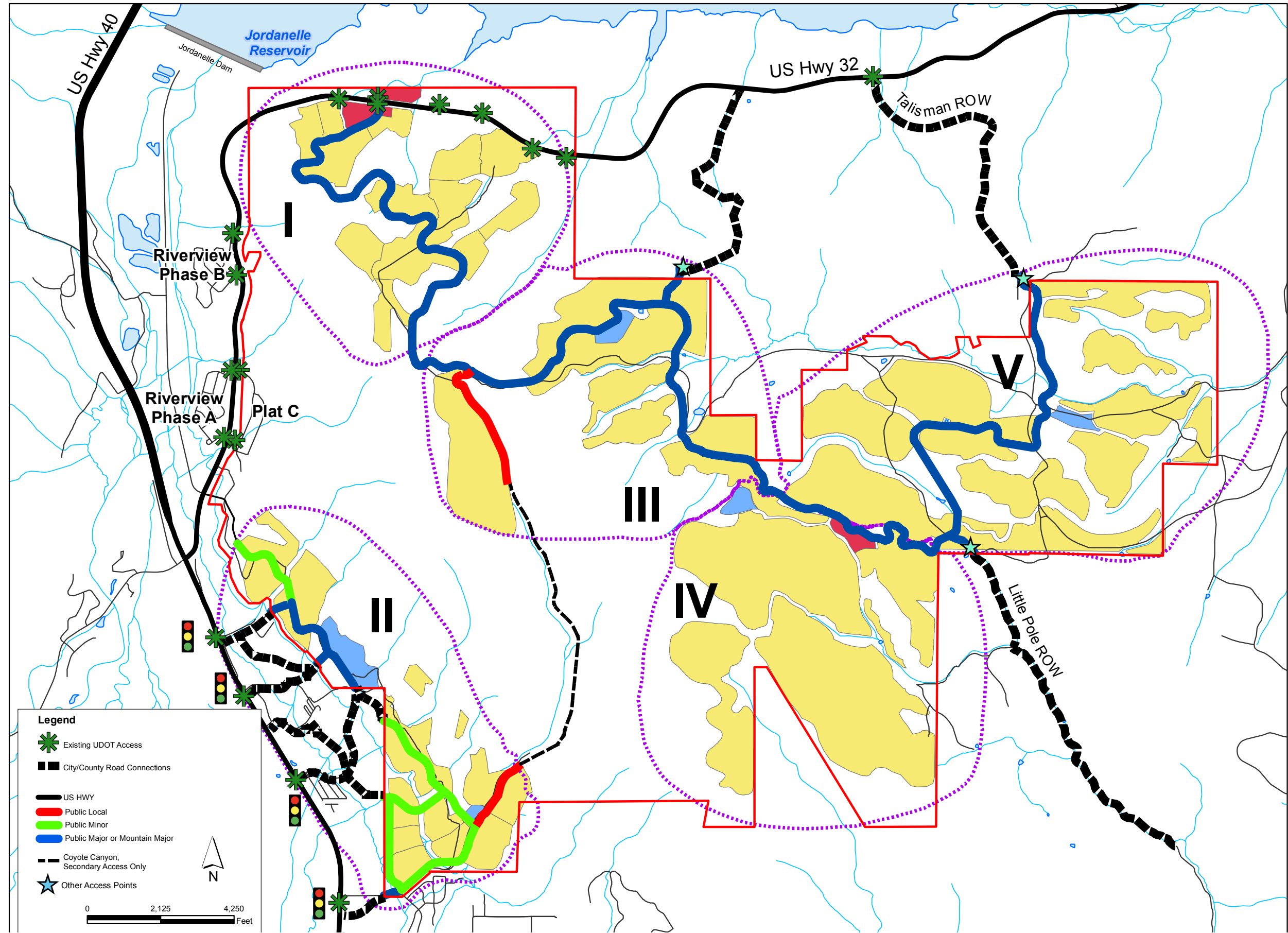


Figure 6.7 (1). Screening of Open Storage and Refuse Areas

Table 6.7 (1). Screening of Open Storage, Refuse and Utility Areas



RE INVESTMENT
HOLDINGS
JORDANELLE
PROPERTY

TRANSPORTATION
PLAN



Legend

 Existing UDOT Access

 Approved UDOT Access

 Other Access Points

 City/County Road Connections

 Unpaved City/County Road Connections

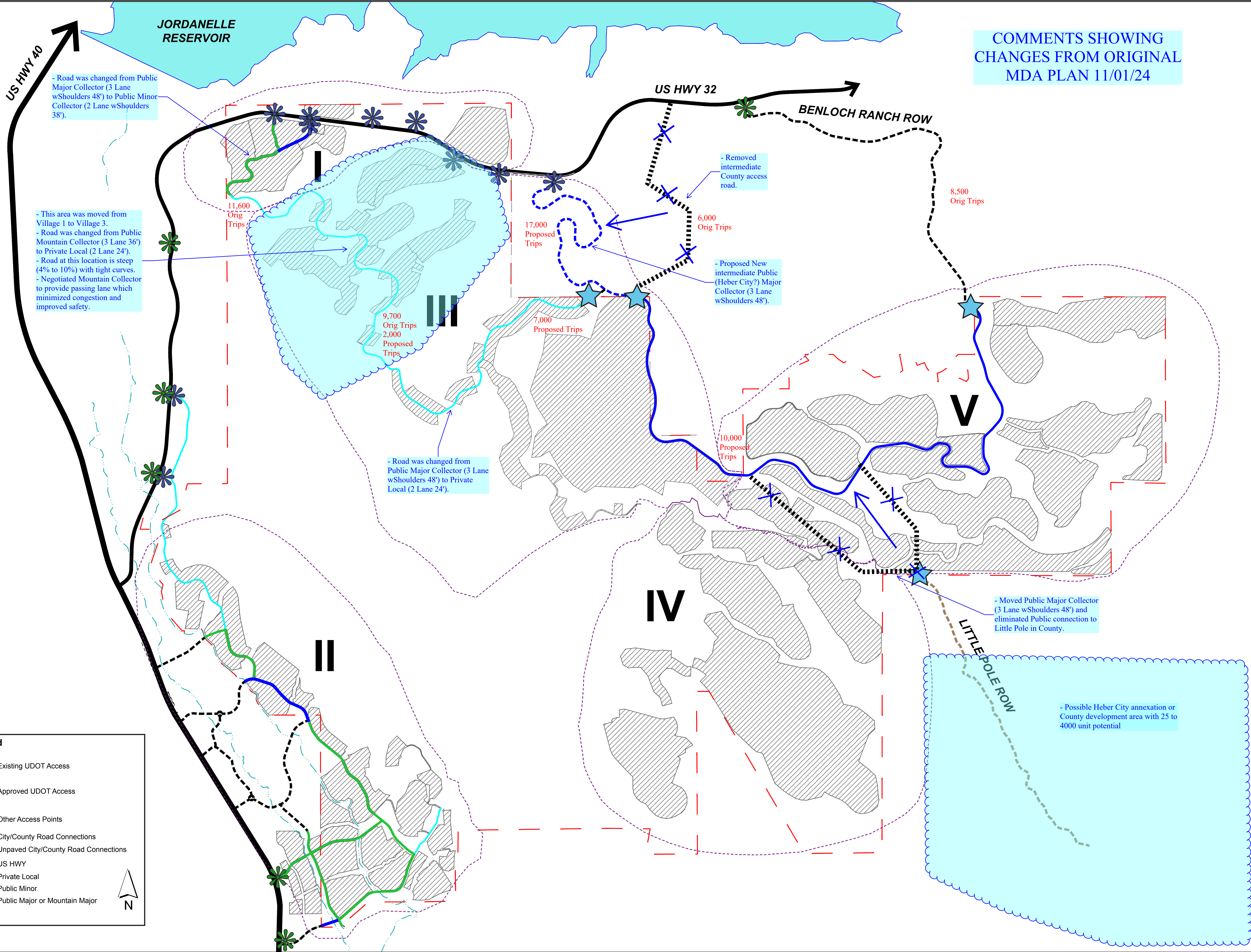
 US HWY

 Private Local

 Public Minor

 Public Major or Mountain Major



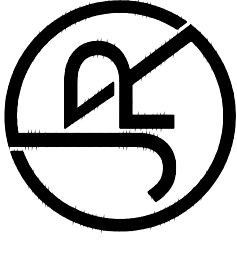


COMMENTS SHOWING
CHANGES FROM ORIGINAL
MDA PLAN 11/01/24

JORDANELLE RIDGE

TRANSPORTATION
MASTER PLAN

10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095



JORDANELLE
RIDGE

SHEET NUMBER

1

SCALE

HORIZONTAL: 1"=NTS

VERTICAL: 1"=

JOB NUMBER

47-100

PREPARED FOR: JORDANELLE REF ACQUISITION

DATE SUBMITTED: 08-12-2024

NO.

BY

DATE

REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

November 4, 2024

Heber City Corporation
Attn: Russell Funk P.E.
75 North Main
Heber City, Utah 84032

Subject: Jordanelle Ridge MDA Amendment - Village 1, 3-5 Roads

Dear Russ:

Horrocks Engineers recently reviewed the concept plan for the Jordanelle Ridge MDA amendment for roads located south of SR32 in Villages 1, 3-5. The following items need to be considered in discussing the approval of this amendment. Conceptual drawings are attached at the end of this report showing the original and proposed road plans, along with comments describing the changes mentioned below.

Comparison of Original / Proposed Plans

1. Moved half of Village 1 into Village 3.
2. Changed half of the Village 1 public Major Collector, to a public Minor Collector.
3. Changed the Village 1/Village 3 public Mountain Collector, to private Local road.
4. Changed the Village 3 public Major Collector, to private Local road until it connects to the intermediate SR32 access road.
5. Reduced the trips through Village 3 from 9,700 ADT to 2000 - 7000 ADT.
6. Moved the intermediate SR32 access through the County further west, and designated it a public Major Collector potentially owned by City.
7. Increased the trips on the new intermediate SR32 public Major Collector from 6,000 ADT to 17,000 ADT.
8. Identified trips through Villages 4 & 5 as $\pm 10,000$ ADT.
9. Removed the public Major Collector connection to the County road in Little Pole Canyon.
10. Did not update the original traffic studies for the proposed plan.

Considerations

1. The City needs to understand the nature of any land use and density changes proposed in Village 1, 3-5, and any changes to public/private responsibilities and ownerships. The Villages were originally planned as private developments with some retail, office, and public / school space included. **If the plan for the area is being changed the City needs to determine if the changes are acceptable.**
2. The original plan envisioned a looped Major Collector or Mountain Collector public road through Villages 1, 3-5, providing multiple points of public access, and serving development Pods which would have private roads. The proposed plan envisions a more limited public road with one access off SR32 that loops through Villages 4 and 5 and ties into a County road to the northeast. All other roads would be private. **The City needs to determine if it wants to maintain the looped road system originally planned, if the proposed partial public road system is acceptable, or if there is little or no need for public access to the area, and all roads can be private.**

3. The original looped public road through all the Villages is proposed to be downsized in some areas from either a public Major Collector (3 Lane with shoulders, 48' Asphalt) or Mountain Collector (3 Lane, 36' Asphalt), to public Minor Collector (2 Lanes with shoulders, 38' Asphalt) and private Local roads (2 Lanes, 24' Asphalt). The original road sizes were minimums agreed to, based on estimated traffic volumes from traffic studies (Horrocks 3/2/20 & Hales 5/26/17 and 1/20/20), topography, steep slopes, and curves. **The City needs this same information to evaluate the capacity, safety, congestion, emergency service needs, etc. on the proposed reduced road sizes.**
4. The original plan estimated Village 1 could have 16,250 trips starting at SR32, reducing to 11,600 trips, and then to 9,700 trips traveling up into Village 3. The proposed plan projects only 2000 trips in the Village 1 / Village 3 area. **The City needs to understand why the trips have dropped significantly and have the traffic study for the area confirm the numbers are accurate.**
5. The original Village 1 / Village 3 public road had steep grades (4% to 10%) and tight curves. The Mountain Collector road cross section was developed to allow for a 3rd passing lane that minimized congestion created by slow moving vehicles and construction traffic. **The City needs to understand how making this road a smaller private Local road will eliminate the congestion and safety concern.**
6. The original plan estimated the intermediate access into Villages 3-5 could have 6,000 trips coming off SR32. The new plan proposes an estimated 17,000 trips along this same road and that it be constructed as a public Major Collector or Mountain Collector. Per the 3/2/20 Horrocks capacity report, the maximum traffic capacity of a 3-lane road is 14,000 trips. **The City needs to understand how this road can function as the main public access into the development if it is only a 3-lane road, and if should be upsized to a 4-lanes. The topography constraints also need to be provided for this access, e.g. alignment, grades, curves, walls, etc.**
7. The proposed plan eliminates the original public road connection between Villages 4 & 5 and Little Pole Canyon. This road connection could significantly influence where traffic from development in the Little Pole / County area is routed in the future. Without a connection through the Jordanelle Ridge Villages to SR32, the only traffic route for future development or annexations would be down Lake Creek road and onto Heber City's Center Street. **The City needs to determine how their decisions on the Villages 1, 3-5 roads will affect off-site traffic and Central Heber traffic congestion in the future.**

Please call our office with any additional questions or concerns regarding this project.

Sincerely,

HORROCKS ENGINEERS

Bart Mumford, P.E.

Attachments: Original and Proposed Road Drawings

cc: File

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
AMENDED AGENDA
October 15, 2024

DRAFT Minutes

4:30 p.m. Closed Meeting
5:00 p.m. Work Meeting
6:00 p.m. Regular Meeting

I. CLOSED MEETING: 4:30 P.M.

Mayor Pro-tem Aaron Cheatwood called the meeting to order at 4:32 p.m. and welcomed everyone present.

1. Pending or Reasonably Imminent Litigation: UCA 52-4-204 and 205 ()

Motion: Council Member Mike Johnston moved to enter a Closed Meeting for the purpose of discussing reasonable or imminent litigation. **Second:** Council Member Sid Ostergaard seconded the Motion. **Voting Yes:** Council Members Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Phillips was absent. The **motion Passed 4-0**.

City Council Present: Council Member Yvonne Barney
Council Member Aaron Cheatwood - Mayor Pro-Tem
Council Member Mike Johnston
Council Member Sid Ostergaard

City Council Absent: Mayor Heidi Franco
Council Member Scott Phillips

Staff Present: City Manager Matt Brower
City Attorney Jeremy Cook
City Recorder Trina Cooke
Chief of Police Parker Sever

Motion: Council Member Johnston moved to adjourn the Closed Meeting.
Second: Council Member Ostergaard made the second. **Voting Yes:** Council Members Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Phillips was absent. The **Motion Passed 4-0**. The Closed Meeting adjourned at 5:00 p.m.

II. WORK MEETING - 5:00 P.M.

Mayor Pro-tem Aaron Cheatwood called the Work Meeting to order at 5:02 p.m. and welcomed everyone present.

City Council Present: Council Member Yvonne Barney
Council Member Aaron Cheatwood - Mayor Pro-Tem
Council Member Mike Johnston
Council Member Sid Ostergaard

City Council Absent: Mayor Heidi Franco
Council Member Scott Phillips

Staff Present: City Manager Matt Brower
Community Development Director Tony Kohler
Planning Manager Jamie Baron
City Engineer Russ Funk
City Attorney Jeremy Cook
Parks and Cemetery Director Mark Rounds
City Recorder Trina Cooke
Chief of Police Parker Sever

Staff Participating Remotely: Assistant City Manager Mark Smedley, IT Director Anthon Beales, Planning Manager Jamie Baron, Engineering Technician Desiree Muheim, Public Works Director Matthew Kennard, Deputy City Recorder Robin Bond, Human Resources Manager Cherie Ashe, Finance Director Sara Jane Nagel, Accounting Tech Kelli Silcox, and Wendy Anderson.

Also Present: Jeff Harris, Macie Harris, Kirt Michaelis - MTech, Elora Van Haren, Lori Thompson, Jonathan Munez, Les Thompson, Tammy C. Lewis, Randy Lewis, Grace Doerfler - KPCW, Russ Watts, Jim Harper, Joshua Jewkes, Tori Broughton, Eric Carlsen, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (Names are shown as signed-in online) DW, Michael Paulus, Randy Larsen, B, Brock Marchant, Cal, Huh, Grace Doerfler - KPCW, Jamie Hewlett, Jo Ko, John, Kirt M - MTech, S, Shorty5, and Toni Brown.

1. Ordinance 2024-22, approving the MTech Annexation and MDA, for property located at approximately 890 West 100 South. (Denna Woodbury, Planning Consultant, Tony Kohler, Community Development Director) - *30 min*

Community Development Director Tony Kohler reviewed the status of the ongoing Mountainland Technical College (MTech) Annexation process and the previous direction and requests of Council. MTech was not subject to the same development requirements of the City due to its State agency status. Therefore, Staff was attempting to reach a mutually agreeable and collaborative Development Agreement to ensure the development met the necessary engineering requirements for the City.

MTech representative Kirt Michaelis was present for discussion with Council. He clarified there were no wetlands at the location. Based on a traffic study already having been performed, project representative Paul Berg had asked the traffic study request be removed from the proposed agreement. Council discussion to fine tune the proposed agreement followed. The agenda item would return later on the Action Items agenda for approval of Ordinance 2024-22 to accept or reject the annexation.

2. Business License Fee Study (Mindy Kohler, Treasurer) - 20 min

City Treasurer and Business License Administrator Mindy Kohler stated that the Council had requested the recently performed Business License Study return for further Council discussion. Ms. Kohler reviewed the study results as provided by Zion's Public Finance as included in the attached meeting materials. She noted the Business License fees had not been updated in approximately 10 years. She reviewed fee discrepancies for undercharged businesses that utilized more of the City's resources. Council asked the item be returned to a future meeting in 2025 to discuss updates to fees as appropriate.

III. BREAK - 10 MIN

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

1. Call to Order

Mayor Pro-Tem Aaron Cheatwood called the Regular Meeting to order at 6:00 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Aaron Cheatwood, Council Member)

Council Member Aaron Cheatwood led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Scott Phillips, Council Member)

Council Member Johnston shared two mottos of the Rotary Club:

1. Service above self
2. One profits most that serves best

One of the things he loved about Heber City and the Valley was the community's willingness to serve. He recalled attending the Wasatch Community Foundation Gala the previous week and recognized how many people were willing to give and serve others. He said people who put service above self were made a better person. He applauded everyone willing to participate in serving others.

V. CONFLICT OF INTEREST DISCLOSURE:

Council Member Ostergaard disclosed that presenter Tony Tyler was a client of his firm, but he did not have a conflict.

VI. CONSENT AGENDA:

Council Member Johnston asked Chief of Police Parker Sever to explain the purpose of the evidence purge. Chief Sever shared the evidence purge process was dependent upon the item and the status of the incident or case. For example: the Police Department had a burn device for drugs, there was a specific process to dispose of guns, cash was deposited into the City's General Fund, and unclaimed found money was returned to the person that turned it in.

Motion: Council Member Johnston moved to approve items one; the evidence purge, and three; the Mayor's nominations, on the Consent Agenda. **Second:** Council Member Ostergaard made the second. **Voting Yes:** Council Members Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Phillips was absent. The **Motion Passed 4-0.**

1. Police Department Evidence Purge Request (Jennafer Morris)
2. Ordinance 2024-22, approving the MTech Annexation and MDA, for property located at approximately 890 West 100 South (Denna Woodbury, Planning Consultant) -

Motion: Council Member Ostergaard moved to adopt Ordinance 2024-22 approving the MTECH Annexation and Master Development Agreement with the following changes as mentioned in the Work Meeting: in 9a. that MTECH "would review plans with the City's Engineering Department"; review dark sky compliance; and to strike the third "whereas". **Second:** Council Member Johnston made the second. **Voting Yes:** Council Members Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Phillips was not present. The **Motion Passed 4-0.**

3. Mayoral Nomination to the POSTT (Parks, Open Space, Trails, and Trees) Committee and the Historical Preservation Commission (Heidi Franco, Mayor)

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

Russ Watts, with the Celebration Workforce Housing project, updated the Council on the project status. He asked to be placed on an upcoming agenda to work with the Council through key issues on the project. Project representatives had been working with the State Housing Authority. Mr. Watts indicated he was looking for direction from Council to proceed. Council requested the item be placed on the November 19 Work Meeting agenda; asked that the applicants to forward project information to Council in advance if possible; and to work with City Staff on key points.

Jeff Harris was a short-term rental (STR) business owner and was present to represent other STR operators in the area. He read a prepared statement noting the tourism revenue provided to the City through STRs as well as other benefits. He asked Council to be cautious establishing regulations for STRs in order to avoid hurting business owners. The STR business owners he represented were requesting that the Council delay making a decision to approve the proposed temporary ordinance in order to work collaboratively with the business owners and establish responsible guidelines.

Jonathan Mauer, representing Daniel Mauer, had reached out to Airbnb and found they offered a city portal to assist cities with a better understanding of the Airbnb landscape. He listed the tools offered in the city portal to help cities maintain the regulations which were vital to daily operations. He felt Airbnb had established best practices to work with cities for compliance.

Brittany Case read a prepared statement indicating the unjustness and discriminatory nature of the proposed criminal charges for short-term rental operators that did not apply to other business owners. She noted the negative implications a criminal record could have on the short-term rental owners. She felt it was also discriminatory to limit the number of guests permitted as the City did not limit the number of family members that lived in a single family home. The parking restriction proposed could not be enforced for only vacation home-owners and their guests. She felt all the restrictions being proposed for only vacation homes or short-term rentals would trigger a class-action lawsuit against the City.

Josh Jewkes indicated he did not own a vacation rental home, he was a private citizen who felt this was an important and sensitive issue. He proposed that Council having the right to regulate short-term rentals did not mean the Council should choose to execute that right. He called the proposed code update draconian. Mr. Jewkes felt the benefits of short-term rentals in the community outweighed the downsides. He felt criminal charges were unnecessary and asked that the Council limit the regulations imposed for short-term rentals.

Jim Harper shared that his short-term rental in Heber City catered to traveling nurses and felt they offered a necessary service to the community. He recognized there may have been a bad actor on occasion but felt that was easily remedied. He had noticed that short-term rental properties were well kept and felt that would not be the case if they were forced to turn the units into long-term rentals.

Mayor Pro-Tem Aaron Cheatwood closed the Public Comment period and invited residents to always reach out to the Council with their concerns either during a public meeting or via email.

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

1. Public Hearing to receive input from the public with respect to (a) the issuance of 2024 Water Revenue Bonds and (b) an potential economic impact that the project to be financed with the proceeds of the Series 2024 Bonds may have on the private sector (Marcus Keller, Crews and Associates) -

Randy Larson, with the lawfirm of Gilmore and Bell, was present to answer any questions during the Water Bond Public Hearing. He stated the hearing was a State law requirement to allow for public comment.

Mayor Pro-Tem Aaron Cheatwood opened the Public Hearing at 6:40 p.m. With no one from the public coming forward to comment, the hearing was closed at 6:41 p.m.

2. Ordinance 2024-23 adopting a Temporary Zoning Regulation for Short Term Rentals (Jeremy Cook, City Attorney) - *30 min*

City Attorney Jeremy Cook shared the changes made to the proposed code update based upon Council concerns.

Council Member Mike Johnston thanked everyone present for the short-term rental discussion. He felt Heber City had been very progressive with short-term rentals. The issue the City had run into was the complaints by local citizens of Heber that the Council was beholden to. There were a few homes causing increased problems for the compliant short-term rental operators. He felt that the limit of 12 people in a short-term rental was an appropriate number. He wanted the owner-operators to work with the Council to find solutions that would work for everyone. He hoped there was a way to inform both hosts and lodgers of the restrictions to encourage compliance. The issue with owners blatantly violating the City's restrictions needed to be resolved. He listed the proposed restrictions that he felt Council should reconsider.

Council Member Sid Ostergaard reiterated that the reason the Council was reconsidering the ordinance was that the City needed to be able to enforce the ordinance. He had researched the short-term regulations in other cities and towns in Utah looking for inhabitant restrictions. He was taking his family to stay in a short-term rental in St George and found no limitation to occupancy. His family totaled 14. Moab limited occupancy to 10. Grand County had a limit of 16. He hoped to find an occupancy number that would work in Heber City. He stated the importance of tourism to the City but felt the City needed to protect the impact on the residents.

Council Member Yvonne Barney had also looked at St. George restrictions and found short-term rentals were only allowed in certain zones. She had seen that cities and towns across the nation were going through the same growing pains. She hoped to have further discussion before the code update was finalized.

Council Member, and Mayor Pro-tem, Aaron Cheatwood was not opposed to short-term rentals. He expressed gratitude to those that had shown up to take part in the conversation. He appreciated the comment about criminal charges being off-base. He did feel the Council needed to have further discussion. He had looked into the Airbnb portal and the VRBO comment board to seek additional guidance for Council while working through the issues at hand.

Council further discussed the following:

- forming a committee consisting of two Council Members and short-term representatives from the community
- how enforcement would be managed and contacting property managers prior to police
- educating both the owners and renters, and posting restrictions on-site
- managing unregistered short-term rentals
- the growing demand for short-term rentals
- giving neighbors of short-term rentals the property manager's contact information

Motion: Council Member Ostergaard moved to continue Ordinance 2024-23 adopting temporary zoning regulations for short-term rentals with the condition that Staff return to Council with additional examples from other cities, and to work with Council Members Johnston and Cheatwood, and meet with the short-term rental representatives.

Second: Council Member Johnston made the second. **Voting Yes:** Council Members Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Phillips was not present. The **Motion Passed 4-0.**

3. Atlas Cell Tower Lease Agreement Proposal (J. Mark Smedley, Asst. City Manager) - 20 min

Assistant City Manager Mark Smedley explained the request from Atlas Tower, a communications company, to install a cell tower on City property that currently held a City water tank. He outlined the process for the proposed lease approval, including the potential to provide service from up to three additional tenants. Staff wished to obtain Council feedback regarding willingness to accommodate the 65-foot height exception for the tower before proceeding. The taller height would allow the tower to house the additional tenants and provide better service to cell phone users. He shared images of the proposed tower with pine tree camouflage. City Manager Matt Brower commended the negotiated lease agreement. Council discussion followed.

Atlas representative Sandra Layton further explained the multiple benefits to customers and the community with the expanded service a taller tower would offer. Council Member Cheatwood asked if it would be possible for the City to utilize the tower for security cameras on the water tower. Ms. Layton was unsure and indicated it would be dependent on whether a camera would interfere with the tower's service. Council further discussed updating the City Code to allow the tower height in a specific zone.

Motion: Council Member Johnston moved to accept the Atlas Tower lease agreement as presented. **Second:** Council Member Ostergaard made the second. **Voting Yes:** Council Members Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Phillips was not present. The **Motion Passed 4-0.**

4. Interlocal agreement for police services between the Heber City Police Department and Midway, UT (Parker Sever, Chief of Police) - 20 min

Chief of Police Parker Sever presented the proposed contract for policing services in Midway as included in the attached meeting materials. Council discussion for clarification of contract services and terms followed. City Attorney Jeremy Cook explained the added language to protect Heber City.

Motion: Council Member Ostergaard moved to approve the interlocal agreement for police services between Heber City and Midway with the revised changes provided by City Attorney Jeremy Cook. **Second:** Council Member Barney made the second. **Voting Yes:** Council Members Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Phillips was not present. The **Motion Passed 4-0.**

IX. RECESS AS THE HEBER CITY COUNCIL AND CONVENE AS THE CRA BOARD:

Motion: Council Member Johnston made the motion to recess as the Heber City Council and convene as the Community Redevelopment Agency (CRA) board. **Second:** Council Member Ostergaard made the second. **Voting Yes:** Council Members Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Phillips was not present. The **Motion Passed 4-0.** The CRA meeting convened at 8:12 p.m.

City Council Present: Council Member Yvonne Barney
Council Member Aaron Cheatwood
Council Member Mike Johnston
Council Member Sid Ostergaard

City Council Absent: Mayor Heidi Franco
Council Member Scott Phillips

Staff Present: City Manager Matt Brower
Assistant City Manager Mark Smedley
Community Development Director Tony Kohler
City Attorney Jeremy Cook
City Recorder Trina Cooke
Cheif of Police Parker Sever
Parks and Cemetery Director Mark Rounds

Staff Participating Remotely: Human Resources Manager Cherie Ashe, Planning Manager Jamie Baron, Accounts Payable Technician Kelli Silcox, Public Works Director Matthew Kennard, Finance Manager Sara Jane Nagel, IT Director Anthon Beales, and Wendy Anderson.

Also Present: Grace Doerfler - KPCW, Tori Broughton, and Tony Tyler.

Also Attending Remotely: (names are shown as signed-in online) Denna Woodbury, Toni Brown, Michael Paulus, Brock Marchant, John, Jami Hewlett, and DW.

The meeting was moved forward to discuss item two on the CRA agenda first.

1. Report on Impediments to Redevelopment in the Downtown (Tony Kohler, Community Development Director)

Community Development Director Tony Kohler shared that Staff had interviewed four local developers to discover impediments to redevelopment downtown. Mr. Brower shared the recurring feedback from the developers that the best way to incentivize investment in the downtown area for developers, would be for the City to bury the power lines. Mr. Kohler provided a list of additional issues faced by the developers as included in the meeting recording. Mr. Brower noted the critical importance of finalizing interlocal agreements with the School Board and the County by December 31, 2024, in order for the City to be able to capture the tax increment from the large Smith's Marketplace project. Council further discussed the possibility of burying the above-ground power-lines as well as recalled sights from places they had toured in previous months.

Mr. Brower shared the second most common feedback received was that the City should be responsible for the street-scape between the businesses and the roads. Developers had also indicated that it was the unknowns of redevelopment in the downtown area that kept them hesitant to invest.

2. Preview of Heber City CRA Website (Matt Brower, City Manager)

City Manager Matt Brower explained that the Heber City Council would be asked to convene as the CRA board more often going forward, as the Central Heber project became more active. He provided a brief tour of a new website that would be dedicated to the CRA, including an introductory video for the community to explain the purpose of the CRA in the downtown area. Council asked to change the map on the website to a previous map that did not include areas outside the CRA boundary. Council discussion followed.

The meeting returned to item one on the CRA agenda.

3. The Invisible Hand of Real Estate Development (Tony Kohler, Community Development Director) - 60 minutes

Tony Tyler, who ran a local real estate development firm, introduced himself and provided the background for his firm. He provided a list of projects the firm had been involved with and disclosed that he did not have an active project in Heber City or Wasatch County. The purpose of his presentation, as attached to the meeting materials and included in the recording, was to provide housing market information, community demographics, and data. Mr. Tyler stated that he wished to be a resource for the City. The presentation included information regarding the forces that impacted housing supply and demand as follows:

- Social forces
- Market forces
- Interest rates
- Construction costs
- Economic viability

Mr. Tyler reviewed the condominium and apartment scenario versus single-family homes. He felt added restrictions would help with housing for local workforce. Mr. Brower shared the discussion currently underway with Jordanelle Ridge to potentially relocate their affordable housing obligation to the downtown area. Council discussion continued.

Mr. Tyler's advice for the City was to match the zoning map to the General Plan.

X. ADJOURN AS THE CRA BOARD AND RECONVENE AS THE HEBER CITY COUNCIL:

Motion: Council Member Barney moved to adjourn as the CRA board and reconvene as the Heber City Council. **Second:** Council Member Ostergaard made the second. **Voting Yes:** Council Members Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. Council Member Phillips was not present. The **Motion Passed 4-0**. The CRA board meeting was adjourned and the Heber City Council meeting reconvened at 10:41 p.m.

XI. GENERAL BUSINESS ITEMS:

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

Planning Manager Jamie Baron provided the monthly development report for September as included in the attached Staff Report.

2. Follow-up on Heber/SLC Tour (Tony Kohler, Community Development Director)

This agenda item was postponed to a future meeting.

XII. COMMUNICATION:

1. October 21 Main City Park Open House: (Matt Brower, City Manager)
 - Envision Central Heber
 - CRA (Community Reinvestment Agency)
 - C Street
 - Main Stage
 - City Square Concepts

City Manager Matt Brower reminded Council of the Main Stage open House scheduled for Monday, October 21, 2024. There would be two sessions: the first from 11:00 a.m. - 2:00 p.m.; and the second from 6:00 p.m. - 7:30 p.m. There would also be a joint Planning Commission and Council Meeting on Tuesday, October 22, 2024, during the regularly scheduled Planning Commission meeting at 6:00 p.m. Roger Brooks would be there to present a concept for the Main City Park.

2. Main Stage Holiday and Winter Programming Initiative (Matt Brower, City Manager)

Mr. Brower and Mayor Franco had been considering scheduling programming at the Main Stage for the winter holidays. He would be working with the CAMS (Community Alliance for Main Street) Executive Director Rachel Kahler to schedule community events.

3. SMART (Saving More After Renewed Thinking) Program—Incentivization of Employee Cost Saving Initiatives (Matt Brower, City Manager)

Mr. Brower described the SMART (Saving More After Renewed Thinking) program he had initiated while City Manager in Ocala, Florida, to incentivize staff to implement cost-saving ideas, software, or practices. He was seeking Council feedback to implement the incentivization program for Staff in Heber City. He proposed further discussion at the Council Retreat in January.

XIII. ADJOURNMENT:

Motion: Council Member Ostergaard moved to adjourn. **Second:** Council Member Cheatwood seconded the motion. The meeting adjourned at 11:06 p.m.

Trina Cooke, City Recorder



Heber City Council Staff Report

MEETING DATE: 11/19/2024
SUBJECT: Policy Update to Increase Fixed Asset Threshold
RESPONSIBLE: Del Barney, Audit Committee Member
DEPARTMENT: Administrative
STRATEGIC RELEVANCE: Necessary Action Required

SUMMARY

Staff requests Council to consider updating the City's fixed asset policy by increasing the fixed asset cost threshold for Heber City from \$5,000 to \$10,000. This adjustment aims to improve administrative efficiency, align with inflation and cost increases, bring Heber City in line with comparable cities, and enhance the focus on significant capital investments.

RECOMMENDATION

Staff recommends that the City Council approve the increase in the fixed asset threshold from \$5,000 to \$10,000. This change will reduce administrative burden, align our policy with current economic conditions, and allow for more effective management of our capital assets.

BACKGROUND

Heber City currently defines fixed assets as items costing \$5,000 or more, with a lifespan greater than one year, and requiring inclusion on the City's fixed asset list for depreciation. This threshold and criteria have remained unchanged despite inflation and the rising costs of goods and services, which have lessened the purchasing power of \$5,000. In 2006, the Government Finance Officers Association (GFOA) recommended a \$5,000 minimum capitalization threshold, intended to ensure that only assets of significant value are capitalized. However, since that time, economic conditions have shifted, leading many cities to re-evaluate their asset thresholds. As a result, many items currently classified as fixed assets represent minimal value for financial reporting but require ongoing administrative effort to track and depreciate.

DISCUSSION

To support the proposed increase of Heber City's fixed asset cost threshold from \$5,000 to \$10,000, here are several key considerations:

1. **Administrative Efficiency:** Raising the threshold reduces the time and resources spent on tracking small-value assets that have minimal impact on financial reporting. By focusing on higher-value assets, staff can allocate more time to strategic and impactful financial tasks.
2. **Inflation and Cost Increases:** Over the years, inflation has decreased the purchasing power of \$5,000. Many assets that used to be high-value now fall below this threshold, so updating it to \$10,000 aligns with the current economic environment and purchasing costs.
3. **Comparative Benchmarking:** Many cities of similar size have adjusted their asset thresholds to around \$10,000, reflecting a shift in best practices. This update would put Heber City in line with these standards, aligning our asset tracking policies with peer cities.
4. **Enhanced Focus on Capital Investments:** With a higher threshold, the city can concentrate on tracking assets that are truly critical to operations and long-term capital planning. This allows for more strategic investment management and supports financial transparency around the most significant city assets.

Implementing this change would streamline our asset management process, save on operational costs, and reflect a more current standard for fixed asset reporting.

FISCAL IMPACT

Increasing the threshold to \$10,000 would result in a slight reduction in depreciation expense recorded each year. The decrease in the number of assets tracked may also reduce staff time and administrative costs related to asset management, enabling potential cost savings.

CONCLUSION

Raising the fixed asset threshold to \$10,000 is a strategic adjustment that will align our asset management practices with current economic conditions and industry standards. This change would optimize staff time, improve administrative efficiency, and enhance the focus on critical assets that have a substantial impact on Heber City's financial position. Staff recommends City Council approve the policy change.

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: Sara Nagel, Finance Manager

EXHIBITS

1. Exhibit A

Exhibit A

Capital Improvement Program (CIP)

The CIP is a five (5) year plan of capital requests. Capital requests are items that meet each of the following three (3) criteria:

- 1) Cost greater than ~~\$5,000~~\$10,000.
- 2) Lifespan greater than one year.
- 3) Item required to be placed on City's fixed asset list and depreciated.



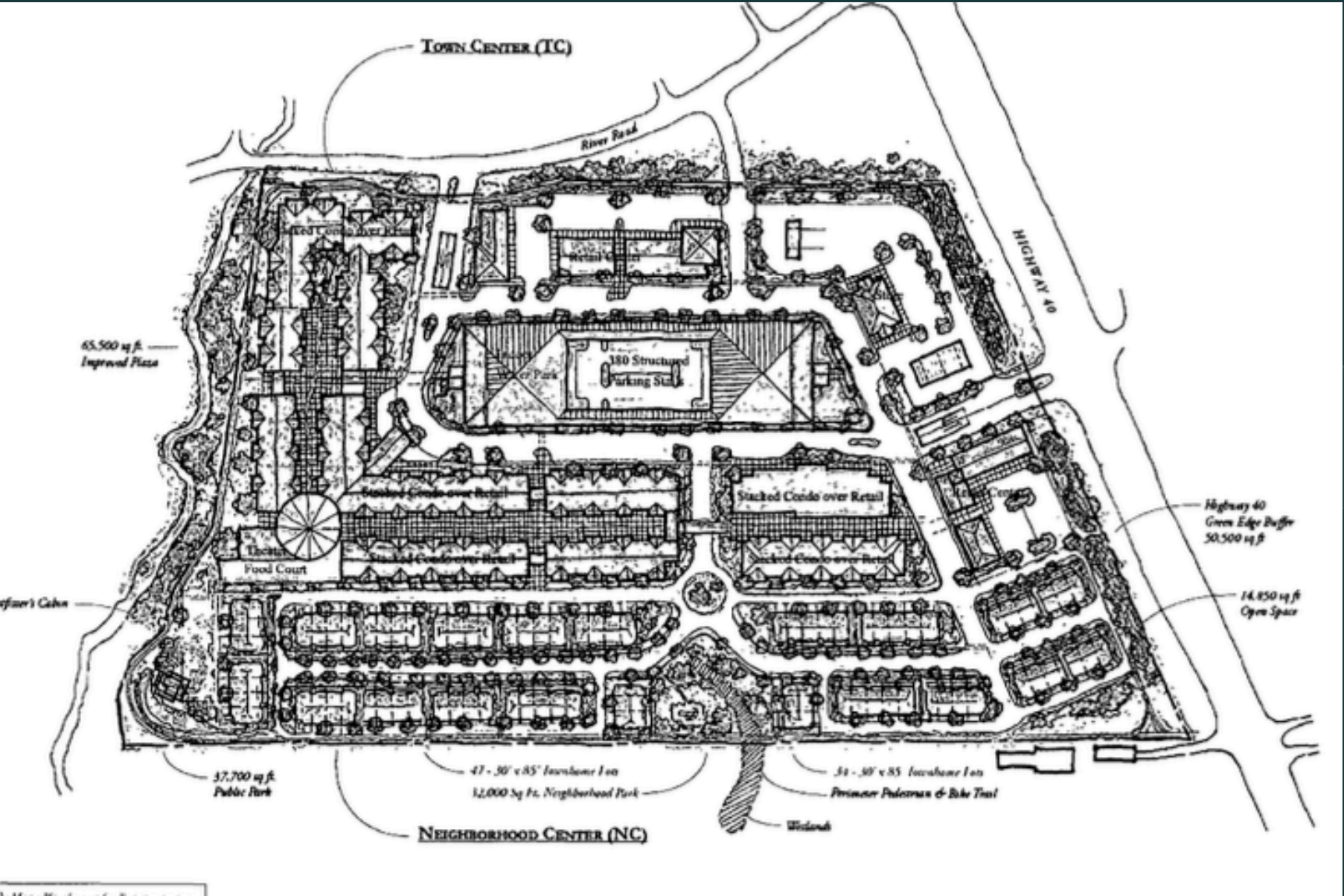
HARVEST

— VILLAGE —

UDOT + FUTURE BYPASS

HARVEST VILLAGE VS. WATER PARK

This parcel has vested rights within the County that doesn't expire until 2040



TIGHT DIAMOND INTERCHANGE

- Harvest Village proposes a 150' buffer (potentially smaller near our affordable housing)
- The costs, and difficulties, for UDOT are greater based upon the waterpark's site plan and density
- Harvest Village minimizes execution complexity for UDOT





Heber City Council Staff Report

MEETING DATE: 11/19/2024
SUBJECT: Follow-Up Discussion on SLC/Heber City Tour & Central Heber Overlay Zone
RESPONSIBLE: Tony Kohler, John Janson
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

The City has been pursuing the revision to existing overlay zones in central Heber to promote infill and redevelopment as espoused by the General Plan. The City recently toured Heber City, Salt Lake City and Mill Creek to better understand these concepts. The purpose of this item is to discuss the tour and get feedback on potential revisions to the draft Central Heber Overlay Zone (CHOZ). The attached PowerPoint provides additional detail.

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. CHOZ workshop 3



Heber City Council Work Session

Envision Central Heber Implementation
Central Heber Overlay Zone

November 19, 2024

Suggested Central Heber Vision

- More Flexibility for the residential neighborhoods to allow for some infill options
- More Flexibility for the connecting corridor from the West Gateway along Midway Lane to the Downtown
- A Transition area from the downtown to the central neighborhoods with more flexibility



New Items to discuss and Determine a Direction

- Infill types to pursue – suggest we drop the double flag lots and lots on a private ROW for now. Consider adding some language about preserving the original home?
- Combine the Midway Lane and Downtown Transition overlays into one Overlay – Mixed Use Neighborhood
- Provide additional use options for the more interesting historic homes
 - Define the features needed to be eligible for more options
 - Combine with an historic story such as pioneer home, prominent persons from the past, etc.
- Schedule

One Overlay with Two sub-districts – combined Midway Lane and Main Street Transition – now suggested as Mixed Use Neighborhood

- **Central Neighborhoods** is established to allow for various forms of infill, combined with options to preserve historic homes. Infill options include flag lots, detached ADUs, small lots, and certain missing middle housing types. The Central Neighborhood District adds additional housing and use flexibility to the R-2 and R-3 zones in the historic Downtown area.
- **Mixed Use Neighborhood.** The Central Heber Vision suggests an additional mix of uses could be considered as a transition to the residential neighborhoods east and west of the Main Street area and a connection to the Railroad Gateway to the west. This District has been established to promote limited uses with a mix consisting of residential and commercial uses. The mix of uses would allow for medium to higher density residential uses, with occasional corners for lower intensity commercial uses. A portion of the District, between 150 West and 150 East, has been identified by the Central Heber Vision, as an area to be considered for rezoning to C-3 Commercial.



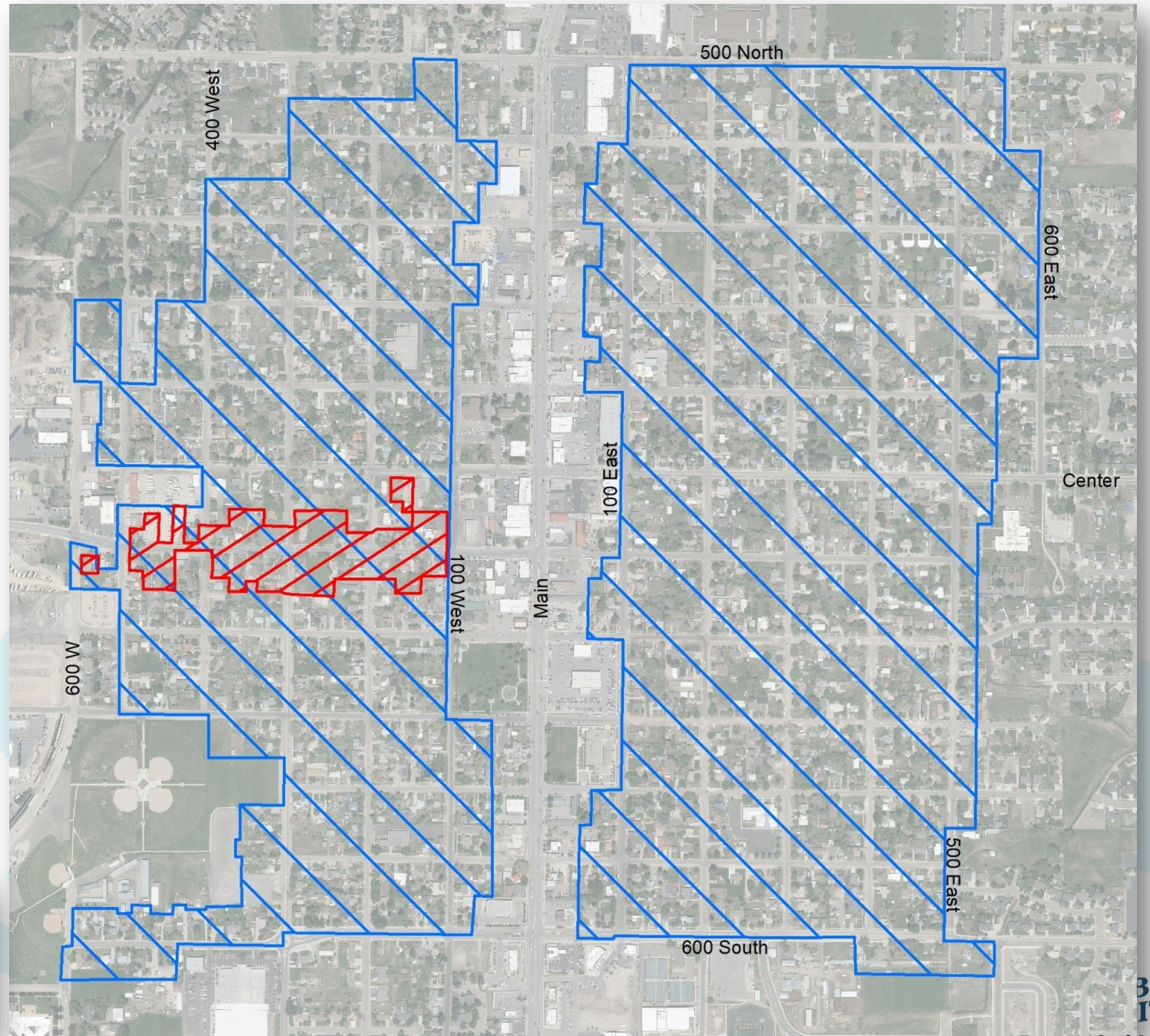
Existing Overlay Zones

Legend



 Residential Commercial

 Neighborhood Infill



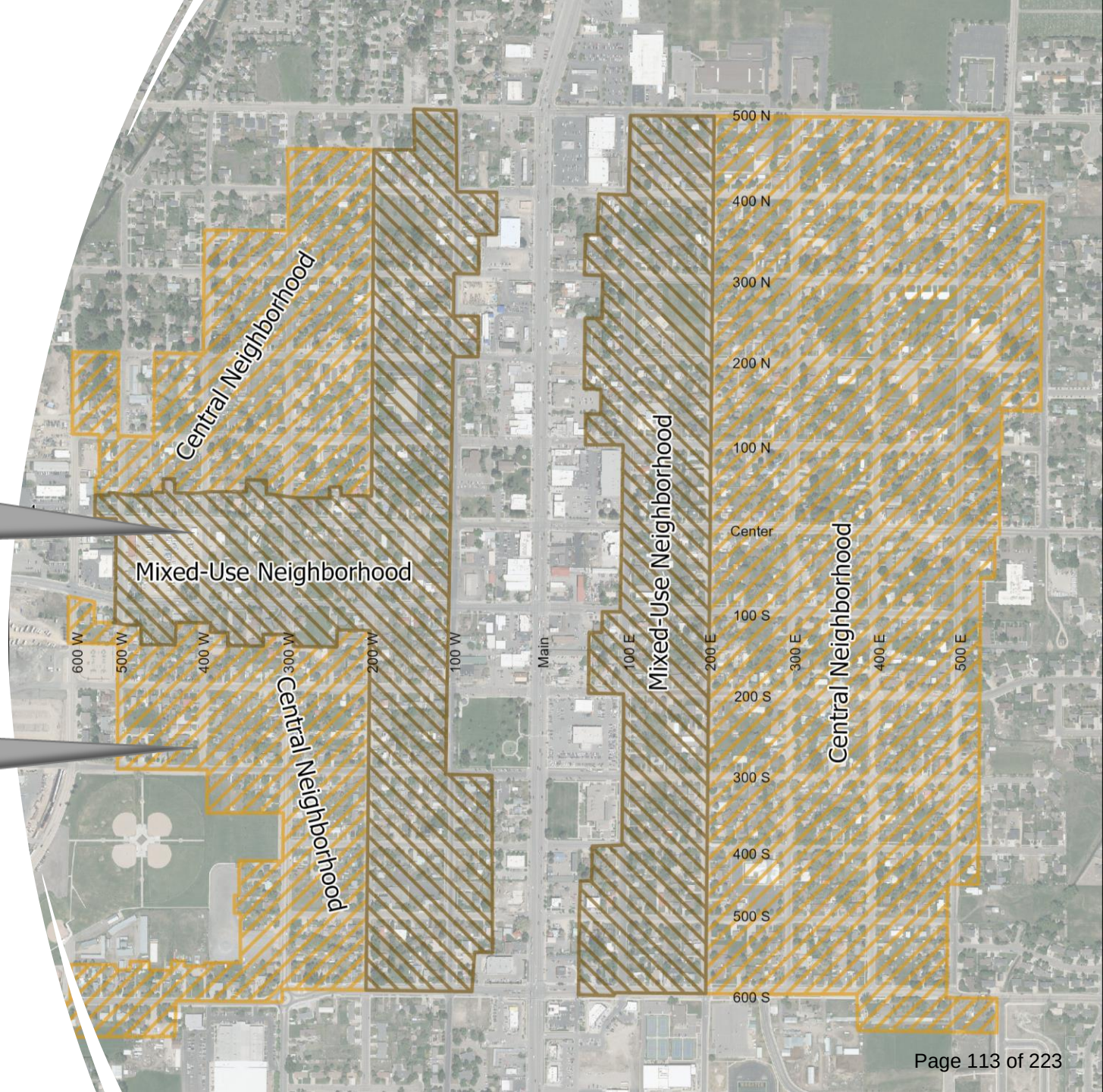
Suggested Overlay Zone Sub Districts

Mixed Use Neighborhood

- New & Modified portions of existing Overlay Zone
- Missing Middle Residential, Corner Commercial & Hospitality
- 35 foot height

Central Neighborhoods

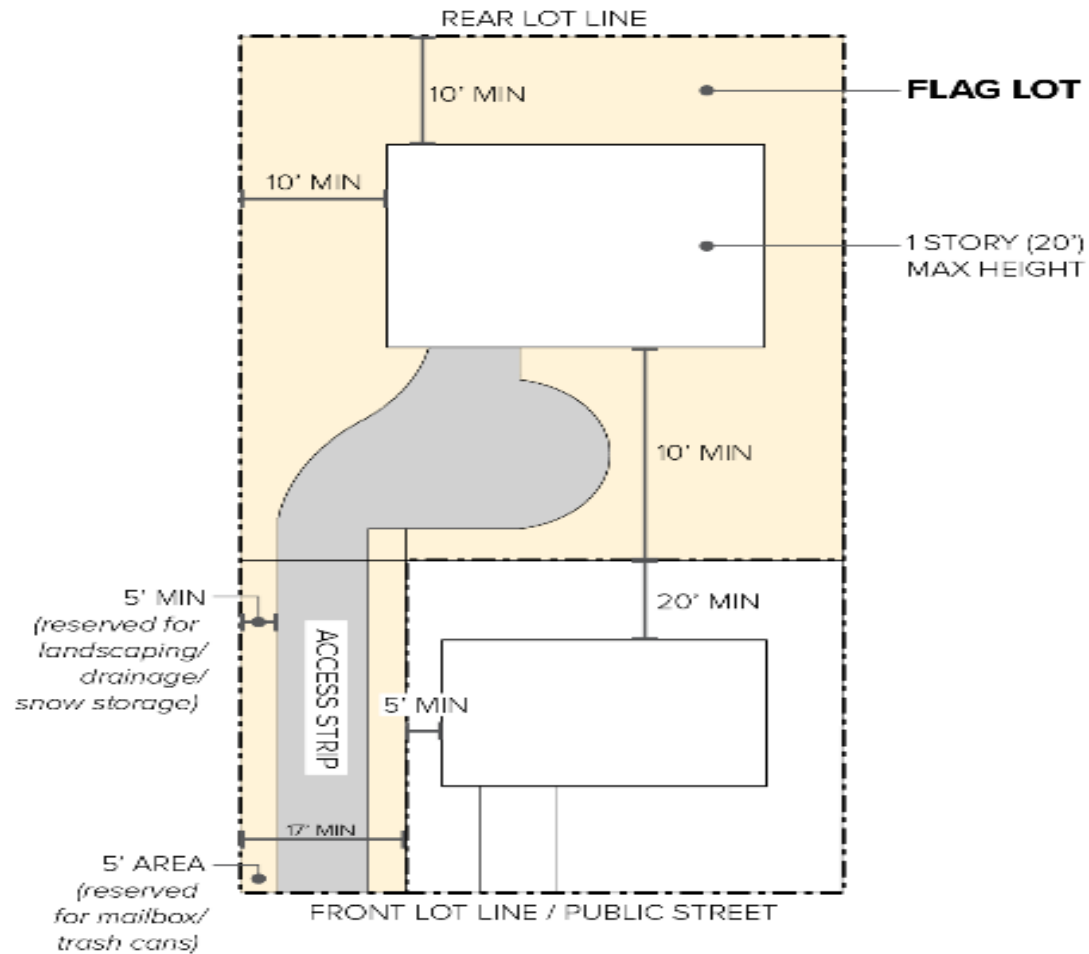
- Modifies existing Overlay Zone
- Flag Lots, Lots on Private ROW, Detached ADUs, Small Lots
- 30 to 35 foot height



Within the Overlays, there are new and/or revised Land Use concepts and some architectural Standards (dropped double flag lots and lots on a private ROW)

- Flag Lots – a house behind a house
- Detached ADUs on a separate lot accessed by a permanent easement
- 5' side yard homes
- Duplex and Twin homes
- Mansion Homes (3 and 4-plex)
- Townhouses
- Multi-family courtyard-oriented development
- Mixed Use Buildings
- Commercial Buildings

Flag Lots with Revised Standards

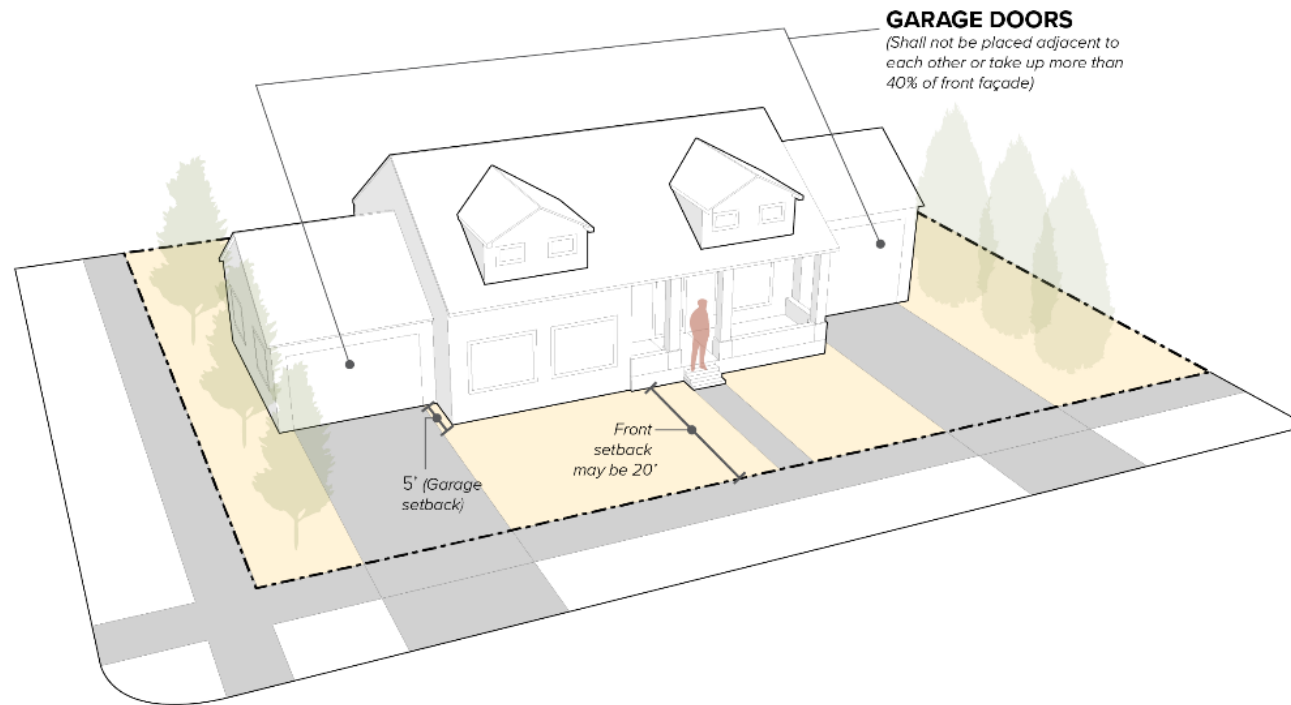


Separate lot, detached ADU

- A small subdivided lot behind the home fronting
- Accessed by a permanent easement
- Need to accommodate 1 parking space off street
- Subordinate in height and size to the existing home

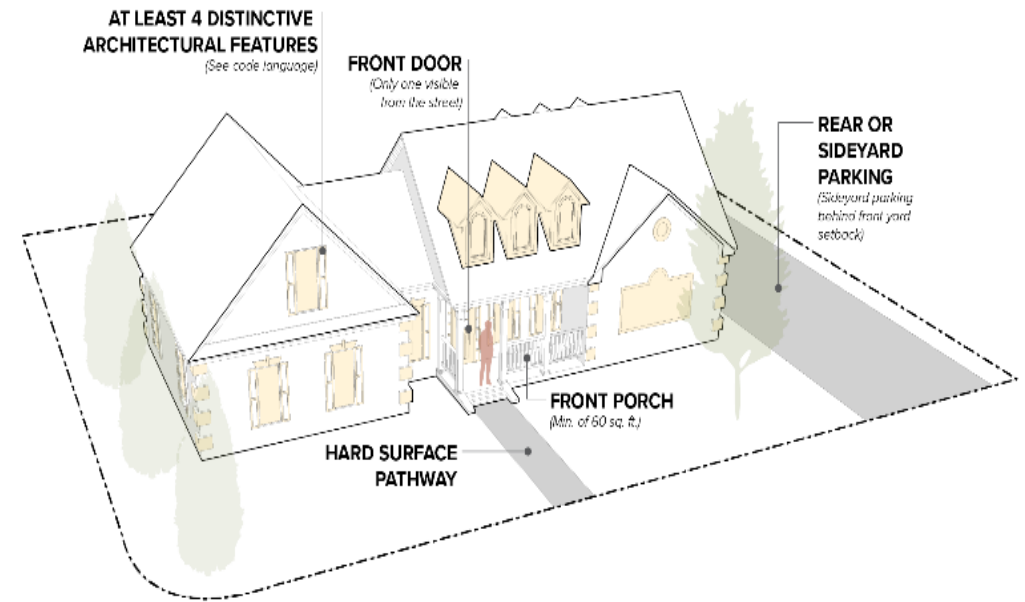


Setback garages for Duplexes and Twin Homes (State Law may prevent this!)

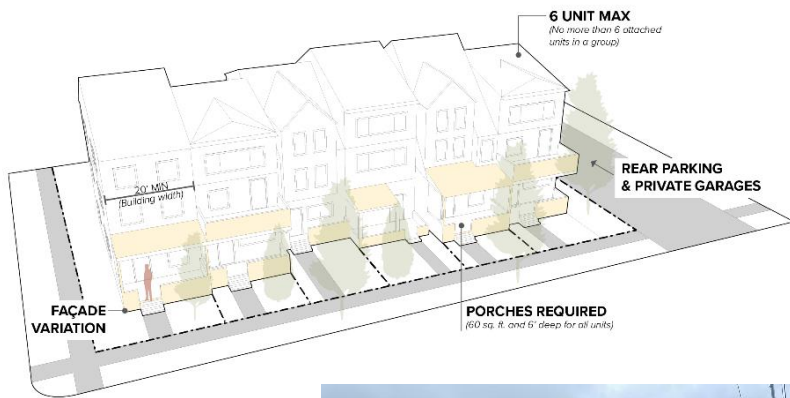


Mansion Homes – 3 and 4-plexes

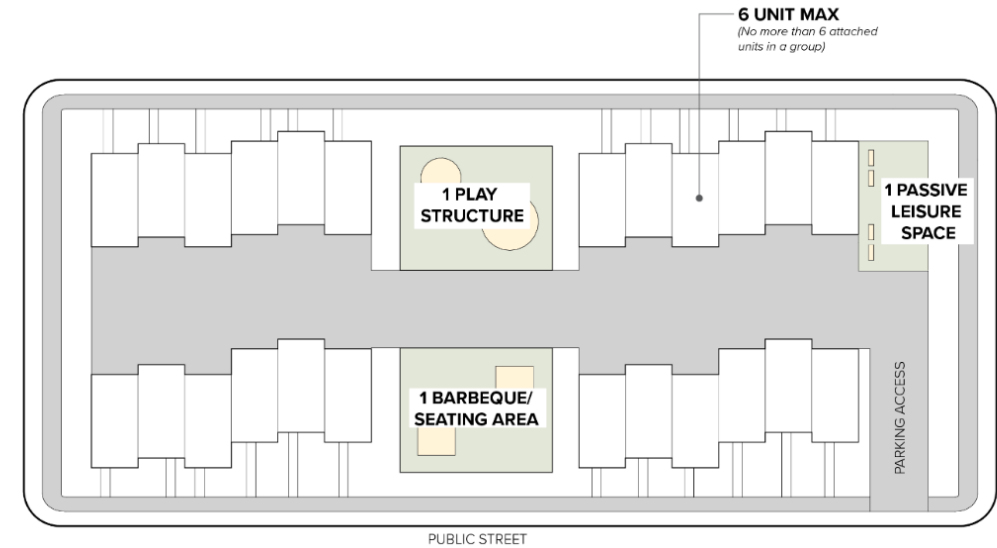
- Parking to rear or side
- Front porch
- No vinyl or aluminum siding
- Then choose 4 features from the list



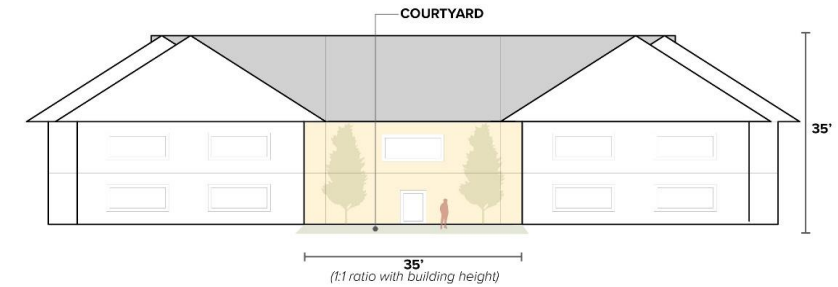
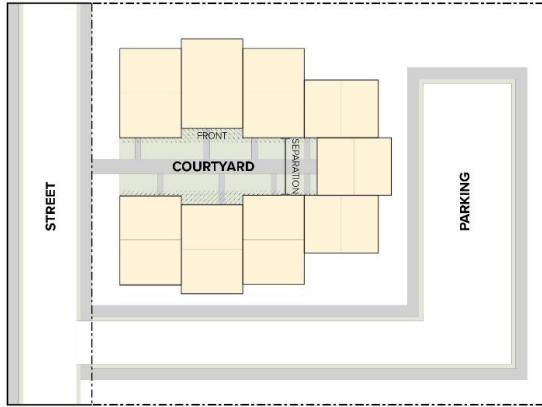
Townhouses – Two configurations



Notice the use of brick!

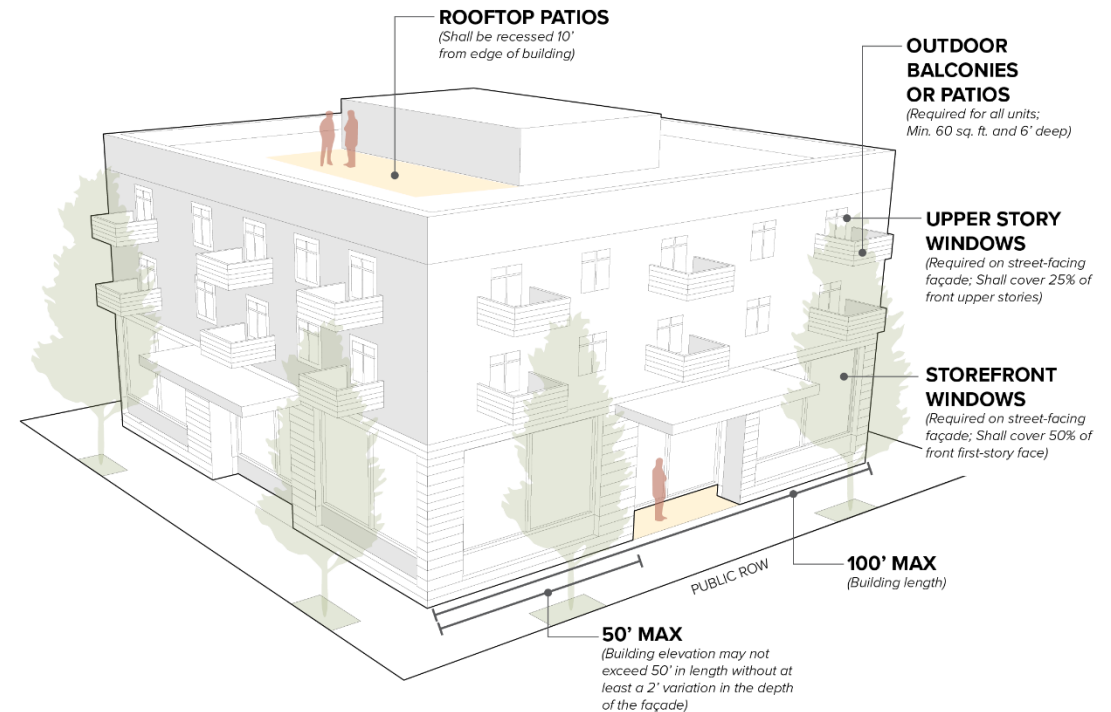


Multi-family Courtyard developments



Mixed-Use Buildings

- Residential units require balconies or patios
- Materials – brick, stone, composites, rough wood beams facing the street
- 360 degree architecture
- Façade indentations (2' min.) at least every 50'
- Storefront windows on street



Commercial Buildings – choose two **features** in addition to a storefront (fewer requirements than the C-3 zone)

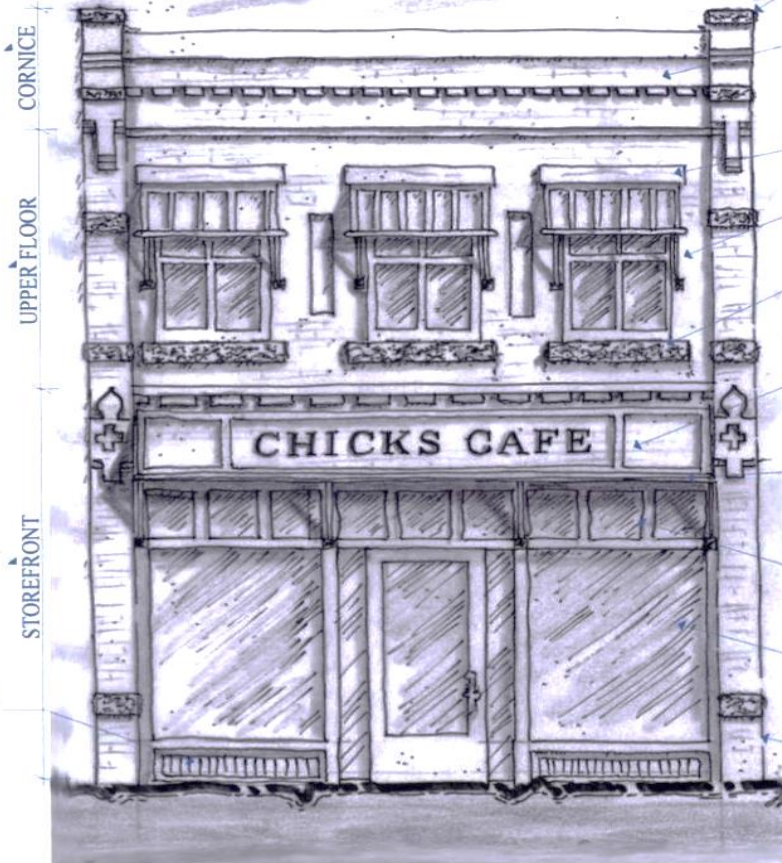
ANATOMY OF A MAIN STREET BUILDING:

CORNICE: the projecting member at the top of the exterior wall.

UPPER FLOOR: the usually non-retail volume above the retail ground floor; multistory Main Street buildings are typically between 2 and 4 floors.

STOREFRONT: the front exterior wall of commercial space, typically with large areas of glass.

BULKHEAD: the areas that support the display windows.



FINIAL CAP: decorative terminal at the top of a feature.

FRIEZE: the middle horizontal member below the cornice

WINDOW HOOD: a projecting structural member above a window. Typically of wood, stone or cast iron.

SASH: a frame for glass to close a window.

SILL: horizontal member immediately below the window assembly, typically of wood or stone.

AWNING: a roof like covering to provide protection against the elements.

LINTEL: structural member above a storefront that supports the parapet or upper wall.

TRANSOM: upper windows in a storefront; can be operable or fixed, clear or art glass, true divided lite glass modules.

DISPLAY WINDOW: the main areas of clear glass on a storefront behind which goods are arranged.

BUTTRESS: an exterior mass of masonry set into a wall to strengthen or support

Draft CHOZ infill options for the Mixed Use Neighborhood

- Flag Lots
- Duplex and Twin home
- Mansion Homes (3 and 4-plex)
- Townhouse
- Multi-family courtyard-oriented development
- Mixed Use Buildings
- Commercial Buildings

Draft suggestions for the Central Neighborhoods

- Flag Lots
- Detached ADUs on a separate lot accessed by a permanent easement
- 5' side yard homes/small lots
- Duplex and Twin home
- Mansion Homes (3 and 4-plex) (conditional)
- Townhouse (conditional)
- Commercial Buildings limited to Daycare
- Historic Buildings - additional options

New potential concepts for Historic Building Preservation

- **Create Options to preserve the existing buildings**
 1. For certain historic housing types if existing home is retained (deed restrictions) additional infill options are allowed - are there some options that should only be tied to historic building preservation?
 2. Add additional uses for these homes too – minor retail/sales, restaurant, B&B, personal services, office, instructional, mansion home (3 to 4 unit), daycare, caretaker unit, etc.

If the national historic designation occurs, these options would help provide tax credits for the homes.



Why move this effort ahead?

- Part of the adopted Vision
- Provides infill options – not everyone will want to take advantage of these
- Provides more housing options, therefore more supply, and possibly some affordable/workforce housing
- More flexibility for property owners but some design considerations would be included
- More use options for historic homeowners
- *Could be considered complimentary to the historic designation effort but also the goal of providing more housing options*
- Historic District issues
 - Significant time to get established
 - Lumps all pre-1975 homes together as historic
- Draft Ordinance advantages
 - State Law allows design regulations for neighborhoods with a significant amount of pre-1950 homes
 - “Ordinary” older homes versus architecturally significant homes – the difference can be addressed
 - More incentives than an historic designation provides

Questions, Thoughts, and Thank you!





Heber City Council Staff Report

MEETING DATE: 11/19/2024
SUBJECT: Request from Jordanelle Ridge to modify Upper Village Transportation Master Plan
RESPONSIBLE: Russ Funk
DEPARTMENT: Engineering
STRATEGIC RELEVANCE:

SUMMARY

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: Engineering
Staff member:

EXHIBITS

None



Heber City Council Staff Report

MEETING DATE: 11/19/2024
SUBJECT: Public Hearing and Possible Council Action on Resolution 2024-18 to Amend the FY 2025 Budget
RESPONSIBLE: Sara Nagel
DEPARTMENT: Finance
STRATEGIC RELEVANCE: Necessary Administrative Action

SUMMARY

Staff has determined that an amendment to the Fiscal Year 2025 budget is required to address unanticipated expenditures.

RECOMMENDATION

Hold a Public Hearing on November 19, 2024, to consider an amendment to the FY 2025 annual budget and adopt Resolution 2024-18 amending the FY 2025 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. This is the first amendment request in Fiscal Year 2025.

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 2024-18 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)	\$296,010
Airport Fund (21)	\$54,300
General Capital (42) (Transfer from Transportation Fund and Perpetual Care Fund)	\$1,300,000
Transportation Fund (48) transfer to Capital Fund (42)	\$500,000
Culinary Water Fund (51)	\$4,260
Sewer Fund (52)	\$4,480
Culinary Water Capital Fund (66)	\$150,000
Internal Service Fund (61)	\$40,000
Perpetual Care Fund (71) transfer to Capital Fund (42)	\$800,000
TOTAL	\$3,149,050

The fiscal impact is specified in resolution 2024-18 Exhibit "A"

CONCLUSION

Staff recommends that you move to approve resolution 2024-18 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
2. Budget Amendment Requests

EXHIBIT "A"

GENERAL FUND (10)

Request: Building Inspector I, II, or III (Includes Reallocation of Expenses)

Source:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
10.3870	Contributions General Fund Surplus	12,146.00
10.5131	Professional Services - Building	72,414.00
	Total	<u>\$ 84,560.00</u>

Use:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
10.5111	Wages - Building	\$ 77,060.00
10.5174	Equipment - Building	3,500.00
10.5176	Internal Service Charge - Building	4,000.00
	Total	<u>\$ 84,560.00</u>

Request: Finance Director Office Furniture

Source:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
10.3870	General Fund Surplus	\$ 11,000.00
	Total	<u>\$ 11,000.00</u>

Use:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
10.4374	Equipment - Administrative	\$ 11,000.00
	Total	<u>\$ 11,000.00</u>

Request: Cell Transmitters for Airport, Public Works and Public Safety Buildings

Source:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
10.3870	General Fund Surplus	\$ 3,000.00
	Total	<u>\$ 3,000.00</u>

Use:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
10.4426	Buildings and Grounds	\$ 3,000.00
	Total	<u>\$ 3,000.00</u>

Request: Public Safety Building Heating and Cooling Unit

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 15,850.00
Total		<u>\$ 15,850.00</u>

Use:

Account Number	Account Name	Amount
10.4426	Buildings and Grounds	\$ 15,850.00
Total		<u>\$ 15,850.00</u>

Request: Public Works Building Roof Repair

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 25,000.00
Total		<u>\$ 25,000.00</u>

Use:

Account Number	Account Name	Amount
10.4426	Buildings and Grounds	\$ 25,000.00
Total		<u>\$ 25,000.00</u>

Request: City Manager Salary Increase

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 7,700.00
21.3850	Fund Surplus - Airport	2,100.00
51.3870	Fund Surplus - Culinary	2,100.00
52.3870	Fund Surplus - Sewer	2,100.00
Total		<u>\$ 14,000.00</u>

Use:

Account Number	Account Name	Amount
10.4311	Wages - Administration	\$ 7,700.00
21.4091	Indirect Salaries - Airport	2,100.00
51.4091	Indirect Salaries - Culinary Water	2,100.00
52.4091	Indirect Salaries - Sewer Water	2,100.00
Total		<u>\$ 14,000.00</u>

Request: Payroll Coordinator and Airport Administrator

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 6,900.00
21.3850	Fund Surplus - Airport	52,200.00
51.3870	Fund Surplus - Culinary	2,160.00
52.3870	Fund Surplus - Sewer	2,380.00
Total		<u>\$ 63,640.00</u>

Use:

Account Number	Account Name	Amount
10.4611	Wages - HR	\$ 3,200.00
10.4613	Benefits - HR	1,950.00
10.4617	FICA - HR	250.00
10.4674	Equipment - HR	1,500.00
21.4011	Indirect Salaries - Airport	30,400.00
21.4013	Indirect Benefits - Airport	18,000.00
21.4017	FICA - Airport	2,300.00
21.4074	Equipment - Airport	1,500.00
51.4091	Indirect Salaries - Culinary Water	1,280.00
51.4092	Indirect Benefits - Culinary Water	880.00
52.4091	Indirect Salaries - Sewer Water	1,410.00
52.4092	Indirect Benefits - Sewer Water	970.00
Total		<u>\$ 63,640.00</u>

Request: City Hall Camera Upgrade/Replacement

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 13,000.00
Total		<u>\$ 13,000.00</u>

Use:

Account Number	Account Name	Amount
10.4374	Equipment - Admirative	\$ 13,000.00
Total		<u>\$ 13,000.00</u>

Request: Copier Upgrades/Replacement

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 18,000.00
Total		<u>\$ 18,000.00</u>

Use:

Account Number	Account Name	Amount
10.4374	Equipment - Administrative	\$ 9,000.00
10.5474	Equipment - Police	9,000.00
Total		<u>\$ 18,000.00</u>

Request: Historic District Survey

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 20,000.00
10.3319	State Grants	20,000.00
Total		<u>\$ 40,000.00</u>

Use:

Account Number	Account Name	Amount
10.5331	Professional Services - Planning	\$ 40,000.00
Total		<u>\$ 40,000.00</u>

Request: Heber C. Kimball Legacy Foundation Donation

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 50,000.00
Total		<u>\$ 50,000.00</u>

Use:

Account Number	Account Name	Amount
10.4179	Discretionary Funds - Legislative	\$ 50,000.00
Total		<u>\$ 50,000.00</u>

Request: Various Gym Equipment Repair and Replacement for Public Safety Building

Source:

Account Number	Account Name	Amount
10.3620	Misc. Revenue - Evidence Purge	\$ 7,000.00
	Total	\$ 7,000.00

Use:

Account Number	Account Name	Amount
10.5474	Equipment - Police	\$ 7,000.00
	Total	\$ 7,000.00

Request: Solar School Zone Replacement Lights

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 14,000.00
	Total	\$ 14,000.00

Use:

Account Number	Account Name	Amount
10.6033	Street Lights	\$ 14,000.00
	Total	\$ 14,000.00

TRANSPORTATION FUND (48) AND PERPETUAL CARE FUND (71)**Request: Interfund Transfer**

Source:

Account Number	Account Name	Amount
42.3910	Transfer from Other Funds	\$ 1,300,000.00
48.3870	Fund Surplus - Transportation Tax	500,000.00
71.3870	Fund Surplus - Perpetual Care	800,000.00
	Total	\$ 2,600,000.00

Use:

Account Number	Account Name	Amount
42.3870	Capital Fund Surplus	\$ 1,300,000.00
48.4091	Transfer to Capital Projects	500,000.00
71.7030	Contributions to Other Funds	800,000.00
	Total	\$ 2,600,000.00

CULINARY WATER CIP FUND (66)**Request: Water Meter Vaults**

Source:

Account Number	Account Name	Amount
66.3870	Fund Surplus - Culinary	\$ 150,000.00
Total		<u>\$ 150,000.00</u>

Use:

Account Number	Account Name	Amount
66.4073	Equipment	\$ 150,000.00
Total		<u>\$ 150,000.00</u>

INTERNAL SERVICE FUND (61)**Request: Building Inspector Vehicle (Dependent Upon FTE Approval)**

Source:

Account Number	Account Name	Amount
61.3850	Fund Surplus - Fleet	40,000.00
Total		<u>\$ 40,000.00</u>

Use:

Account Number	Account Name	Amount
61.4075	Equipment	\$ 40,000.00
Total		<u>\$ 40,000.00</u>

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/5/24

Department:

Comm Development - Building

Requested By:

Curt Davis

1. Amendment Summary

Project Title/ O&M Category:

Building Inspector I, II, or III

GL Account:

10-5111, 10-4074, 61-4075

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 120,560.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

To add a full-time, fully benefited Building Inspector III. Starting date in January 2025. Significant growth in building activity has increased demand for inspections and plan reviews, placing strain on current staff and potentially compromising the efficiency and quality of service provided to the public. To maintain service levels and professional standards, we propose the addition of a new full-time Building Inspector position.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☒ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☒ Other:

Justification for Funding Source(s):

I believe that some of the inspector costs could be absorbed from changing from plan review by WC3 to either in house or another plan reviewer at a cheaper rate. See Attachment below

Change review from WC3 to in-house/cheaper mthd

Will this amendment affect future budgets?

- ☒ Yes
- ☐ No

If yes, Please explain:

Yes. Additional FTE impacts all future budgets.

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

This will allow for additional coverage for Inspections and using WC3 inspectors less or eliminated when our inspectors take time off.

4. Approval

Requested by (Department Head Signature):	Date:
Curt Davis	11/8/24
Reviewed by Finance Director:	Date:
Sara Nagel	11/8/24
Reviewed by City Manager:	Date:
Matt Brower	11/8/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

The attachment below shows the difference in residential plan review (only) costs between WC3 and Jim Yeoman. If we had used Jim from the months of April through September of 2024 I estimate that we would have saved around \$93,300 . Jim numbers are based on each residential plan taking around 5 to 7 hours ,which I do not see those numbers being realistic or taking that amount of time for residential ,so i believe the numbers are high. Just by switching from WC3 to Jim I believe we would be able to absorb most the costs of a new inspector.

The Amount requested for a new Inspector III is \$77,060 for wages and benefits, \$40,000 for vehicle (purchased in Internal Service Fund) and \$3,500 for computer, ipad and phone. Total of \$120,560 for the 6 months that would be remaining in the budget year. If we were also using Jim for plan review the cost based on the last 6 months would be \$72,414 less or \$48,146.

Note: The Building department will be charged a \$4,000 Internal Service Charge fee to cover the replacement cost of the vehicle.

Monthly Totals and Savings (Residential plan review only) 2024-2025				
Month	Total HC Build Fee	WC3	Jim	Proj HC Savings 2024-2025
Nov	\$30,986	\$7,746	\$3,430	\$4,316
Dec	\$57,528	\$14,382	\$9,100	\$5,282
Jan	\$18,377	\$4,594	\$2,450	\$2,144
Feb	\$91,515	\$22,878	\$12,180	\$10,698
Mar	\$53,402	\$13,350	\$7,630	\$5,720
Apr	\$173,136.00	\$43,284.00	\$23,030.00	\$20,254.00
May	\$113,828.00	\$28,457.00	\$14,700.00	\$13,757.00
Jun	\$89,415.00	\$22,353.00	\$12,110.00	\$10,243.00
Totals	\$628,187	\$157,044	\$84,630	\$72,414

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/4/24

Department:

Finance

Requested By:

Sara Nagel

1. Amendment Summary

Project Title/ O&M Category:

Finance Director Office Furniture - Rollover Request

GL Account:

10.4374

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 11,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

This request is a rollover request from prior year. The city had \$5,000 in the budget for office furniture, and staff was unable to purchase the furniture in FY 2024. Staff is currently working with an office design company and intends to purchase the furniture by the end of the year if adequate revenues are available.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

No new revenues identified. Additional funds will come out of General Fund Surplus.

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☐ Yes
- ☒ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

While the request is not consider essential for community services, the furniture in the Finance Office is too big for staff and not ergonomically appropriate. A lower stand-up desk will decrease risk of work related injuries.

4. Approval

Requested by (Department Head Signature):

Sara Nagel

Date:

11/4/24

Reviewed by Finance Director:

Sara Nagel

Date:

11/4/24

Reviewed by City Manager:

Matt Brower

Date:

11/8/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/5/24

Department:

Finance

Requested By:

Sara Nagel

1. Amendment Summary

Project Title/ O&M Category:

Interfund Transfers

GL Account:

71.7030, 48.4091, 42.4073

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 1,300,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

On June 18, 2024, Council approved two interfund loans to the Capital Improvement Fund (42) to cover costs related to the Cemetery Admin Building. This amendment will ensure the City is in compliance with budgeted transfers.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☐ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

Interfund Transfer

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

Amendment needed to ensure compliance with budgeted transfers.

4. Approval

Requested by (Department Head Signature):
Sara Nagel

Date:
11/5/24

Reviewed by Finance Director:
Sara Nagel

Date:
11/5/24

Reviewed by City Manager:
Matt Brower

Date:
11/6/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

Transportation Fund Transfer Out	48.4091	\$500,000
Perpetual Care Fund Transfer Out	71.7030	\$800,000
Capital Improvement Fund Transfer In	42.3910	\$1,300,000

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/30/24

Department:

General Government Building

Requested By:

Steve Simpson

1. Amendment Summary

Project Title/ O&M Category:

Cell Transmitters for Airport, PW and Public Safety

GL Account:

10.4426

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 3,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

The City needs new cell phone transmitters to continue fire monitoring at the Airport, Public Works building and the Public Safety building.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
☐ Additional Revenue
☐ Grants
☐ Capitol Projects Fund
☐ Special Revenue Fund
☐ Other:

Justification for Funding Source(s):

No new revenues identified. Additional funds will come out of fund surplus.

Will this amendment affect future budgets?

- ☐ Yes
☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
☐ No
☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

The current digital phone system is no longer compatible with the fire monitoring system.

4. Approval

Requested by (Department Head Signature):	Date:
Mark Rounds	10/30/24
Reviewed by Finance Director:	Date:
Sara Nagel	11/6/24
Reviewed by City Manager:	Date:
Matthew Brower	11/6/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)



Tuesday, November 05, 2024

State License # 84-243838-5501

Heber City Corporation
Attention: Steve Simpson
75 North Main Street
Heber City, Utah 84032

AIRPORT (HEBER CITY)
FIRE MONITORING PROPOSAL
located at 630 Airport Road, Heber, UT 84032

Scope of Work:

Provide all labor, tools and equipment to test the noted systems in accordance with National and Local Fire Codes, Standards and Regulations. In accordance with Utah State law and NFPA 72, all devices must be function tested and each device will be documented on the inspection report as a pass/fail.

System or Item

Amount

Sale & Install of (1) Cell Phone Transmitter for the purpose of providing cell fire monitoring service to fire panel.

TOTAL \$995.00

**** The monthly monitoring cost of \$45.00 is in addition to above price****

Thank you for this opportunity to provide the preventative maintenance work at your facility. Please feel free to call me anytime at 801-414-2772 if you have questions.

Best regards,

Bannon S. Bebo

Upon acceptance of this proposal, please sign and email back to me at bbebo@firetrol.net to authorize work.

X

AUTHORIZED SIGNATURE OF ACCEPTANCE

3696 West 900 South, Suite A Salt Lake City, Utah 84104 Phone (801) 485-6900 Fax (801) 485-6902 www.firetrol.net 3

FIRE PROTECTION AND LIFE SAFETY SPECIALISTS



Tuesday, November 05, 2024

State License # 84-243838-5501

Heber City Corporation
Attention: Steve Simpson
75 North Main Street
Heber City, Utah 84032

PUBLIC SAFETY BUILDING (HEBER CITY)
FIRE MONITORING PROPOSAL
located at 301 South Main Street, Heber, UT 84032

Scope of Work:

Provide all labor, tools and equipment to test the noted systems in accordance with National and Local Fire Codes, Standards and Regulations. In accordance with Utah State law and NFPA 72, all devices must be function tested and each device will be documented on the inspection report as a pass/fail.

System or Item

Amount

**Sale & Install of (1) Cell Phone Transmitter for the purpose of
providing cell fire monitoring service to fire panel.**

TOTAL \$995.00

**** The monthly monitoring cost of \$45.00 is in addition to above price****

Thank you for this opportunity to provide the preventative maintenance work at your facility. Please feel free to call me anytime at 801-414-2772 if you have questions.

Best regards,

Bannon S. Bebo

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X

AUTHORIZED SIGNATURE OF ACCEPTANCE

3696 West 900 South, Suite A Salt Lake City, Utah 84104 Phone (801) 485-6900 Fax (801) 485-6902 www.firetrol.net 4
FIRE PROTECTION AND LIFE SAFETY SPECIALISTS



Tuesday, November 05, 2024

State License # 84-243838-5501

Heber City Corporation
Attention: Steve Simpson
75 North Main Street
Heber City, Utah 84032

**PUBLIC WORKS (HEBER CITY)
FIRE MONITORING PROPOSAL**
located at 749 West 300 South, Heber, UT 84032

Scope of Work:

Provide all labor, tools and equipment to test the noted systems in accordance with National and Local Fire Codes, Standards and Regulations. In accordance with Utah State law and NFPA 72, all devices must be function tested and each device will be documented on the inspection report as a pass/fail.

System or Item

Amount

**Sale & Install of (1) Cell Phone Transmitter for the purpose of
providing cell fire monitoring service to fire panel.**

TOTAL \$995.00

**** The monthly monitoring cost of \$45.00 is in addition to above price****

Thank you for this opportunity to provide the preventative maintenance work at your facility. Please feel free to call me anytime at 801-414-2772 if you have questions.

Best regards,

Bannon S. Bebo

Upon acceptance of this proposal, please sign and email back to me at bbebo@firetrol.net to authorize work.

X

AUTHORIZED SIGNATURE OF ACCEPTANCE

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/30/24

Department:

General Government Buildings

Requested By:

Steve Simpson

1. Amendment Summary

Project Title/ O&M Category:

Public Safety

GL Account:

10.4426

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 15,850.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

A sole source vendor offered an LG Gen 5 Heating and Cooling Unit at a significantly discounted price to reduce their inventory. General Government Building Department confirmed the unit was a good investment for the City and purchased the unit for future use.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

No new revenues identified. Additional funds will come out of fund surplus.

Will this amendment affect future budgets?

- ☒ Yes
- ☐ No

If yes, Please explain:

The purchase now will save money in a future period.

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☐ Yes
- ☒ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

4. Approval

Requested by (Department Head Signature):
Mark Rounds

Date:
10/30/24

Reviewed by Finance Director:
Sara Nagel

Date:
11/6/24

Reviewed by City Manager:
Matt Brower

Date:
11/6/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

TO:
DATE: September 24, 2024
PROJECT: LG VRF equipment delivery only.
QUOTE #: **1-1PLYRW81**
ATTN: Steve Simpson

In general, Johnson Controls (JCI) will:

- Provide
- Delivery of equipment to site location only.

General Exclusions:

- All electrical 60VAC or above
- Metasys software
- LON
- Engines of any kind
- Controllers of any kind
- Control wire
- Actuators, valves and sensors
- Equipment that is provided by others
- Install of any work
- Anything not included in the above scope of work

General Clarifications:

- All work performed during normal working hours (8:00 AM – 4:30 PM) Monday - Friday
- Access to working areas shall be provided in a timely and coordinated fashion

Pricing for the above detailed scope of work:

BASE BID

FIFTEEN THOUSAND EIGHT HUNDRED THIRTY-SEVEN AND 33/100 ----- \$15,837.33

Thank you for the opportunity to provide this proposal and we are looking forward to working with you on another successful project.

(IMPORTANT: This proposal incorporates by reference the standard terms and conditions.)

This proposal and alternates listed below are hereby accepted and Johnson Controls is authorized to proceed with work; subject, however to credit approval by Johnson Controls, Inc., Milwaukee, Wisconsin.

This proposal is valid for 30 days from the date above.

Purchaser

Johnson Controls, Inc.

Signature



Signature

Name:

Name: Scott Myers

Title:

Title: Senior Account Executive

Date: _____

Accepted: _____

PO #: _____

Name: _____

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/30/24

Department:

General Government Building

Requested By:

Steve Simpson

1. Amendment Summary

Project Title/ O&M Category:

Public Safety Building TPO Roof Repair

GL Account:

10.4426

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 25,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

The roof on the Public Works Building reached its useful life. This request will cover the cost of the TPO over the front offices.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

No additional revenue identified. Additional costs will come out of General Fund Surplus.

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

Yes. The TPO on the roof over the front offices will avoid costly issues with the building in the future.

4. Approval

Requested by (Department Head Signature):	Date:
Mark Rounds	10/30/24
Reviewed by Finance Director:	Date:
Sara Nagel	11/6/24
Reviewed by City Manager:	Date:
Matt Brower	11/6/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/7/24

Department:

Human Resources/Airport

Requested By:

Cherie Ashe/Travis Biggs

1. Amendment Summary

Project Title/ O&M Category:

Part-time amended to Full-time

GL Account:

See below

Original Budget Allocation:

\$ 40,000.00

Amount of Requested Amendment:

\$ 63,640.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
☐ Additional Revenue
☐ Grants
☐ Capitol Projects Fund
☒ Special Revenue Fund
☐ Other:

Justification for Funding Source(s):

General Fund: No new revenues identified. Additional funds will come out of fund surplus.

Airport: An anticipated increase in Airport rates, fees, and charges will cover the portion of wages and benefits allocated to a Airport.

Will this amendment affect future budgets?

- ☒ Yes
☐ No

If yes, Please explain:

Yes, additional FTE impacts all future budgets.

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
☐ No
☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

Originally, the City had one part-time HR position budgeted. After some discussions with the City Manager, HR and Airport, Staff determined to growth the position into one full-time, benefited position split evenly between HR and Airport.

4. Approval

Requested by (Department Head Signature):
Cherie Ashe & Travis Biggs

Date:
11/7/24

Reviewed by Finance Director:
Sara Nagel

Date:
11/8/24

Reviewed by City Manager:
Matt Brower

Date:
11/8/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

Total costs for the new position is approximately \$104,400 (prorated for 83% of year) which includes:
Wages - \$60,800
Benefits - \$36,000
FICA - \$4,600
Equipment - \$3,000

50% Airport - \$52,200
50% HR - \$52,200 (adjusted by original budget of \$40,000)

See attached breakout.

The schedule below reflects a 50% breakout for the Airport Administrator and 50% breakout for Payroll coordinator which includes an indirect allocation to Enterprise Funds. The amendment is adjusted by the \$40,000 already budgeted for the part-time HR administrator.

Payroll and Airport Manager

Source:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
10.3870	General Fund Surplus	\$ 6,900.00
21.3850	Fund Surplus - Airport	52,200.00
51.3870	Fund Surplus - Culinary	2,160.00
52.3870	Fund Surplus - Sewer	2,380.00
	Total	<u>\$ 63,640.00</u>

Use:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
10.4611	Wages - HR	\$ 3,200.00
10.4613	Benefits - HR	1,950.00
10.4617	FICA - HR	250.00
10.4674	Equipment - HR	1,500.00
21.4011	Wages - Airport	30,400.00
21.4013	Benefits - Airport	18,000.00
21.4017	FICA - Airport	2,300.00
21.4074	Equipment - Airport	1,500.00
51.4091	Indirect Salaries - Culinary Water	1,280.00
51.4092	Indirect Benefits - Culinary Water	880.00
52.4091	Indirect Salaries - Sewer Water	1,410.00
52.4092	Indirect Benefits - Sewer Water	970.00
	Total	<u>\$ 63,640.00</u>

Note: Increases to indirect salaries and benefits to Stormwater, PI and Airport were immaterial and not included in this budget amendment.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/7/24

Department:

Human Resources

Requested By:

Cherie Ashe

1. Amendment Summary

Project Title/ O&M Category:

City Manager Wage Adjustment

GL Account:

See below

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 14,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

On September 3, 2024, the City Council voted to increase the pay of Matt Brower, City Manager, to "Midpoint" of the pay scale since he has favorable performance reviews for the past six years and has successfully executed the City Manager role. The midpoint for FY2023 for Heber City Manager wage scale is \$208,000 or \$11K base pay increase. With payroll taxes and an increase in retirement benefits, the amount is \$14,000.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☒ Other:

Justification for Funding Source(s):

No new revenues identified. Additional funds will come out of surplus from the General Fund and other Enterprise Funds.

Will this amendment affect future budgets?

- ☒ Yes
- ☐ No

If yes, Please explain:

Yes. Any changes to base pay affects future budgets.

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

The loss of Matt Brower to the Heber City organization would set back Envision Heber City future plans and delay project progress. As well, the City Council would like to increase pay based on merit and performance.

4. Approval

Requested by (Department Head Signature):	Date:
Cherie Ashe	11/7/24
Reviewed by Finance Director:	Date:
Sara Nagel	11/8/24
Reviewed by City Manager:	Date:
Matt Brower	11/8/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

Note: Amendment includes the affect on Employee Benefits such as retirement through URS, workers comp and Payroll taxes including Medicare, and Social Security.

The schedule below reflects employee allocation Enterprise Funds. Due to the immaterial amounts, the amendment will only hit wages. Other increases will be absorbed by existing budgets.

City Manager Salary Increase

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 7,700.00
21.3850	Fund Surplus - Airport	2,100.00
51.3870	Fund Surplus - Culinary	2,100.00
52.3870	Fund Surplus - Sewer	2,100.00
Total		<u>\$ 14,000.00</u>

Use:

Account Number	Account Name	Amount
10.4311	Wages - Administration	\$ 7,700.00
21.4091	Indirect Salaries - Airport	2,100.00
51.4091	Indirect Salaries - Culinary Water	2,100.00
52.4091	Indirect Salaries - Sewer Water	2,100.00
Total		<u>\$ 14,000.00</u>

Note: Increases to indirect salaries and benefits to Stormwater and PI were immaterial and not included in this budget amendment.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/31/24

Department:

IT

Requested By:

Anthon Beales

1. Amendment Summary

Project Title/ O&M Category:

City Hall Camera Upgrade/Replacement

GL Account:

10.4374

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 13,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

The security cameras at City Hall have failed, and are over a decade old, and unable to be used or repaired. We would like to incorporate our existing camera system, used at our other city buildings and expand our system over to city hall. This is necessary for safety and security of staff and city property.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

No new revenues identified. Additional funds will come out of fund surplus.

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

maintenance agreement should remain the same

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

For the safety and security of our city property and staff, having a working security camera system in our city offices is a necessity.

4. Approval

Requested by (Department Head Signature):
Anthon Beales

Date:
10/31/24

Reviewed by Finance Director:
Sara Nagel

Date:
11/6/24

Reviewed by City Manager:
Matt Brower

Date:
11/6/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

The security cameras at City Hall have failed, and are over a decade old, and unable to be used or repaired. We would like to incorporate our existing camera system, and expand our system over to city hall. This is necessary for safety and security of staff and city property.

See attached quote for city hall camera install

We have prepared a quote for you

Camera upgrade, City Hall

Quote # Q008912 Version 2

Prepared for:

Heber City : Police
Department

Prepared by:

Craig Epperson

Products

Product Details		Qty	Price	Ext. Price
02416-001	Axis - P4707-PLVE - Panoramic Camera - 2*5 MP, multidirectional camera, 2.5x zoom, Each head can be controlled individually, Axis Lightfinder/Forensic WDR - 02416-001	2	\$934.15	\$1,868.30
02450-001	Axis P3827-PVE - 7MP, 180° horizontal, 90° vertical coverage, Seamlessly stitched realistic images, support for advanced analytics, horizon straightening - 02450-001	1	\$1,274.15	\$1,274.15
02341-001	Axis P1467-LE - Outdoor Bullet - 5MP, IR, 2.8-8.5mm, 104i HFOV, Forensic WDR, Lightfinder, I/O, Zipstream - 02341-001	1	\$721.65	\$721.65
02330-001	Axis P3267-LVE - Outdoor Fixed Dome, 5 MP Dome, Lightfinder 2.0, Forensic WDR, and OptimizedIR, Analytics with deep learning, Audio and I/O connectivity, Built-in cybersecurity features - 02330-001	1	\$806.65	\$806.65
02326-001	Axis P3265-V - Indoor Fixed Dome, 1080P HDTV / 2MP, Vandal, Forensic WDR, Lightfinder 2.0, 3.4-8.9mm Lens, Zipstream, Two-way Audio, I/O, SD Slot - 02326-001	1	\$475.15	\$475.15
01798-001	Axis TP3901 Microphone Kit - 01798-001	1	\$41.65	\$41.65
Conduit 10'	Conduit - 10' Length with Accessories - Conduit 10'	2	\$40.00	\$80.00
Wiremold 10'	Wiremold - 10' Length with Accessories - Wiremold 10'	1	\$40.00	\$40.00
CS34P WHT	Wire - Cat6, Unshielded, Solid, Plenum, White, 1000' - CS34P WHT	1.8	\$386.00	\$694.80
Hardware - SV Misc	Misc. Hardware - Surveillance, per device - Hardware - SV Misc	6	\$20.00	\$120.00
Labor	Installation, Configuration, Cabling & Conduit	1	\$5,925.00	\$5,925.00

Subtotal: **\$12,047.35**

Estimated Tax: **\$0.00**

Statement of Work

Deliverable

Stone security will install 6 cameras at the city hall building 3 exterior and 3 interior cameras. A camera will be place at the 3 main entrances to the building replacing 2 and installing a new one at the East entrance. two p4707 will be installed, one in the first floor hallway and one in the second floor hallway. The last camera with a microphone kit will be installed at the customer services office. All cabling will be run back to a new switch provided by the customer in the IT room on the main floor. Technicians will help program the new cameras into the city's Milestone system. See the associated photos for camera locations.

Exclusions

Quote assumes no milestone licenses will be required

Quote assumes a switch will be provided by the customer to land the new cameras on.

Camera upgrade, City Hall

Prepared by:**Stone Security**

Craig Epperson
+18016412373
craig@stonesecurity.net

Ship To:**Heber City : Police Department**

301 S Main St
Heber City, UT 84032
Steve Simpson
+14356540757
ssimpson@heberut.gov

Bill To:**Heber City : Police Department**

301 S Main St
Heber City, UT 84032
Steve Simpson
+14356540757
ssimpson@heberut.gov

Quote Information:**Quote #: Q008912**

Version: 2
Delivery Date: 05/22/2024
Expiration Date: 05/08/2024
Net 30

Quote Summary

Description	Amount
Products	\$12,047.35

Total: \$12,047.35**Pricing:**

Payment of all applicable state and local taxes are the responsibility of the customer. Please verify that all taxes are correct based on your organization and notify Stone Security if any changes are needed.

Quotes and pricing terms are negotiated between Customer and Stone Security and may be unique to the Customer. Therefore, and except as otherwise provided by law, Customer hereby agrees to keep the pricing arrangement confidential for a period of no less than three (3) years from the date of the signed quote. Customer will not use this confidential information in furtherance of its business, or the business of anyone else, whether or not in competition with Stone Security.

Credit Card payments are subject to a 3% processing fee.

Return Policy:

Purchases are subject to a 30 day return policy on products which are unopened and in new condition. Returns may be subject to a restocking fee depending on manufacturer restrictions. Custom products and open boxes are nonreturnable.

Support:

Systems not covered by a Support Agreement will be billed time and materials.

Acceptance:

By signing below, you agree to the Pricing, Deliverables, Return Policy and Support of this Quote and are duly authorized to sign on behalf of the Company. Please note that all materials will be invoiced upon quote acceptance or receipt of Purchase Order.

Stone Security

Signature: _____

Name: Craig Epperson

Title: Account Manager

Date: 05/22/2024

Heber City : Police Department

Signature: _____

Name: _____

Date: _____

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/31/24

Department:

IT

Requested By:

Anthon Beales

1. Amendment Summary

Project Title/ O&M Category:

Copier Upgrades/Replacement

GL Account:

10.4374, 10.5474

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 18,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

The current Canon copiers that we have in the Accounting and Police Departments, are at the end of life cycle (EOL). The copiers are failing, and parts are unavailable as copiers are not serviceable anymore.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
☐ Additional Revenue
☐ Grants
☐ Capitol Projects Fund
☐ Special Revenue Fund
☐ Other:

Justification for Funding Source(s):

No new revenues identified. Additional funds will come out of fund surplus.

Will this amendment affect future budgets?

- ☐ Yes
☒ No

If yes, Please explain:

maintenance agreement should remain the same

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
☐ No
☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

Police and Accounting/Admin copiers/printers are a necessary for daily operations. The other city copiers appear to still be working, and can wait until next year.

4. Approval

Requested by (Department Head Signature):
Anthon Beales

Date:
10/31/24

Reviewed by Finance Director:

Date:
11/6/24

Reviewed by City Manager:

Date:
11/6/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

All of our city copiers are at end of life, we have a copier in the following locations that need to be replaced; Accounting, Police, Courts, Planning.

At this time, we are only replacing Accounting and Police, as these are the most used copiers and are having issues at this time.

Administration 10.4374 \$9,000
Police Department 10.5474 \$9,000

See attached quote from Canon, which is a State Contract Vendor and our existing vendor that supports our city.



Proposal for:
Heber City Equipment upgrade Quote

Att: Anthon Beales

10/01/2024

Presented By

Jeremy Wright

Senior Account Executive

Canon Solutions America

345 west Bearcat Drive

Salt Lake City, UT 84115

O: 801.461.7615

C: 801-232-4038

jwright@csa.canon.com

CONFIDENTIAL

Heber City Proposed Equipment details

Proposed Solution: Heber City Police Station

*NASPO State of UT ValuePoint Contract #187646 and State Contract #PA4466 was used to configure the below Quote:

Canon ImageRUNNER Advanced C5840i

- Print 40 pages per minute color and black and white
- Scan up to 270 images per minute
- 200 sheet single pass document feeder
- Print up to 12 x 18"
- Cassette feeding Unit (2x550 sheet adjustable trays)
- Staple Finisher AB3 (3000 sheet capacity)
- Paper Deck (3650 LTR sheets)
- Super G3 Fax Board
- 2/3hole punch unit
- ESP Power Filter 15 amp
- Scan and convert documents to searchable PDF, PowerPoint, or editable Word
- Blank page removal scanning
- Remote diagnostics for parts life management and rapid fixes
- Delivery, installation and training
- Removal of old equipment if needed
- Auto Toner / Auto Meter enablement

NASPO Purchase Price: \$11,446.00

Discount added: \$2,926.00

Equipment purchase price: \$8,520.00

NASPO Service Contract Details:

Contract is a 60month, 0 minimum all inclusive contract that includes, Toner, Parts & Labor.

BW Cost Per Copy @ \$0.0078

Color Cost Per Copy @ \$0.0607

Canon
CANON SOLUTIONS AMERICA



HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/7/24

Department:

Legislative

Requested By:

City Council

1. Amendment Summary

Project Title/ O&M Category:

Historic District Survey

GL Account:

10.5331

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 40,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

On November 5, Council requested a budget amendment for Historic District Survey as presented by CAMS and Heber City Historic Preservation Committee.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☒ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

Half of the \$40,000 donation will be offset with a reimbursable CLG grant from the State of Utah. The other half will use General Fund Surplus.

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☐ Yes
- ☒ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

4. Approval

Requested by (Department Head Signature):
City Council

Date:
11/5/24

Reviewed by Finance Director:
Sara Nagel

Date:
11/6/24

Reviewed by City Manager:
Matt Brower

Date:
11/6/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/6/24

Department:

Legislative

Requested By:

City Council

1. Amendment Summary

Project Title/ O&M Category:

Heber C. Kimball Legacy Foundation Donation

GL Account:

10.4179

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 50,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

On August 6, 2024, City Council approved a \$50,000 donation to the Heber C. Kimball Legacy foundation for the Jack and Diane Nelson real estate purchase related to the Train Depot project.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

No new revenues identified. Additional funds will come out of fund surplus.

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

The Heber C. Kimball Legacy Foundation will use the funds as refundable earnest money deposit.

4. Approval

Requested by (Department Head Signature):
Legislature

Date:
8/4/24

Reviewed by Finance Director:
Sara Nagel

Date:
11/6/24

Reviewed by City Manager:
Matt Nagel

Date:
11/6/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/31/24

Department:

Heber City Police Department

Requested By:

Chief Parker Sever

1. Amendment Summary

Project Title/ O&M Category:

Various Gym Equipment Repair/Replacement

GL Account:

10.5474

Original Budget Allocation:

\$ 97,056.00

Amount of Requested Amendment:

\$ 7,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

Additional funds will be used to replace equipment in the Gym. Initial budget request was reduced/removed. The funds will come from an increase in revenue from the recent evidence purge. Much of the equipment is in need of repair/replacement. Some of it is dangerous and could result in injury. This gym is used by much of the city.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☐ General Fund Surplus
- ☒ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

\$7,000 increase in Misc. Revenue 10.3620 from recent evidence purge.

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

It is essential for the safe use of the gym.

4. Approval

Requested by (Department Head Signature):

Chief Parker Sever

Date:

10/30/24

Reviewed by Finance Director:

Sara Nagel

Date:

11/6/24

Reviewed by City Manager:

Matt Brower

Date:

11/6/24

Notes and Attachments

(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

Below is a list of potential repairs and/or replacements that will be paid for by the additional funds:

- Leg machine needs to be replaced it is original to the Police Department prior to this building.
- All 6 benches need to be repaired or replaced. The wood supports are broken, and the fabric is held together with duct tape.
- The bicycle machine is broken and does not work. Replace other cardio equipment machines.
- The Olympic bars need to be replaced.
- The GHD machine is broken, will not adjust and needs to be replaced.
- Need weighted Balls, they were replaced.
- Need weight organizer to get equipment off the ground.
- Section of flooring needs to be replaced.
- Plyo Boxes need to be replaced.
- Need a complete set of kettlebells.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/5/24

Department:

Public Works

Requested By:

Matthew Kennard

1. Amendment Summary

Project Title/ O&M Category:

Solar School Zone Replacement Lights

GL Account:

10.6033

Original Budget Allocation:

\$ 3,000.00

Amount of Requested Amendment:

\$ 14,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

The amendment is necessary due to the failing lights at Old Mill Elementary on Mill Road, which are starting to fail due to maintenance issues and the unavailability of replacement parts.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

No new revenue identified. Additional costs will come out of General Fund Surplus.

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

Replacing the lights is essential for ensuring the safety and security of students, staff, and visitors, particularly during evening hours, and for maintaining a safe, well-lit learning environment.

4. Approval

Requested by (Department Head Signature):
Matthew Kennard

Date:
10/30/24

Reviewed by Finance Director:
Sara Nagel

Date:
11/6/24

Reviewed by City Manager:
Matt Brower

Date:
11/6/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)

Intermountain Traffic Safety, Inc.

2440 South 3270 West
Salt Lake City, UT 84119-1116

Quotation

Quote Number: M114908
Quote Date: Oct 1, 2024
Good Thru: October 31,
Page: 1

Voice: (801)972-6515
Fax: (801)972-6604

Quoted to:

HEBER CITY
75 NORTH MAIN ST.
HEBER CITY, UT 84032

Ship to:

Attn: Thomas
749 WEST 300 SOUTH
Tcoleman@heberut.gov
HEBER CITY, UT 84032

Customer PO#	Ship Via	Payment Terms	Sales Rep
SZL Beacon	WILL CALL	Net 30 Days	Tanner Jacobsen

Quantity	Item	Description	Unit Price	Extension
		SOLAR SCHOOL ZONE LIGHT		
4.00	IWS-SZL-CON6V	TAPCO Controller, 6V, Hollow, 27 Ah	1,410.00	5,640.00
4.00	IWS-CABNETTAPCO	TAPCO Universal Cabinet with Mounting Brackets	177.00	708.00
4.00	IWS-SZL-SLR-26-E	38W/6V Solar Panel Package, Top Of Pole Mount, 3" Dia	485.00	1,940.00
8.00	IWS-SZLSOL12	12" LED Dual Head Beacons, 27 WATT Solar Panel, Vertical Mount, Yellow Lens, Black Door and Visor, Yellow Housing, w/ Black Back Plate	730.00	5,840.00
		Posts, Anchors, Signs, & Hardware		
4.00	POS-SBNP4016'-P4	16' x 2.875" NP40 Post (.160 Wall), Galv., UDOT P4	182.00	728.00
4.00	ANC-SLIBASCAS	Slipbase Top Casting Assembly- For B3 Anchor- Bolt Type	82.59	330.36
4.00	ANC-SLIBASGROSTUB3	Slipbase Ground Stub, 36", B3	95.95	383.80
4.00	SGN-24X48S5-1080DG	24" X 48" S5-1 "SPEED LIMIT 20 WHEN FLASHING", .080, DG Bottom FL-DG Top	97.55	390.20
4.00	HW-SCALG-GALV	Large Sign Clamp Assembly, 2.875, Galv. HW, UDOT Spec.	6.30	25.20
4.00		On/Off Switch	50.00	200.00
		Freight is an Estimate		

Please Note! This quote does not include applicable sales tax and/or freight. It will be added at the time of invoicing.

Subtotal	16,185.56
Sales Tax	
Freight	350.00
Total	16,535.56

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/5/24

Department:

Public Works

Requested By:

Matthew Kennard

1. Amendment Summary

Project Title/ O&M Category:

Water Meter Vaults

GL Account:

66.4073

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 150,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

This budget item was missed in the budget process. Water meter vaults are needed for proper care and maintenance of Heber City Water Meter system. Will replace old meter vaults for system updates.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☐ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☒ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

Will this amendment affect future budgets?

- ☒ Yes
- ☐ No

If yes, Please explain:

This is an annual budget item

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

Provide the proper care and maintenance of Heber City Water System.

4. Approval

Requested by (Department Head Signature):
Matthew Kennard

Date:
11/5/24

Reviewed by Finance Director:
Sara Nagel

Date:
11/6/24

Reviewed by City Manager:
Matt Brower

Date:
11/6/24

Notes and Attachments
(Please attach any additional documentation, including cost estimates, contracts, or other relevant materials.)



Heber City Council Staff Report

MEETING DATE: 11/19/2024

SUBJECT: Public Hearing and Possible Council Action on Ordinance 2024-25 to Amend the Consolidated Fee Schedule

RESPONSIBLE: Sara Nagel

DEPARTMENT: Administrative

STRATEGIC RELEVANCE: Necessary Action Required

SUMMARY

The purpose of this report is to present proposed amendments to the Heber City Consolidated Fee Schedule. These amendments reflect the addition of new fees for Public Works re-inspections, new planning fees, and adjustments to park reservation fees. These changes aim to improve cost recovery, ensure fair pricing for city services, and support ongoing capital improvement and maintenance efforts.

RECOMMENDATION

Staff recommends that Council:

- Hold a public hearing to gather input from the community regarding the proposed amendments to the Heber City Consolidated Fee Schedule.
- Following the public hearing, approve the proposed amendments to the Consolidated Fee Schedule, including Public Improvement Re-Inspection Fees, Water Meter Set Delay Charge, new planning fees, and updated park reservation fees.
- Adopt the ordinance amending the fee schedule, effective November 19, 2024, to ensure these changes are implemented promptly.

BACKGROUND

The last review and amendment of the Heber City Consolidated Fee Schedule occurred on June 18, 2024. Since that time, city staff have identified a need for additional fees to cover costs associated with multiple re-inspections in public improvement projects. In addition, new planning fees and park reservation fee updates are proposed to better align costs with the services provided and support sustainable city operations.

DISCUSSION

Proposed Amendments

1. Public Improvement Inspections

Currently, there is no charge for repeated inspections of public improvement projects, even when multiple visits are needed due to the contractor's unpreparedness. The following re-inspection fees are proposed to address this issue:

Inspection Delay Charge - \$75.00

This charge applies when a contractor schedules a Public Improvement Inspection, but the site is unprepared, leading to wasted time and resources for the inspection team. Our admin team asks preliminary questions to confirm readiness, but if the site is found unprepared upon arrival, this fee is applied.

2nd Re-Inspection Fee - \$75.00

This fee is charged for a third inspection. If the property fails the initial inspection, the contractor receives a list of required improvements. After these are addressed, a re-inspection can be scheduled. If the property fails the re-inspection, this fee covers the cost of the third visit.

3rd Re-Inspection Fee - \$75.00

This fee applies to a fourth inspection if the property fails the 2nd re-inspection.

4th Re-Inspection Fee - \$75.00

This fee applies to a fifth inspection if the property fails the 3rd re-inspection.

\$75 Fee Breakdown:

- Average Labor: 1 hour - \$40.24
- Equipment Charge: 1 hour - \$29.76
- Processing Fee: \$5.00

2. Water Meter Set

In instances where contractors schedule a Water Meter Set but the property is unprepared, the following fee is proposed to cover costs:

Water Meter Set Delay Charge - \$70.00

This charge applies when a contractor schedules a Water Meter Set, but the site is unprepared, causing wasted time and resources for the installation crew. Admin staff verify readiness through preliminary questions, but if the site is unprepared upon arrival, this fee is assessed.

\$70 Fee Breakdown:

- Average Labor: 1 hour - \$35.24
- Equipment Charge: 1 hour - \$29.76

- Processing Fee: \$5.00

3. Planning Fees

To reflect the cost of administrative time and complexity for various planning activities, the following new planning fees are proposed:

Site Plan Amendment - Major (more than 5% of area): \$4,000.00
Site Plan Amendment - Minor (5% or less of area): \$2,000.00
Commercial Condo Preliminary Plat: \$2,500.00
Commercial Condo Final Plat: \$1,500.00

These fees are for new applications that the City hasn't offered before. The site plan amendment applications have been adopted by code, just not fees assigned. The Commercial Condo Plat is for new applications that have a reduced fee, as commercial condo plats require significantly less work than residential subdivisions.

4. Park Reservation Fees

To better reflect the costs of park maintenance and administrative oversight, the following updates to park reservation fees are proposed:

Park Use Fees (based on anticipated participants):

- 0-50 participants: \$25
- 51-100 participants: \$50
- 101-250 participants: \$200
- 251 or more participants: \$500

These tiered fees support upkeep and ensure that larger events contributing to more wear and tear on city facilities contribute proportionately.

FISCAL IMPACT

The proposed fees are expected to improve cost recovery for city services, reducing unnecessary expenditures on repeated inspections and unprepared site visits. New planning and park reservation fees will cover administrative costs and facility maintenance.

CONCLUSION

The proposed amendments to the Heber City Consolidated Fee Schedule reflect the city's commitment to responsible financial stewardship and effective resource management. By introducing re-inspection fees for public improvement projects and water meter sets, and updating planning and park reservation fees, the city aims to recover costs, promote readiness, and support essential services and infrastructure. These changes ensure that fees accurately reflect the cost of services, allowing Heber City to maintain high-quality public facilities, invest in future improvements, and provide fair, consistent pricing for all users. Staff recommends adoption of these amendments to enhance operational efficiency and support Heber City's long-term financial health.

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: Sara Nagel, Finance Manager

EXHIBITS

1. Consolidated Fee Schedule Ordinance 2024-25
2. Consolidate Fee Schedule 2024-2025_Redlined

ORDINANCE NO. 2024-25

AN ORDINANCE AMENDING EXHIBIT CONSOLIDATED FEE SCHEDULE FOR HEBER CITY ASSOCIATED WITH TITLE 3.15 OF THE HEBER CITY MUNICIPAL CODE, REVENUE AND FINANCE.

WHEREAS, Heber City, Utah, has established a consolidated fee schedule for the purpose of standardizing and organizing various fees for city services; and

WHEREAS, it is the intent of the City Council to periodically review and amend the fee schedule to ensure it reflects the current costs of services and is consistent with city financial policies; and

WHEREAS, after careful consideration, the City Council has determined that amendments to the consolidated fee schedule are necessary to meet the city’s financial needs and provide fair and equitable costs to those utilizing city services;

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 November 19, 2024 unless otherwise noted in fee schedule.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this _____ day of _____ 2024.

	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)
<u>Non-refundable application fee</u>	<u>\$30.00</u>
<u>Refundable cleaning deposit</u>	<u>\$50.00</u>
<u>0-50 anticipated participants</u>	<u>\$25.00</u>
<u>51-100 anticipated participants</u>	<u>\$50.00</u>
<u>101-250 anticipated participants</u>	<u>\$200.00</u>
<u>251 or more anticipated participants</u>	<u>\$500.00</u>
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

*A seven-day notice is required for all pavilion reservations, cancellations and modifications with no exceptions. The \$50.00 cleaning deposit is refundable upon condition that the pavilion is cleaned and free of damage after the event. An application fee is applied to all cancellations and modifications. Weather related cancellations will be given a 50% refund depending on severity of weather (i.e. snow, heavy rain, hurricane force winds, etc.) and only after the date has taken place.

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
Subdivision Inspection Fee Initial Deposit*	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)	\$50.00
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 <u>Installation and Removal</u>	\$50.00 <u>\$300</u>
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
<u>Public Improvement Inspections</u>	
<u>Inspection Delay Charge*</u>	<u>\$75.00</u>
<u>2nd Re-inspection Fee**</u>	<u>\$75.00</u>
<u>3rd Re-inspection Fee**</u>	<u>\$75.00</u>
<u>4th Re-inspection Fee**</u>	<u>\$75.00</u>

*To cover the cost of a scheduled inspection for an unprepared site.

**To cover the cost of an addition inspection in the event of failed re-inspection.

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.	\$12.15
6,000 – 9,999 sq. ft.	\$20.25
10,000 – 14,999 sq. ft.	\$30.31
15,000 – 19,999 sq. ft.	\$40.38
More than 20,000 per IK sq. ft.	\$50.56
Non-Residential	\$0.01 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 (not including infrastructure review)	\$1,000.00	
Concept (Commercial/Multi-Family)	\$2,500.00	
Site Plan (Commercial/Multi-Family)	\$7,500.00	
<u>Site Plan Amendment Major (more than 5% of area)</u>	<u>\$4,000.00</u>	
<u>Sit Plan Amendment Minor (5% or less of area)</u>	<u>\$2,000.00</u>	
Subdivision Concept	\$2,000.00	
Subdivision Preliminary , RV Park Preliminary	\$7,500.00 + \$75.00/Unit	
Subdivision Final, RV Park Final	\$7,500.00 + \$100.00/Unit	
Subdivision Final Plan Renewal	\$2,000.00	
Small Subdivision	\$3,500.00	
<u>Commercial Condo Preliminary Plat</u>	<u>\$2,500</u>	
<u>Commercial Condo Final Plat</u>	<u>\$1,500</u>	
Conditional Use	\$1,000.00	
Telecommunication	\$1,500.00	
Plat Amendment	\$2,000.00	
Lot Line Adjustment	\$750.00	
Development Review Meeting (App will not vest a project)	\$1,000.00	
Pre-Application Meeting (App will not vest a project)	\$250.00	
Pre-Development Meeting (App will not vest a project)	\$125.00	
Zoning Certification of Administrative Interpretation	\$75.00	
Sign	\$78.00	
Appeal Authority Application	\$750.00	
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	\$16.26
Multi-Family ≤ 1 Acre	\$16.26
Multi Family > 1 Acre	\$12.66
Non – Residential ≤ 1 Acre	\$16.26
Non – Residential > 1 Acre	\$12.66
Maximum Fee for Any Parcel	\$134.71*

*Parcels shall not be combined.

WATER/SEWER FEES

SERVICE	FEES
Residential Water – Base Fee	
.75" Meter	\$29.03
1.0" Meter	\$29.03
Residential Water – Price Per Thousand Gallons	
0 – 7,000	\$1.03
7,001 – 12,000	\$1.28
12,001 – 19,000	\$1.86
19,001 – 35,000	\$2.31
35,001 – 70,000	\$2.68
70,001 – 999,999,999	\$3.14
Commercial Water – Base Fee	
.75" Meter	\$29.03
1.0" Meter	\$29.03
1.5" Meter	\$133.54
2.0" Meter	\$209.04
3.0" Meter	\$487.38
4.0" Meter	\$814.74
6.0" Meter	\$1,502.36
8.0" Meter	\$2,615.56
10.0" Meter	\$2,606.82
Commercial Water – Price Per Thousand Gallons	
0 – 7,000	\$1.15
7,001 – 999,999,999	\$2.43
Sewer	
Base Rate	\$32.70
HVSSD Fee	\$14.65 per ERU plus \$0.65 per 1,000 gallons of winter water usage
Volume Charge	\$1.86 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
<u>Water Meter Set Delay Charge*</u>	<u>\$70.00</u>

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.

* To cover the cost of a scheduled service for an unprepared site.



Heber City Council Staff Report

MEETING DATE: 11/19/2024
SUBJECT: Development Agreement with Heber Light & Power and Heber Valley Railroad
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

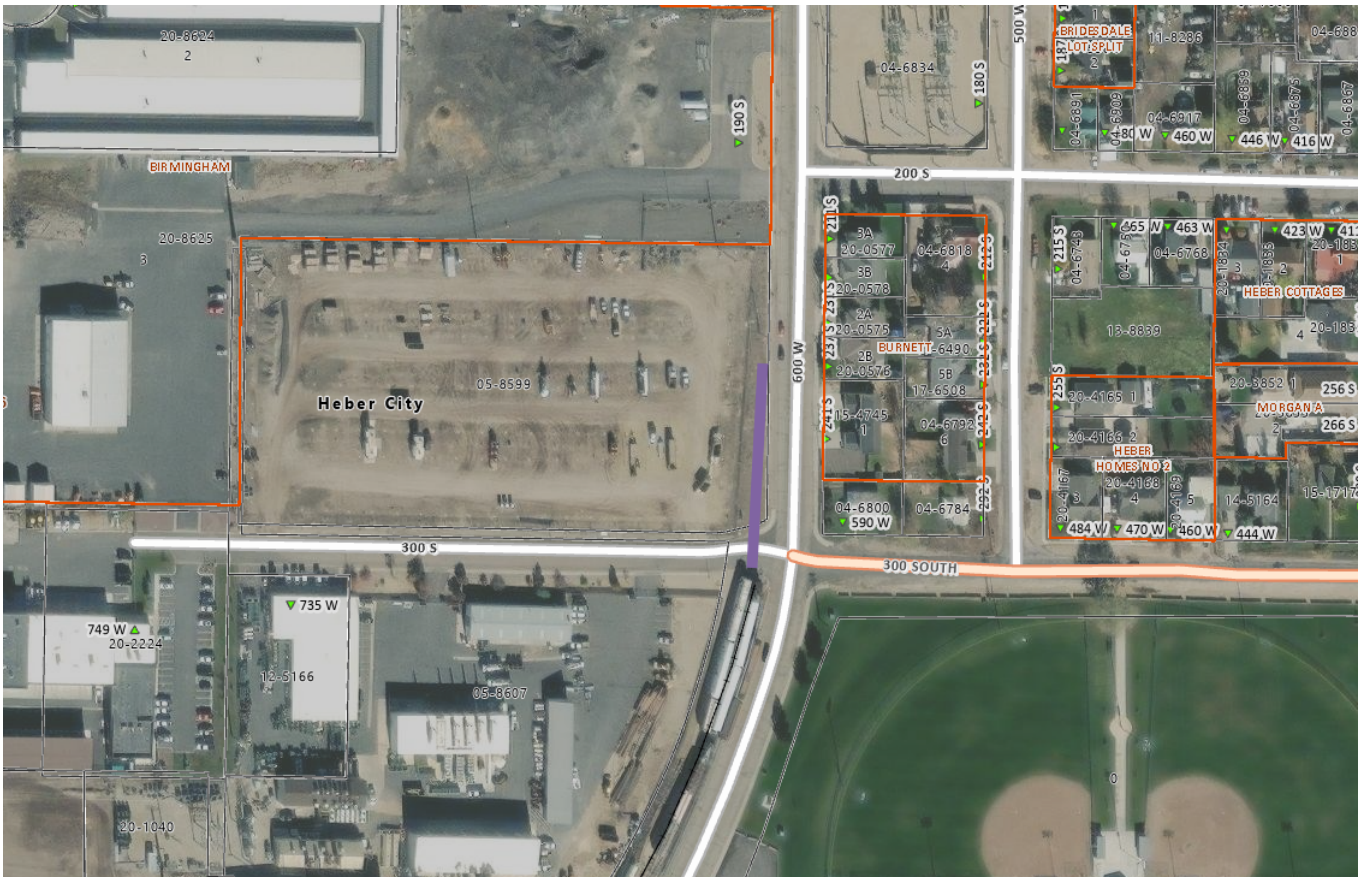
Heber Light and Power is seeking input from the City Council as to whether the City would be willing to enter into a development agreement to accommodate a railroad line between 600 West and the front of the New Heber Light and Power Building.

RECOMMENDATION

Staff is seeking guidance from the City Council on the requested development agreement.

BACKGROUND

Heber Light and Power is currently under construction on their new administration building located at approximately 250 South 600 West. Heber Valley Rail Road is seeking the ability to put a rail road track and switch gear in front of the new administration building. This track would sit somewhere between 600 West street and the parking of Heber Light and Power.



DISCUSSION

Heber Valley Rail Road

The rail road is trying to provide additional services to the rail road. One of the needed pieces of infrastructure to allow for additional trains is a switch gear. This new track would allow for a train to cross 300 South, then switch between tracks. It would typically take a train no more than 5 minutes to utilize this switch gear.

Heber Light and Power

Heber Light and Power is concerned about the impacts to their site plan for the new admin building, including the modifications of their parking area, storm water retention area, and meeting the zoning codes.

The following codes could be affected:

- Landscaping
- Parking

Heber City

Heber City is interested in the Rail Road as it is provides some tourism to the City. From an

infrastructure side, Heber City is concerned about maintaining our right of way and the 8' trail that is required on the frontage of the Heber Light and Power property. Looking into the future, if the City needed to widen 600 W due to future demand, this would likely prohibit the ability to do so on the west side of the street.

Options

1. **Place the rail road entirely on the Heber Light and Power property.** - Heber Light and Power is concerned about the impacts to their project and timing. This would require a development agreement.
2. **Place the rail road over both the Heber Light and Power property and the public right of way.** This would require a change to the curb and reduction of on street parking, a possible development agreement to address codes.
3. **Place the rail road in the right of way.** Heber City Staff is concerned about the conflict of traffic on this road.
4. **The rail road does not move forward with a switch gear in this location.**

FISCAL IMPACT

Unknown at this time.

CONCLUSION

Heber Valley Rail Road is seeking the ability to cross 300 South with a rail road track. This would require a development agreement with Heber Light and Power as it would impact their development and their ability to meet the City Codes. There are 4 potential solutions to the issue. Staff is seeking guidance from the Council on the request.

ALTERNATIVES

Not an action item.

POTENTIAL MOTIONS

Not an action item.

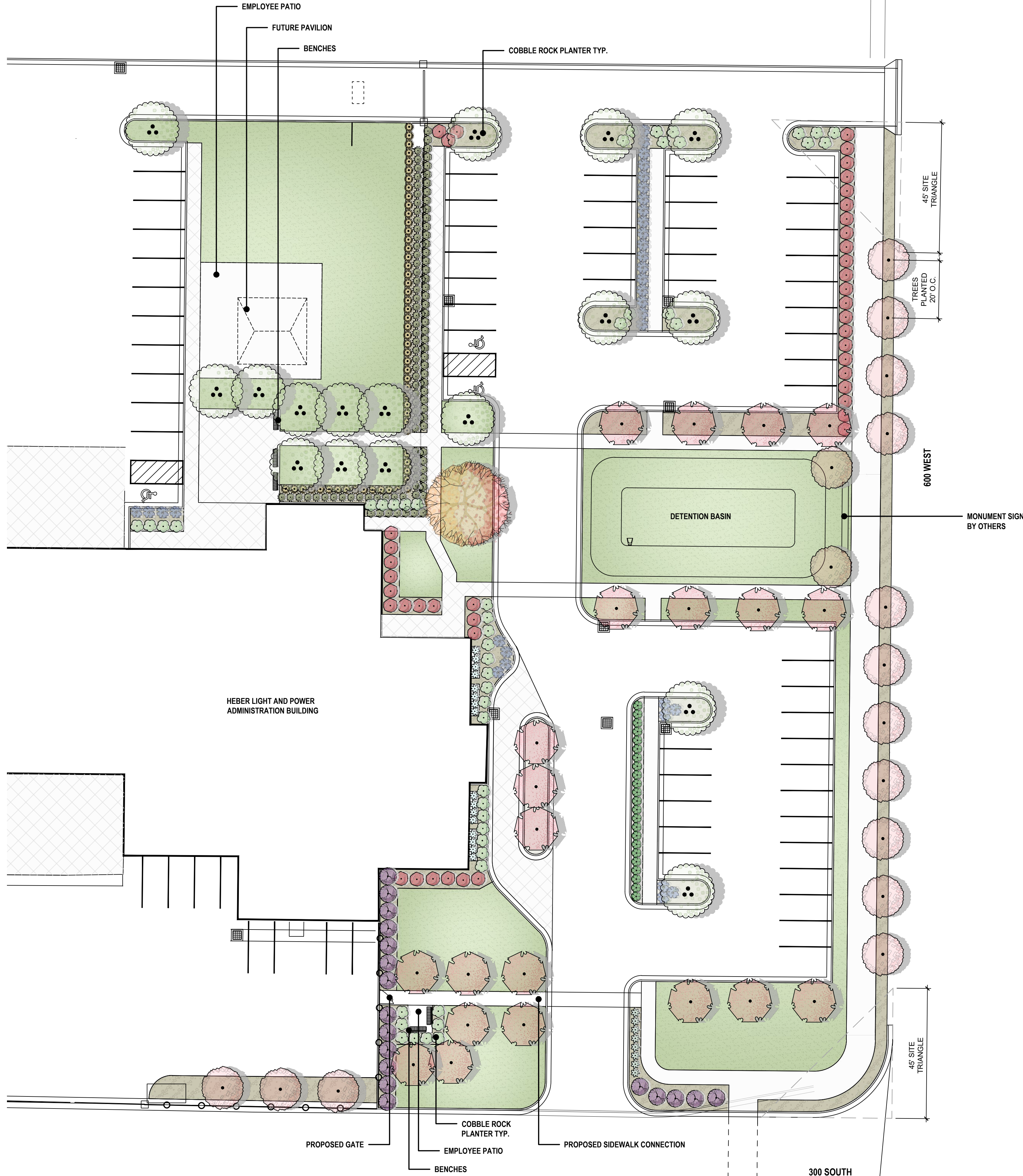
ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

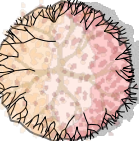
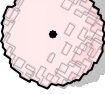
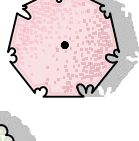
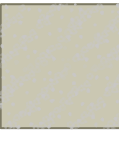
EXHIBITS

1. DW HL&P Landscape 230307

2. Draft - Option A Switch Easement HVRR and HLP Nov 16
3. DRAFT - Option B Switch Easement HVRR and HLP Nov 16



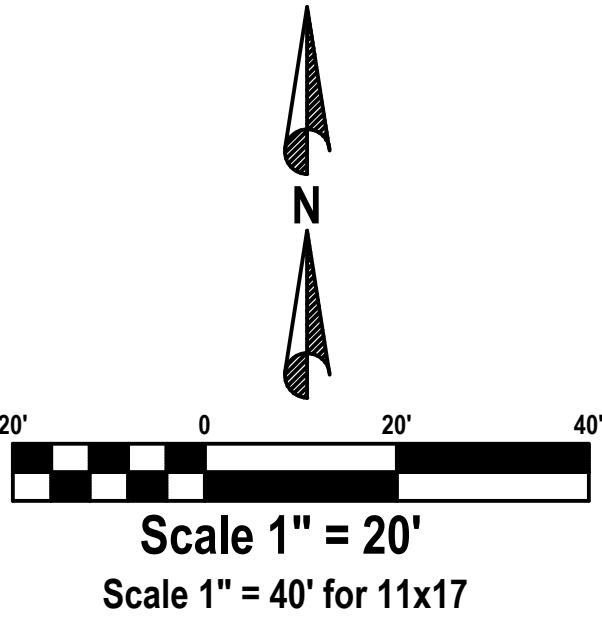
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	ACE AUT	1	Acer freemanii 'Autumn Blaze' 55'h x 40'w z3 Red fall foliage	Autumn Blaze Maple	B&B	2" Cal
	ACE GRI	16	Acer griseum 25'h x 20'w z5 Bronze to red fall color	Paperbark Maple	#15 Gal	2" Cal
ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	MAL RAD	21	Malus x 'Radiant' 20'h x 20'w z3 Pink bloom spring	Radiant Crab Apple	B&B	2" Cal
	MAL SPR	17	Malus x 'Spring Snow' 25'h x 25'w z4 White bloom spring no fruit Yellow fall color	Spring Snow Crab Apple	B&B	2" Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	COR KEL	23	Cornus sericea 'Kelsey' 2.5'h x 2.5'w z2 White bloom late spring	Kelseyi Dogwood	5 gal	
	EUO COM	43	Euonymus alatus 'Compactus' 8'h x 8'w z4 Red fall foliage	Compact Burning Bush	5 gal	
	HYD INC	48	Hydrangea arborescens 'Incrediball' 5'h x 5'w z3 White bloom summer	Incrediball White Hydrangea	5 gal	
	RHA RHA	49	Rhamnus frangula 'Fine Line' 7'h x 3'w z2	Fine Line Buchthorn	5 gal	
	SAM BLA	18	Sambucus nigra 'Black Lace' 8'h x 8'w z4 Pink bloom early summer Black foliage	Black Lace Elderberry	5 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	PIN SLO	54	Pinus mugo 'Slowmound' 3'h x 6'w z2	Mugo Pine	5 gal	
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	CAL KAR	55	Calamagrostis x acutiflora 'Karl Foerster' 5'h x 3'w z3	Feather Reed Grass	1 gal	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	LEU ALA	24	Leucanthemum maximum 'Alaska' 3'h x 2'w z5 White bloom July to August	Alaska Shasta Daisy	1 gal	
	PER FIL	32	Perovskia atriplicifolia 'Filigran' 4'h x 3'w z5 Purple bloom May to June	Russian Sage	1 gal	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	POA PRA	18,548 sf	Poa pratensis	Kentucky Bluegrass	sod	
MULCH	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	2-4" R	8,873 sf	Washed Landscape Rock	2-4" Cobble Rock w/Dewitt Pro-5 Weed Barrier	mulch	

HEBER CITY LANDSCAPE REQUIREMENTS PER SECTION 17.38.040 AND 18.76.030 OF CODE:

- TREES TO BE PLANTED 20' ON CENTER ALONG PUBLIC STREET.
- TREES TO BE 2" CALIPER.
- NO TREES WITHIN 45' OF INTERSECTION.
- LANDSCAPED AREAS LESS THAN 8' WIDE TO BE XERISCAPE DESIGN.

BUILDING AREA	29,165 SF
REMAINING SITE AREA	209,517 SF
HARD SURFACE AREA	182,096 SF
TOTAL LANDSCAPED AREA	27,421 SF (100%)
REQUIRED TO BE COVERED IN VEGETATION	10,968 SF (40%)
PROVIDED COVERED IN VEGETATION	13,900 SF (51%)
*AREA IS NOTED AS TREES AT 75% MATURITY. WILL NOT BE AS FULL AT TIME OF INSTALLATION.	



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

BRYAN M. NICHOLAS P.L.L.C.
SERIAL NO. 12902936-5301
DATE: 7 MAR 2023

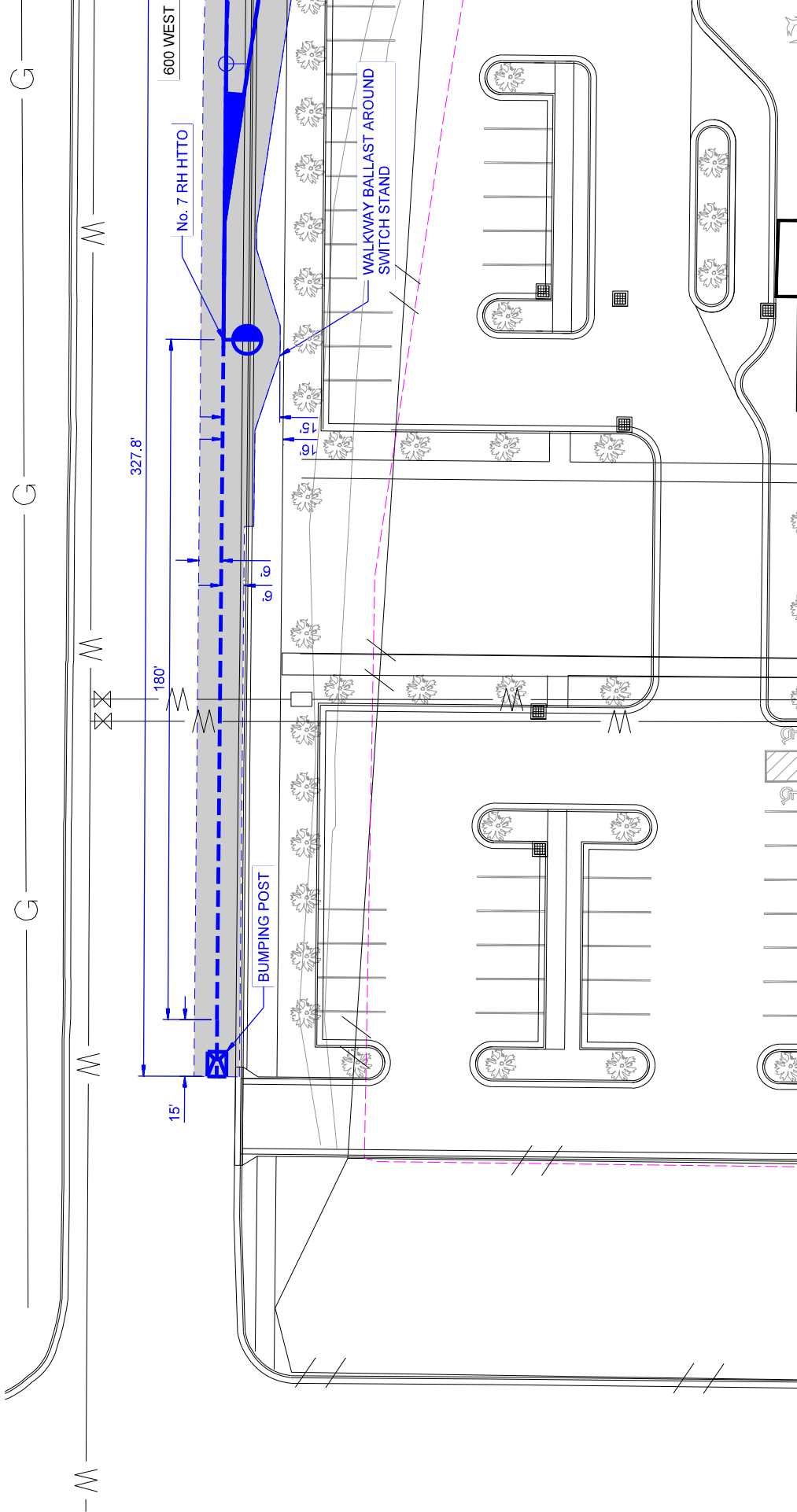
HEBER LIGHT AND POWER
300 SOUTH 600 WEST, HEBER

SITE PLAN


380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY:DAA	DATE:7 MAR 2023	SHEET
DRAWN BY:DAA	REV: 00	SP1

HEBER VALLEY RAILROAD HEBER, UTAH



er Valley Railroad - Soldier Hollow, UT\900 CADD\970 CAD Exhibits\2024-11-15 HVR Rail Track - Concept Layout - Opt B.dgn

