

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

January 14, 2025

6:00 p.m. – Regular Meeting

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

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

1. Regular Meeting: Amended

- I. **Nominate a Chairperson and Vice-Chairperson for a two-year term**
- II. Call to Order
- III. Roll Call
- IV. Pledge of Allegiance: By Invitation
- V. Prayer/Thought by Invitation ()
- VI. Recuse for Conflict of Interest

2. Consent Agenda:

- I. Approval of 12.10.2024 PC Draft Minutes
- II. Approval for the 2025 Planning Commission Schedule

3. Action Items:

- I. Consider a recommendation for the Red Rock Annexation, located at 2276 S DANIEL RD (Jamie Baron)
- II. Consider a recommendation for the Wasatch County Administration Building Annexation, located at 3725 Lake Creek Rd. (Jacob Roberts)
- III. Public Hearing for proposed amendment to the Annexation Policy Plan (Tony Kohler)

4. Work Meeting:

- I. Telecommunications Text Amendment (Jamie Baron)

5. Administrative Items:

6. Adjournment:

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

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

Posted on 01.11.2025, 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.



Planning Commission Staff Report

MEETING DATE: 1/14/2025
SUBJECT: Nominate a Chairperson and Vice-Chairperson for a two-year term
RESPONSIBLE:
DEPARTMENT: Planning
STRATEGIC RELEVANCE:

SUMMARY

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

Staff Recommended Option - Approval

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

Alternative 2 - Continuance

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 3 - DENIAL

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

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member:

EXHIBITS

None

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
December 10, 2024**

DRAFT Minutes

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Chairman Gunn called the Planning Commission Meeting to order at 6:09 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:

Chairman Dennis Gunn
Commissioner Phil Jordan
Commissioner Tori Broughton
Commissioner Darek Slagowski
Commissioner Robert Wilson
Commissioner Greg Royall

Planning Commission Absent:

Vice-Chairman Dave Richards
Commissioner Josh Knight

Staff Present:

Community Development Director Tony Kohler
Planning Manager Jamie Baron
Planner Jacob Roberts
Planning Office Admin Meshelle Kijanen
Engineer Ross Hansen

Staff Participating Remotely:

Anthon Beales

Also Present:

Brian Balls, Bruce Zollinger, Norm Avery,
Chuck Zuercher, Doug Murdock, Judy
Huhn, John Huhos, Tracy Stratton, Beau
Thompson, Oscar Covarubias, Greg
Whitehead, [first name unclear] Miller,
Allison Salisbury, Todd [last name unclear],
Kiillion Robinson, Debra West, Scott
Horison, Shannen & Greg Poenier, Alex
Fisher, Doug Smith, Yvonne Barney.

Del Barney, Max Covey, Grace Doerfler,
Paul Kruger, Luke Searle, Kendall
Crittenden, Nick Provost, Dave Fuller,
Cash Yongreen, Kreele Frenheway,
Matthew Williams

Also Attending Remotely:

Christen Thompson, Jeff Andrews, Lindsay [no last name], ALK, Charles Dern,
Cherie, Drew Jex, Heb, Jami Hewlett,

Hewlett, Joe

Kamen Goddard, Kenneth Roberts, Thomas

Coleman, TMT

Aaron Cheatwood

III. Pledge of Allegiance: By Invitation

Commissioner Jordan led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought by Invitation

Chairman Gunn stressed the importance of public meetings and representation. Chairman Gunn emphasized that they are there for the public.

V. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. 10.22.2024 Minutes for Approval

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

Discussion: N/A

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

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

3. Action Items:

I. Consider a Preliminary Subdivision approval for Sawmill Phase 7, located at 1790 S Mill Road. (Jacob Roberts)

This item was discussed first.

Planner Jacob Roberts led this portion of the meeting and consulted Planning Manager Jamie Baron as needed. Planner Roberts noted this Saw Mill phase 7 subdivision rested on the East side just North of the Forest Service property with 22 lots for single

family dwellings under the planned community mixed used code which is designated “neighborhoods with open space” as part of the General Plan. Planner Roberts said the subdivision is expected to be completed in one phase. Planner Roberts said the parcel has 5.34 acres and is intended to connect with Hidden Creek lane to the East at a later date. Planner Roberts said they wanted to discuss street cross sections as part of the Saw Mill subdivision, though notes the current application abides by the General Plan and will have about 4 units per acre. Planner Roberts noted staff recommends approves the progression of this subdivision as long as all conditions of the city engineer are met.

Someone in the audience made a comment and it was unintelligible [00:07:49].

Planning Manager Baron said 1790 South in the initial Master Plan came out to Mill Road. Planning Manager Baron said there was discussion on whether or not this should meet Hidden Creek Lane as neighbors were concerned with its current location and how traffic would interface with existing driveways and properties. Planning Manager Baron said they felt it would be best to meet Hidden Creek Lane to avoid offsetting any roads, though said this was mostly up to the county. Planning Manager Baron said they still wanted to preserve the ability to line up the area with Hidden Creek Lane so they could keep some East/West connections.

Chairman Gunn introduced the applicant, Brian Balls.

Mr. Balls said there are different road cross sections in the Master Plan. Mr. Balls said they worried the current set up rendered several lots smaller.

Portions of this part of the meeting had unintelligible audio beginning at [00:12:25].

Mr. Balls said they were hoping to compromise so future roads could line up with existing major roads.

Engineer Ross Hansen asked for a point of clarification though the audio was again unintelligible.

Chairman Gunn turned the time over to the Planning Commission for questions. There were none.

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

Discussion: N/A

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

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

II. Public Hearing for proposed amendment to the Annexation Policy Plan (Tony Kohler)

This item was discussed second.

Community Development Director Tony Kohler led this portion of the meeting. Community Development Director Kohler began by stating the state of Utah's zoning and annexation laws. Community Development Director Kohler said Utah requires cities to have an annexation policy plan which designates which areas they are willing to annex. Community Development Director Kohler said the 4000 acres worth of properties in question are not currently within the city's annexation policy plan which means they need to amend the current plan. Community Development Director Kohler said this is not the same as annexation - this is so the city can consider annexation. Community Development Director Kohler noted this process can take years. Community Development Director Kohler then moved to a visual aid walking through the different properties in question.

Community Development Director Kohler said they are discussing SITLA and Christiansen Lands which were highlighted on the map in green. Community Development Director Kohler said the state code prescribes a process in amending the plan and they are currently in the second step. Community Development Director Kohler said the first step involves the city meeting with the county and this stage has been finished. Community Development Director Kohler said the third step involves the City Council holding a public hearing and noted that this meeting would not result in any final decisions. Community Development Director Kohler asked the Commission to mull over today's discussion for a few weeks before making a final decision.

Chairman Gunn opened the floor to the applicant, Greg Whitehead.

Mr. Whitehead came forward and identified he represented FILO Development. Mr. Whitehead thanked the Commission and expressed how he welcomed this process. Mr. Whitehead said he had been before the Commission previously to discuss the project. Mr. Whitehead indicated they had previously met with the County and the City to discuss concerns related to the project. Mr. Whitehead said there should be a happy medium in addressing these concerns.

Mr. Whitehead said they are referring to the project as the Wasatch Highlands Development. Mr. Whitehead stressed the specialness of Southern Utah and said there are positive and negative sides to growth. Mr. Whitehead acknowledged this development signaled growth but the goal was to keep things tasteful. Mr. Whitehead said this would be largely available to the public and include wide open spaces and wildlife trails. Mr. Whitehead said they have just under 4500 acres and they plan to hold this for families.

Mr. Whitehead noted how water is "a big deal" and indicated their plan includes high efficiency water usage. Mr. Whitehead said their building envelopes keep things natural. Mr. Whitehead said they are continuing to look at more water efficiency planning and said the same applies to their sewer plan. Mr. Whitehead said local solutions are being prioritized, and they are looking to stay close if they need to pursue nonlocal solutions.

Another representative from FILO came forward and said they have been presented with opportunities to work with other SSDs during this process [00:33:50]. This representative said they are looking at another 10 months of planning before they can set anything in stone.

Commissioner Broughton asked if they still had confidence in accessing water. Mr. Whitehead said they have always been worried but they have amassed confidence. Mr. Whitehead said they don't currently know how much water they need which makes things difficult.

Mr. Whitehead said the next big concern is traffic. Mr. Whitehead said there are a few good things about traffic planning: they have time as this whole process will take decades, they will have mechanisms through taxes and impact fees which will help address inevitable problems - especially as the road widens. Mr. Whitehead said they will eventually grow more and there are built-in systems to help adapt to this growth.

Mr. Whitehead moved on to location. Mr. Whitehead said this project is in partnership with the state and the parcel owner, Mr. Christiansen. Mr. Whitehead said they are looking to help the Christiansen family monetize what was left of their land which they have largely made no money from.

The other developer brought up electric power and fiber optic plans [00:41:20]. He said their plan is to meet with Heber City power and light and start developing a plan. He said, similar to other issues, they will uncover solutions as the plan comes together.

Mr. Whitehead said he was most excited for their planned recreation spaces which included a vast array of trail systems. Mr. Whitehead said they feel interconnectedness is vital to their plan. Mr. Whitehead said they are hoping to create a village center on the north side of the property to help mitigate traffic and create more walkable outdoor space.

The other developer referred back to the map [00:44:45] to give more of a sense of how the project will be planned.

Mr. Whitehead said he welcomed more discussion as they work on creating a more concrete plan. Mr. Whitehead said they have already changed the phasing of the plan and are looking ahead at affordable housing. Mr. Whitehead said improving roads and utilities will help in this effort as well.

Chairman Gunn opened the floor for questions.

Commissioner Robert Wilson asked why they are looking for an annexation into Heber and what the purpose is outside of "sucking off" Heber's resources.

Mr. Whitehead said this was a municipal project and not a county project. Mr. Whitehead said he felt this would be a net positive for the city.

Commissioner Phil Jordan said they've received a lot of public comment on this from the City. Commissioner Jordan asked how they planned on dealing with the roads connecting to Heber.

Mr. Whitehead said they have met with contractors and are continuing to work on the plan. Mr. Whitehead said they are currently connecting roads North through South via Lake Creek. Mr. Whitehead said they are also working on several different routes people can take to avoid downtown. Mr. Whitehead said people can take 4800 and 2600 to divert from Lake Creek Road.

The other developer walked through these plans via the visual aid. He said "Christiansen Boulevard" will be the major connection they are building. He said there is currently a dirt road where this new road will be built. He said they are working to have as much connectivity with their neighbors.

Commissioner Jordan asked for more information on how they plan on connecting Highway 32 to the North side of the parcel. Mr. Whitehead said they are working with their traffic engineers to help connect this area to Jordan L Ridge. Mr. Whitehead said there might not be a connection if they can't connect to this road, but will cross that bridge when they get there.

Commissioner Jordan asked what their strategies are with widening the road. Mr. Whitehead reiterated that they cannot go into detail at this stage of their plan. Commissioner Jordan stressed that current homeowners will be impacted by this. Mr. Whitehead said they are working closely with their engineers and are confident that they will not disturb any current homeowners.

Commissioner Darek Slagowski asked if they will look to incorporate if there are no changes to the map. Mr. Whitehead said no. Commissioner Jordan asked how they planned to add to Heber City services like civic enforcement and safety. Commissioner Jordan asked which phase this will be determined.

Mr. Whitehead reported they had already met with service districts to ensure the best coverage for the community.

Chairman Gunn asked if there were more questions. There were none.

Chairman Gunn opened the public hearing.

Several written comments had been submitted prior to the meeting. They read as follows:

From Barbara Murdock: "I just want to give my opinion on annexing the 4,000 acres above the Red Ledges. Please, do NOT do this, let the mountains be as they are. We do not need more small towns and thousands of more homes scattered around the valley as the developers are suggesting. They state it will be open to the public and I doubt very much that

this will occur, it will most likely be like the Red Ledges, off limits except to the rich.”

From Camden Lawrence: “Dear Councilmen and women, Concerning the proposed development(s) to the northeast of Heber, most immediately that which is referred to as “Wasatch Highlands”: there could hardly be a more foolish thing to allow to go forward—full stop. We have not near enough water nor civic infrastructure nor civic services for the developments already under weigh, let alone any more ill-conceived developments scarcely hatched from the minds of greedy men. Moreover, this land is guarded by the aegis of preservation zoning with good reason: to protect it from the very men who come to you now to destroy it in exchange for money. It is a losing situation for all but the smallest handful of men. These unscrupulous men who are ignorant of any value in this world beyond the little slips of cotton in their wallets will burn whatever matchless natural beauty or singular environment, raze whatever inimitable home of human culture or precious sanctuary of common heritage, render as rubble whatever monuments we wish to preserve in memory to our children or any other cherished and treasured thing that stands between themselves and any fraction of wealth measured with a “\$”.

We simply do not have enough water. In the “Heber City Water Conservation Plan” of 2021 unanimously adopted and passed as a resolution by the council 7th December 2021, it is reported that average culinary water usage per residential connection was 300 gallons per connection per day in the period of 2017-20. In that same four-year period, it was estimated we use 119 gallons per head per day (gpcd). I also found we used 119 gallons gpcd in 2020 alone, implying an unfortunate plateauing of progress in water conservation efforts. If the data used in this report is reliable (and we have no reason to believe it is not), then we will be using about 44.19% of all the water Heber can produce at the present moment by 2030. We will exceed what we can produce by 2054 if Heber continues to grow at the current rate. It should be kept in mind that as this region of the aquifer continues to be drained at a perilous rate by us and everyone along the Wasatch front, this water may very well not be available in 2054. The aquifer replenishes slowly, and the wells will become less productive until they are dry (unless, of course, we stop pumping out the water). The aquifer should be considered a non-renewable resource. With this in mind, Heber City will exceed its ability to provide water to its citizens within ten-twenty years unless dramatic changes are made. And all this is Heber alone without taking into consideration Midway, Daniel, Charleston, Hideout, Center Creek, Lake Creek, Timber Lakes, and other county lands, all of which rely almost exclusively on ground water. There is not enough water for more development(s). Given the water situation in Wasatch County (and the western US in general), I would recommend halting all development where it stands, reevaluating current developments and rejecting new proposals.

With regard to the “North Village” as well as all land north of Coyote Canyon Pkwy (formerly Coyote Ln) and east of Hwy 40: I would recommend any proposal for development in the vicinity of the intersection of Hwy 40 and River Road/Hwy 32 be stricken from existence as any development will not only severely impair traffic flow, but will (with far greater import) destroy extremely sensitive and precious wetland habitat, habitat which is necessary not only for wildlife, but also for our water supply. Wetlands are reservoirs which replenish our wells and keep the water table stable. There is precious little wetland in this state, and what little we have in the north of the valley had to be rebuilt after earlier residents of the valley ignorantly destroyed them. Let us not repeat the mistakes of the past, corrected hardly thirty years ago. I would also recommend a strict prohibition on any development (other than that which facilitates non-motorized recreation) above/upslope of the upper canal (Timpanogos Canal) regardless of zoning or incorporation status. All county land zoned as Mountain should be rezoned as Preserve, and Heber City land zoned as Mtn. Comm. rezoned as a natural park in which development (other than that which facilitates non-motorized recreation) is strictly prohibited in the interest of minding our water supply and not overextending our resources, as well as preserving the character and beauty of our valley which is our greatest pride as residents. Let us not willfully destroy that which we cherish. But I have begun to digress.

Our sources of water are also in further jeopardy through pollution resulting from the development of the Christensen’s ground. However, to further make my point, I quote Wasatch County’s own report from 2019 titled “Wasatch County Watershed Inventory” section 6.3.1:

Effective county planning and appropriate zoning can minimize erosion issues. The County is observing an increase in higher-density residential and commercial development. Agriculture, though still a very large geographical percentage of the County, is diminishing. Pollution constituents and concentrations vary greatly between agricultural, residential, and commercial development. However, it should be noted that contrary to common belief, residential development frequently causes more nutrient pollution (e.g. fertilizers) than crop farmers because crop farmers are more judicious and economical (limiting) in their use of fertilizer. Other contaminants such as hydrocarbons and heavy metals may be more “bearable” in some locations than in others immediately adjacent to waterbodies. Thus, water quality concerns comprise a viable basis for zoning ordinances.

This quote compares agricultural zoning against residential; agricultural zoning obviously pollutes immeasurably, infinitely more than land under preservation zoning kept fallow. And these proposed developments above the valley upon the Christensen’s ground imperil our water supply considerably more than developments on the valley floor because these are more immediate to our water sources and will pollute our groundwater. Almost all culinary

water in the valley comes from groundwater in the form of either springs or wells. Developments on the top of the hill will result in pollutants leeching down into the groundwater which feed our wells and springs. Like all water, groundwater flows downhill, and with development atop the hill, there would be pollutants above the places wherefrom we draw.

And all this is a small fraction of the water concerns! There still remains the concerns of Electric, gas, and internet utilities; as well as fire, police, and emergency medical services, schooling (we do not have enough school bus drivers to get children from such a development into town), and of course the inability of our infrastructure to support a population in the proposed area. There is but one road, Center Street/Lake Creek, which is geographically situated to be an arterial road for a hypothetical development. This road is but two lanes—insufficient to support a development of thousands of homes and twice that many cars. Moreover, the capacity of the lanes is more-or-less irrelevant when speaking of the road's capacity because this road has intersections. Intersections are easily the limiting factor, not lane number. It takes approximately nine lanes on either side of the intersection (one right, three through, and two left plus the three receiving lanes) to match the capacity of a single lane in the country. Center Street will never be capable of being an arterial road feeding a development on the Christensen's ground. Perhaps the most obvious problem is that it is a ridiculous location to attempt to develop; it is very steep and difficult to navigate. This proposal is absolutely silly in the most pejorative sense possible.

The councilmen and women of Wasatch County and Heber City must reject the developers' proposal to build, or more accurately destroy, as they so wish to do. Their insatiable greed has led them to ignore all sense, as there is no water to supply the proposal, there is no infrastructure to support the proposal, city and county public services will struggle to reach the people who live in the proposal, and the land itself is unsuitable for development in the first. The developers are almost certain to claim that this project will "help to alleviate the housing shortage/crisis", however, if this was their honest intent, they would focus on building truthfully affordable housing, meaning housing which one can pay for with minimum wage: the housing we are actually short of, not single-family homes far from the city center which cost literally millions of dollars. If they wish to build housing in Heber, let them build higher density apartment blocks or condominiums or small-lot housing closer to Main Street where we presently have utility, transport, civic, and public service and safety infrastructure where development will do more help than harm.

Do not let our dear and beloved Mother Earth be flayed alive and stripped of her beauty and life because someone told you there is money to be had. This is far more valuable than money. Money is a dead thing. Our beautiful mountains, bucolic fields, tender skies, and lovely streams yet live. They lived before our foremothers and fathers were born, and if we

keep them, protect them, they will live on after we too perish from this earth. I implore you, do not allow development on our Preservation lands; they are worth more than that.”

From Catherine Moore: “To the Heber City Planning Commission: This new annexation being proposed, saddens me dearly. All this development is ruining the quaintness of Heber City. I moved here 13 years ago, bought an old 1890's home. I love my house, but I hate the development on and/or around my own street. Let alone all the development just outside of the city limits. The city is contradicting itself every time they have a meeting to vote on something. We want to develop downtown so people will come...and park where? Now you are saying you want to develop land for homes, shopping, and amenities. With all that why go downtown?”

Heber City is not proactive to problems, but rather reactive. Where are all these people going to park when they do decide to come into the downtown area? You took several parking places to put in that new unwanted/needed stage. The city plans to cram as much stuff in the little 3 acres of city park for who? Not to kids who just want to play and have fun without having to spend money.

Due to the city's need to at least have 270 days of planned activities per year in the park to make it a viable success. We will no longer be able to enjoy the peace and serenity of the after summer. We will be exposed to noise & air pollution. Not to mention excessive amount to vehicle traffic and dealing with rude people trying to park in my driveway and/or block it!

All Heber citizens quality of life will be affected by this expansion negatively.

Please do not annex the 4000-acre development northeast of town.”

From Megan Pickette: “The proposed change to the Heber City annexation map to include the Christensen Corporation property would ultimately result in a project to build 3,000-5,000 additional homes in this area.

This is not a sustainable project. Heber's services (water, sewer, fire, rescue, etc.) are not equipped to support this leap in residents, nor are the roads that would lead in and out of the neighbourhood.

Thank you for listening and considering my feedback..”

From Jeffery Weiss: “Dear Heber City Planning Commission and Heber City Council, I am writing as a concerned Heber City resident regarding the proposed annexation of nearly 4,000 acres east of Heber City between Red Ledges and Wolf Creek. I am

strongly opposed to the annexation of the Christensen Corporation property. I would like my comments here to be read at your upcoming meeting on December 10, 2024.

The proposed annexation of the Christensen Corporation property by Heber City and associated planned development would result in thousands of additional homes built in this area. Although I very much support affordable housing, putting 3,000-5,000 housing units so far out of town makes no sense whatsoever. This area is zoned for one house per 160 acres (the same as Wolf Creek). There would be multiple negative impacts of a housing addition of this size in this location, including traffic overload on Lake Creek Road, loss of open space, and pressure on our water supply. The sewer and electrical system infrastructure cannot accommodate this project at all. Further, this development would result in a massive increase in the population of the city and county. The negative impact of this type of development to the citizens of Heber City and Wasatch County far outweigh any potential "benefits" (such as more tax dollars to the city).

The County Council has already voiced their concerns regarding this proposed development, highlighting several significant issues related to infrastructure, in a written letter to the Heber City Council.

Heber City has an obligation to adhere to its General Plan, and the proposed annexation is in conflict with several of its principles: "Heber actively works with neighboring communities and Wasatch County on strategies to implement the permanent protection of farmlands, natural open spaces, and rural character, to keep the distinct separation between communities."

"Heber City will work with the County and surrounding communities to create permanent farm and mountain land protection through such mechanisms as conservation easements."

"Heber actively clusters development to focus growth and protect remaining open land from dispersed development."

I attended the recent interlocal meeting via zoom and found it informative. The developer made it clear that it was not financially feasible to develop the high density affordable housing by itself on the SITLA property. There would be no profit given the cost of producing the <\$400k housing units plus the cost of infrastructure (sewer, water, electrical). For the developer to be able to afford building the affordable housing piece of the project, they need to partner with the Christensen Corporation property so there is enough land to sell estate size lots and thus make a profit on the overall package. Given this important piece of information, I believe the easy way to put an end to this project is to say "no" to updating the annexation map to include the Christensen Corporation property. The current developer indicated the project simply didn't pencil out without the Christensen Corporation property, so they will back out of the project. This will very likely be the case for other developers as well. With this outcome, SITLA

could choose to subsidize the cost of the affordable housing with a developer (a money loser for the schools), sell the land, or work out a trade for land that is already within city zoning. Although SITLA can force utility hookups, they cannot force the utilities to absorb the costs of providing service to this area. Given what we heard at the interlocal meeting regarding issues and limitations related to sewer transport and treatment, water, and electrical hookup capacity in the area, this would be a deal breaker for SITLA and any potential developer without annexation of the Christensen Corporation property. Please simply say "no" to updating the annexation map and put an end to this proposed project."

From Daniel Lyman: "As I understand it, the Heber City Planning Commission will be discussing annexation boundaries at their upcoming meetings. I couldn't find the specific agenda items on your webpages, so I'll do my best to explain my understanding of the upcoming issues.

First, I'm on the Wasatch County Planning Commission as an alternate for the past year and I've been more closely following the political landscape in our valley and its impact on growth and quality of life. I have a Masters of Architecture with a focus on urban design with a graduate certificate in real estate development. Professionally I've developed properties across the country and have interacted with over 100 different municipalities. I don't develop in Utah. I only own my personal home in our beautiful valley. I have four kids in the schools here and would like to see the future and current development of our valley considered holistically.

I've been fascinated by the City's approach to a community reinvestment area (CRA) plan and the seemingly altruistic reasons for such an approach. And while I agree that the downtown area could use some greater focus and help, I've petitioned the County and the School District to NOT support the endeavor. I can't see how the city could consider improving the downtown commercial district while at the same time considering further commercial developments outside the downtown core! It's like adjusting my lawn's sprinkler zones to provide more water to one grass area while stealing from another. It will only cause my lawn to look patchy overall.

I don't like the idea of approving thousands of additional homesites in far off mountainous locations, but I especially see the demographics and market characteristics of our valley being unable to support additional commercial pods that will only cannibalize the downtown core. With the result that all become patchy pods.

The Heber Main Street core is a shared resource by the entire valley. It is the literal heart of the valley and should be given the greatest consideration. Please consider that spreading our valley too thin isn't good for any part of the whole."

The Commission heard public comments via Zoom.

Tracey Stratton spoke via Zoom and identified herself as part of the request for annexation. Ms. Stratton said she works hard to protect the natural beauty of this area. Ms. West said they have been complimented on their efforts. Ms. Stratton said she felt these developers had similar goals. Ms. Stratton stressed her commitment to stewardship and safety and said these developers agreed. Ms. Stratton said they fully utilized their properties and previous owners were not. Ms. Stratton said people look forward to coming to Heber City to see this nature and felt these developers could help preserve the beauty of Heber while providing more to do and celebrating their heritage.

Beau Thompson came forward next and said this land had been in his family since his great grandma. Mr. Thompson said his mom is the oldest surviving member of the Christiansen family. Mr. Thompson said they hope to share this with other members of their community. Mr. Thompson said he does not feel this is a zero-sum game and stressed the skill and competency of the applicants.

This was the end of Zoom comments.

Planning Office Admin Meshelle Kijanen read the rules of in-person public comments.

Chairman Gunn reminded the public that this was not actually about annexation and actually about amending the current plan. Chairman Gunn encouraged people to come up.

Doug Smith came forward. The audio was very faint [01:18:00]. Mr. Smith said they had previously discussed rezoning and had been assured that qualified people were in charge of planning. Mr. Smith said it was difficult to comment without specifics but did have concerns regarding traffic. Mr. Smith said the Temple intersection previously proposed had failed and led to the construction of a roundabout. Mr. Smith also said he realized his concerns would be more relevant in 10 to 20 years, but wanted more answers on traffic plans.

Community Development Director Kohler reiterated that Council's general policy was not to consider annexation without a development agreement. Community Development Director Kohler said an annexation of this magnitude would take at least a year. Community Development Director Kohler said they have a meeting on development on January 15th and this would be far from the only meeting. Community Development Director Kohler said they would meet at least a dozen times.

Commissioner Jordan asked if they had looked into the possibility of accessing from the North in order to develop the property. Mr. Whitehead said yes. Commissioner Jordan said he asked on the basis of understanding.

Bruce Solinger came forward next. Mr. Solinger said he had a property that was not included in the annexation but was close. Mr. Solinger asked if it was worth annexing more towards the East. Mr. Solinger asked what the average home price was in this area currently. Commissioner Jordan responded, "scary."

Mr. Solinger said it made more sense to annex other parts of this northern area first. Mr.

Solinger walked through a series of other areas which could be annexed first. Mr. Solinger said he was not against the Christiansen family but that they were detracting from other areas more deserving of annexation.

Doug Murdoch came forward next. Mr. Murdoch said he grew up with the Christiansen family. Mr. Murdoch said this area was near and dear to his heart. Mr. Murdoch said this area had a lot of natural beauty and could be a hodgepodge of things. Mr. Murdoch had a problem with describing this issue as “municipal.” Mr. Murdoch felt this was a clear attempt at making more money. Mr. Murdoch was hesitant to trust that these trails being planned would be adequately cared for or even opened to the public. Mr. Murdoch said they only want to annex the area for the taxes.

Christian Thompson came forward next. Mr. Thompson said they should look to Summit County and how they preserved land and kept it accessible. Mr. Thompson asked if they could put out a bond on open land.

Chairman Gunn said they would have to work on the details after approving the annexation plan.

Mr. Thompson said he felt the trails should be built first and focus on density downtown before they look to other areas.

Matt Provost came forward next. Mr. Provost said he had lived in the area for years and felt this land should not be in Heber City.

The audio cut out from [55:30 - 53:12]

When the audio came back Matt Williams stated he was against amending the annexation plan.

Wasatch County Councilmember Kendall Crittenden came forward next and pointed out the staff report said they would further discuss the City and County role in annexation. Mr. Crittenden said there are some discrepancies between Mr. Kohler and FILO said regarding density requirements. Mr. Crittenden said SITLA did not recommend specific densities though FILO said they wanted eight units per acre. Mr. Crittenden said they should slow down and work with the parties involved.

Todd Anderson came forward next. Mr. Anderson said he had watched several annexations come through this body and always felt they happened because of fear. Mr. Anderson said he did not feel the concerns posed by the county were property addressed.

Mike Vangardner came forward next. Mr. Vangardner said he has seen the city grow a lot through the years and felt the city needed to pump the breaks. Mr. Vangardner said there would be no chance of affordable housing in this area. Mr. Vangardner said they should focus their efforts on preservation.

Another person came forward though their name was unintelligible [01:50:10]. This

person did not unmute their Zoom in time, so the meeting moved on.

Greg Poenier came forward next. Mr. Poenier said he was a small business owner in town and felt more people moving in could help his business. Mr. Poenier said he was worried nonetheless because the massive growth could negatively impact quality of life. Mr. Poenier said responsible growth was more important. Mr. Poenier said density was more important within city limits. Mr. Poenier said he also had concerns about affordable housing. Mr. Poenier said he also had concerns because they are already building a new highschool. Mr. Poenier reiterated the need for responsible growth.

Chairman Gunn asked if there were any more questions. There were none. Chairman Gunn closed the public meeting.

Chairman Gunn explained why they have these types of meetings. Chairman Gunn said landowners altering current use policy impacted people, which makes it a public issue and not just a property rights issue. Chairman Gunn said it was in the public's best interest to expand Heber City, but it was important to be concerned about what got developed. Chairman Gunn said a lot of issues need to be addressed. Chairman Gunn said the emailed comments will be provided to the Commission and considered throughout the process. Chairman Gunn stressed that they are a recommending body and the final decision is left up to the City Council. Chairman Gunn recommended delaying a recommendation so governing bodies could further discuss these issues.

Planning Manager Baron said the next meeting to discuss this item would be January 14th.

Chairman Gunn said at that meeting they would either have a positive recommendation, a negative recommendation, or ask for more time after this meeting.

Motion: No one moved to approve; no one made the second.

Discussion: N/A

Voting Yes: N/A

Voting No: N/A

III. Consider a Recommendation for the Wellberg/Kruger Annexation, located at 3725 Lake Creek Road - Parcel no. 07-8563.

This item was discussed third.

Planning Manager Baron led this portion of the meeting. Planning Manager Baron said the property owner was present and could answer questions. Planning Manager Baron said the parcel is over 300 acres and just East of Red Ledges. Planning Manager Baron said the property was petitioned to be annexed a year or so in conjunction with the Jordan L Ridge annexation. Planning Manager Baron said the original owner was proposing more density, though this has been changed by the new applicant. Planning

Manager Baron said the City Council amended the City Plan to allow for annexation. Planning Manager Baron said the Commission is recommending the Mountain Community but with the stipulations including two lots and a 30 acre parcel turned over to Red Ledges. Planning Manager Baron said the Red Ledges development agreement includes a trail requirement for the East side, though the current trail does not meet the slope requirements. Planning Manager Baron said the new applicant is looking to help make those changes.

Planning Manager Baron said they are giving a positive recommendation once all the utility requirements, ordinances, and Master Plan requirements are met. Planning Manager Baron reiterated that the applicant was present to answer any questions.

The applicant, Paul Kruger, came forward. Mr. Kruger thanked the Commission and said he was there to build a single family home. Mr. Kruger said he had always wanted to live in Heber and be a property owner. Mr. Kruger said he has no intention to develop it further or make any money off the property. Mr. Kruger said they are early in the process but would be happy to answer any questions.

Chairman Gunn asked if this was already in the annexation plan. Planning Manager Baron said they have already amended the plan. Chairman Gunn apologized and said he was getting mixed up.

Commissioner Slagowski asked if the MCZ gave one unit per acre or one unit per five acres if it was septic. Planning Manager Baron said this was correct. Commissioner Slagowski asked if there would be the ability to change this in the future. Planning Manager Baron said this would be up to the Council in the future.

Mr. Kruger said the property has been landlocked for years and includes deed restrictions. Mr. Kruger said the deed does not allow for additional homes in the property. Mr. Kruger added that they will have to be on a septic plan. Mr. Kruger added that they are also waiting for additional roads to be built in the area which may change things.

Chairman Gunn asked if there were any more comments. There were none.

Commissioner Slagowski motioned for a positive recommendation. Commissioner Jordan seconded. The motion passed unanimously.

Motion: Commissioner Slagowski motioned for a positive recommendation. Commissioner Jordan made the second.

Discussion: N/A

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

Voting No: None.

The Motion Passed 6-0.

4. Work Meeting: N/A

5. Administrative Items:

Planning Manager Baron referenced the yearly Council retreat and noted the Council requested attendance at the January 7th Council meeting to relay their 2024 achievements and 2025 goals. Planning Manager Baron said only one person from the Commission needed to be present as a representative. Planning Manager Baron said this was both forward and backward looking.

Commissioner Jordan said they would ask Planner John Janson to prepare a statement for the meeting.

Planning Manager Baron said the biggest thing was working on a list of goals. Commissioner Jordan asked Mr. Baron and the staff if they had a lot more work ahead of them next year. Planning Manager Baron said they are revisiting short term rental and the overlay zone in the upcoming year. Planning Manager Baron added that they would look at things the state legislature requires of them though that is up in the air.

Commissioner Broughton asked if they did this last year. Chairman Gunn said yes and reminded the Commission that they needed to have their required training hours completed as well.

Chairman Gunn brought up an older issue regarding the South end of Main Street. Chairman Gunn said they asked them to move the front of the building to create a better flow. Chairman Gunn said this was disregarded. Chairman Gunn said he takes responsibility because they did not ensure the code was properly up to date.

Planning Manager Baron said he looked into this ordinance which gave an allowance because it technically met the code. Commissioner Wilson said this also negatively impacted parking. Chairman Gunn said now they have a “big thumb” sticking out in this area. Chairman Gunn said he last heard it was supposed to be a car wash but now it’s an office building.

Planning Manager Baron said the recommending body and the policy body do not always agree. Planning Manager Baron said the Council can always modify things despite their recommendations. Chairman Gunn said he brought this up so the Commission would bring up things they felt needed to be changed in the code. Planning Manager Baron said it sounds like amendments have been codified differently than their recommendations.

Commissioner Jordan asked if there was a Council Report update. Planning Manager Baron said he had one from December 3rd which covered trail maintenance off 300 South and where the new trail should be. Planning Manager Baron said they decided on a location on the North side by 600 West. Planning Manager Baron said they discussed sewer access and floodplain encroachments. Planning Manager Baron said they did not get to Master Plan amendments and this would probably be discussed next week.

Planning Manager Baron said there was some discussion but no action on North Village Crossing along with some discussion on park policy. Planning Manager Baron said they did not do a presentation on development but have received some additional applications which will impact future decisions. Planning Manager Baron said they will also look into how this further impacts affordable housing.

Chairman Gunn spoke about when he first bought his house. Commissioner Slagowski joked that back then they really did have affordable housing. Chairman Gunn said when he first bought his house he had to show it to his friends in California because they could not believe he bought a house that cheap.

Commissioner Jordan asked if there were any issues about the North Village Crossing that they should know about. Planning Manager Baron said they have been working through a change of ownership and the new owner is proposing a different plan. Planning Manager Baron said they are looking at impact at UDOT plans. Commissioner Jordan said the new owners told the press that their plans do not impact UDOT plans.

Commissioner Broughton said the new owner's plans have not yet been approved. Planning Manager Baron said they may have to start over and Council reserves the right to change their initial agreement. Planning Manager Baron said other states might annex first then change their zoning. Planning Manager Baron said they will likely change things during annexation.

Commissioner Jordan asked if this was relevant to the hearing from earlier today. Planning Manager Baron said no. Chairman Gunn asked if this area had been annexed yet. Planning Manager Baron said no.

Commissioner Jordan moved to adjourn. Commissioner Wilson seconded. The motion passed unanimously.

6. Adjournment:

Meshelle Kijanen, Administrative Assistant

2025 HEBER CITY PLANNING COMMISSION DATES

JANUARY 14, 2025
JANUARY 28, 2025
FEBRUARY 11, 2025
FEBRUARY 25, 2025
MARCH 11, 2025
MARCH 25, 2025
APRIL 8, 2025
APRIL 22, 2025
MAY 13, 2025
MAY 27, 2025
JUNE 10, 2025
JUNE 24, 2025
JULY 8, 2025
JULY 22, 2025
AUGUST 12, 2025
AUGUST 26, 2025
SEPTEMBER 09, 2025
SEPTEMBER 23, 2025
OCTOBER 14, 2025
OCTOBER 28, 2025
NOVEMBER 25, 2025
DECEMBER 09, 2025
DECEMBER 23, 2025



Planning Commission Staff Report

MEETING DATE: 1/14/2025
SUBJECT: Consider a recommendation for the Red Rock Annexation, located at 2276 S DANIEL RD (Jamie Baron)
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

Red Rock Holdings is requesting to Annex 31 acres of Industrial land into the City. The property is occupied by Delta Stone.

Policy Question:

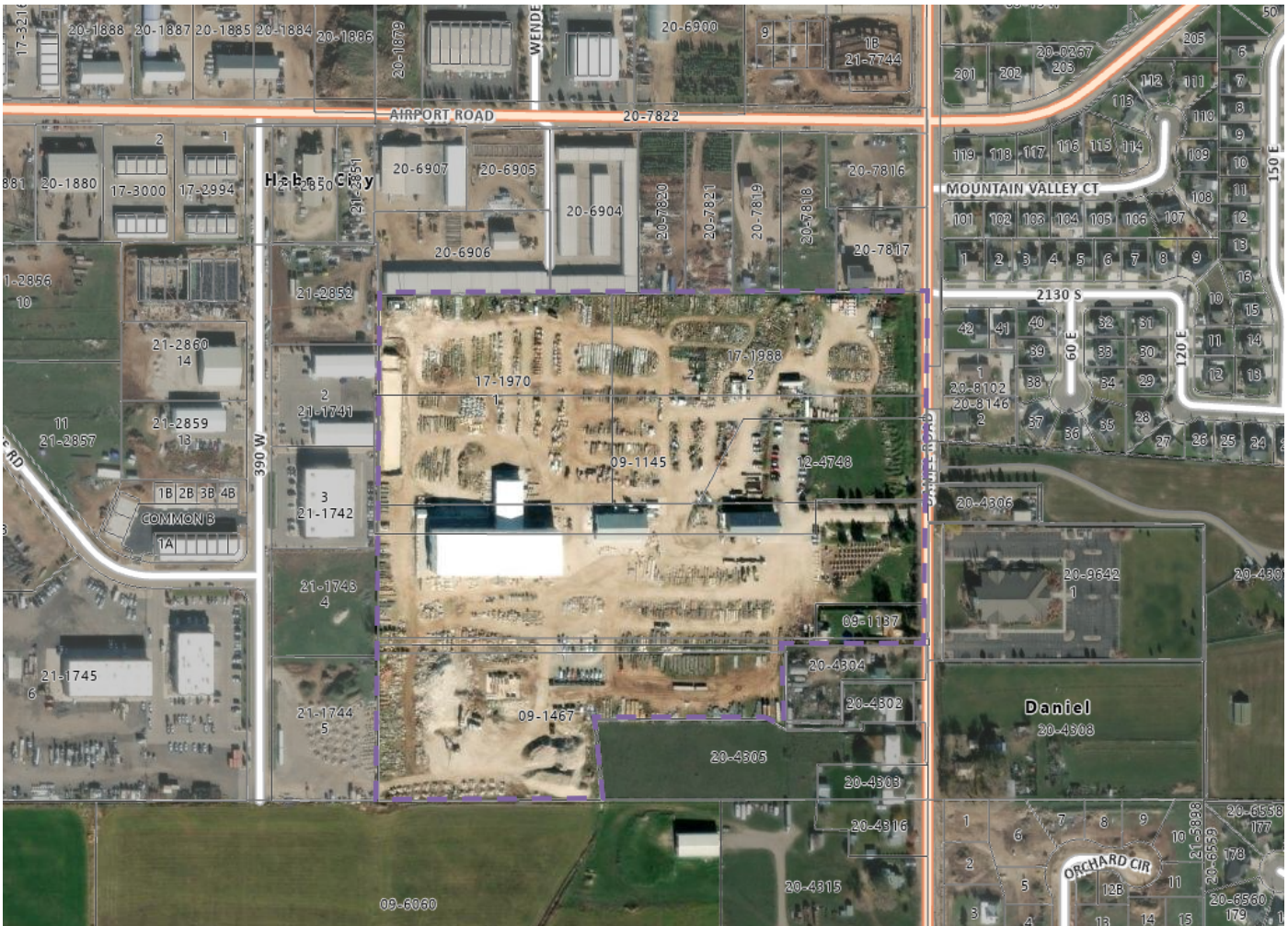
1. Should the City approve the Red Rock Annexation?

RECOMMENDATION

Staff is recommending the Planning Commission forward a positive recommendation of the Red Rock Annexation to the City Council, with the findings and conditions outlined in the conclusion of this report.

BACKGROUND

The Red Rock Holdings is requesting to annex 31 acres of industrial land into Heber City. This property is currently occupied by Delta Stone. The property is bordered by Heber City and the Town of Daniel. Delta Stone is considering building a new office/admin building for their existing business near Daniels road.



DISCUSSION

Process

The process is as follows:

- 30 day certification process - **Completed**
- 30 day protest period - **Completed**
- Review and recommendation by Planning Commission - **We are here**
- Public hearing at City Council
- Decision by City Council

General Plan

The General Plan does include this area and designates it as industrial. This area is within the Annexation Policy Plan boundary. It is anticipated that the zoning for the property would be I-2 Industrial.

FISCAL IMPACT

N/A

CONCLUSION

Red Rock is seeking annexation of 302.72 acres of land at 2276 S Daniels Road. Staff is recommending the Planning Commission forward a positive recommendation to the City Council with the following findings and conditions:

Findings

1. The Annexation is within the Annexation Policy Boundary.
2. The Annexation meets the requirements of Utah State Code.
3. The Annexation is consistent with the General Plan.

Conditions

1. Zoning to be I-2 Industrial.
2. Upon development, a road connecting 390 W to Daniels Road
3. Dedicate the Daniels Road Right of Way
4. Upgrade Daniels Road to a Major Collector
5. Applicant(s) and any successors shall comply with all City policies, processes, ordinances, standards, and specifications.
6. All Master Planned infrastructure elements on or adjoining the property shall be designed and installed by the applicant.
7. All City Engineer Requirements shall be met prior to any final development plans being approved.
8. All comments from the Comment Summary (attached) shall be met.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **forward a positive recommendation of the Red Rock Annexation** as presented, with the findings and conditions as presented in the conclusion of the staff report.

POTENTIAL MOTIONS

ACCOUNTABILITY

 75 N Main Street
Heber City, UT 84032

 Phone: 435-657-0757
Fax: 435-657-2543

 heberut.gov

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. Comments Summary
2. Proximity Map
3. RED ROCK ANNEXATION PLAT
4. Annexation Petition - Red Rock-signed

Red Rock Annexation Comments Summary

1/14/25 PC Meeting

Wasatch County Fire

Access and Fire Flow to be approved by Wasatch Fire.

Planning

Approved with Conditions

- Zoned I-2
- Access road from 390 West to Daniels Road

Engineering

Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed and finalized through the development process: (Please note that the following list is not to be considered all inclusive and additional concerns may arise as design plans are submitted for review.)

Boundary lines of existing parcels extend into Daniels Road. Conveyance to Heber City of property in roadway needs to occur.

Daniels Road is on the Master Plan as a Major Collector. Upon development, proper width to accommodate a Major Collector road will need to be dedicated to the City.

Part of the Daniels road is under the Daniel Township jurisdiction. As part of the annexation, owner needs to engage Daniel Town into discussion and possibly into operation and maintenance agreement depending on Daniel Town administration plan.

Transportation plan calls for a connection between Daniels Road and 390 West. There already exists a strip of land in the name of Heber City through the property. Owner will need to work with Heber City to possibly swap land, realign, provide ROW and construct a city standard road.

Design, construct, and pay for widening of Daniels Road to major collector road standards and match grade and width of already constructed adjoining road cross section.

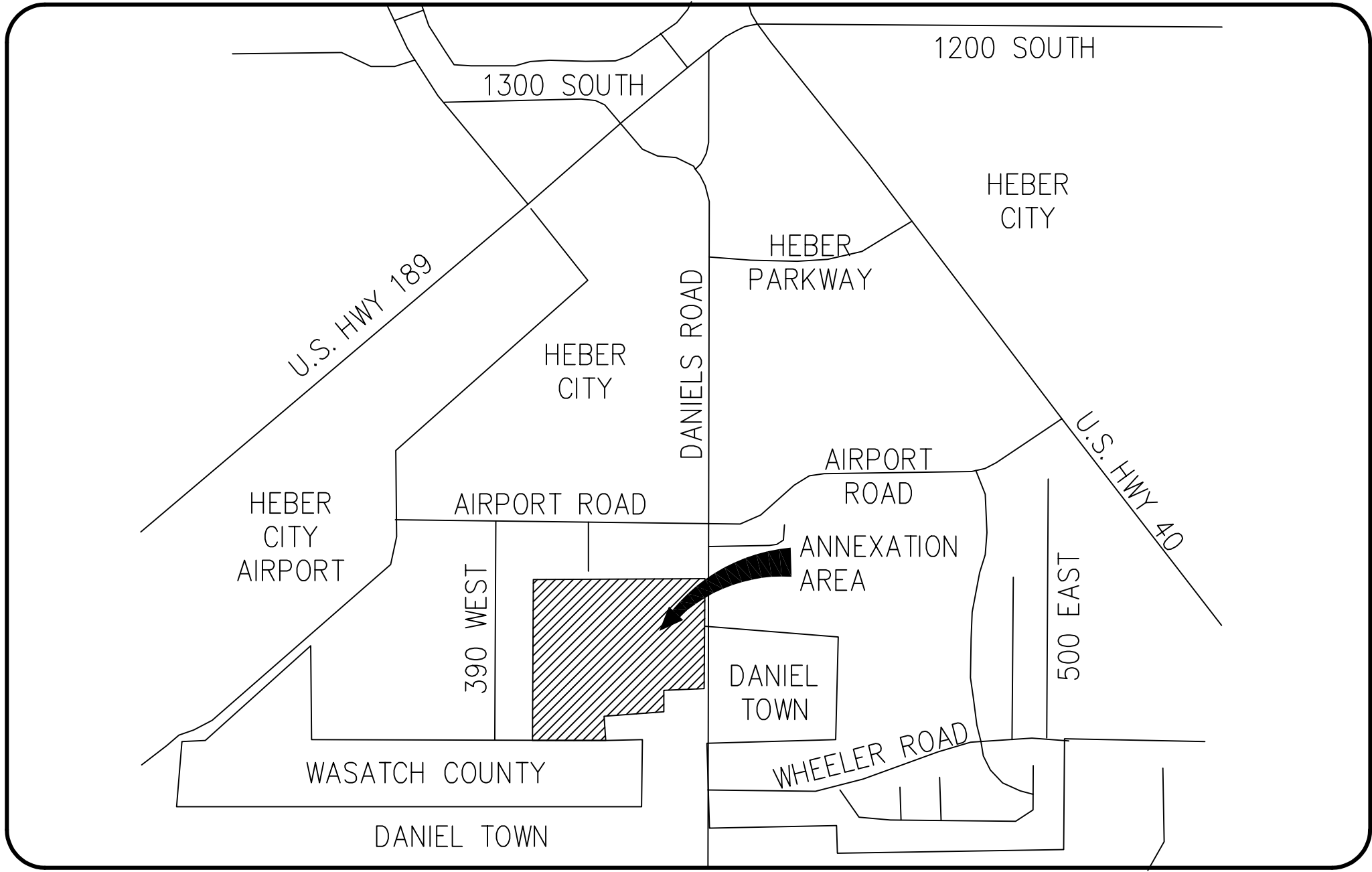
As property is improved, extend all utility lines including curb and gutter and asphalt widening along Daniels Road frontage per Heber City standards and specifications.

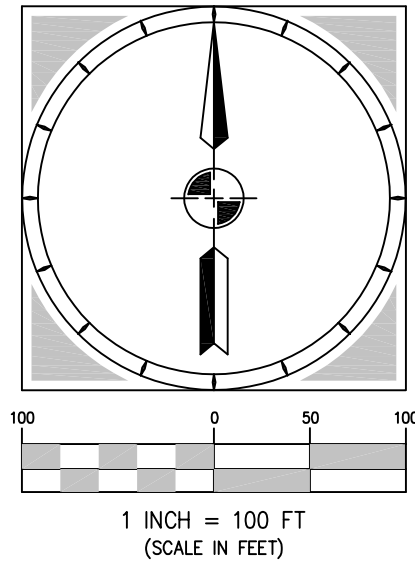
Master Planned paved trail along Daniels Road will need to be designed and constructed with improvements.

Comply with any pioneering agreements in place for any infrastructure reimbursements that City is obligated to enforce and collect.

Heber Light and Power

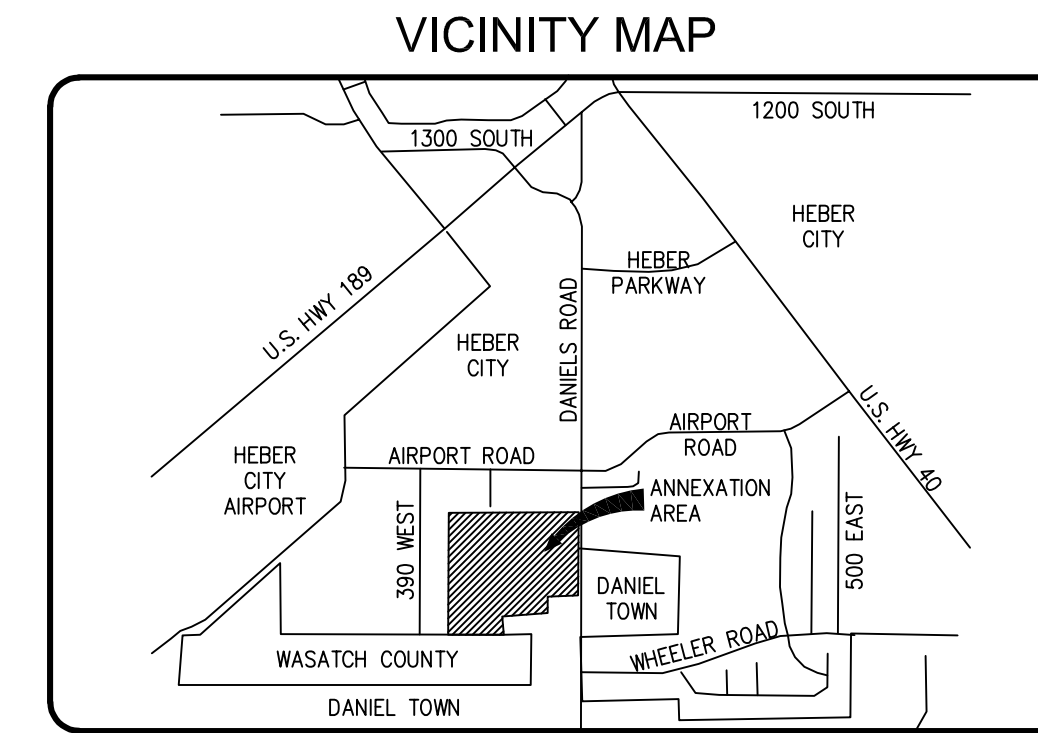
Please show Heber Light & Power's existing underground power lines on the plat.



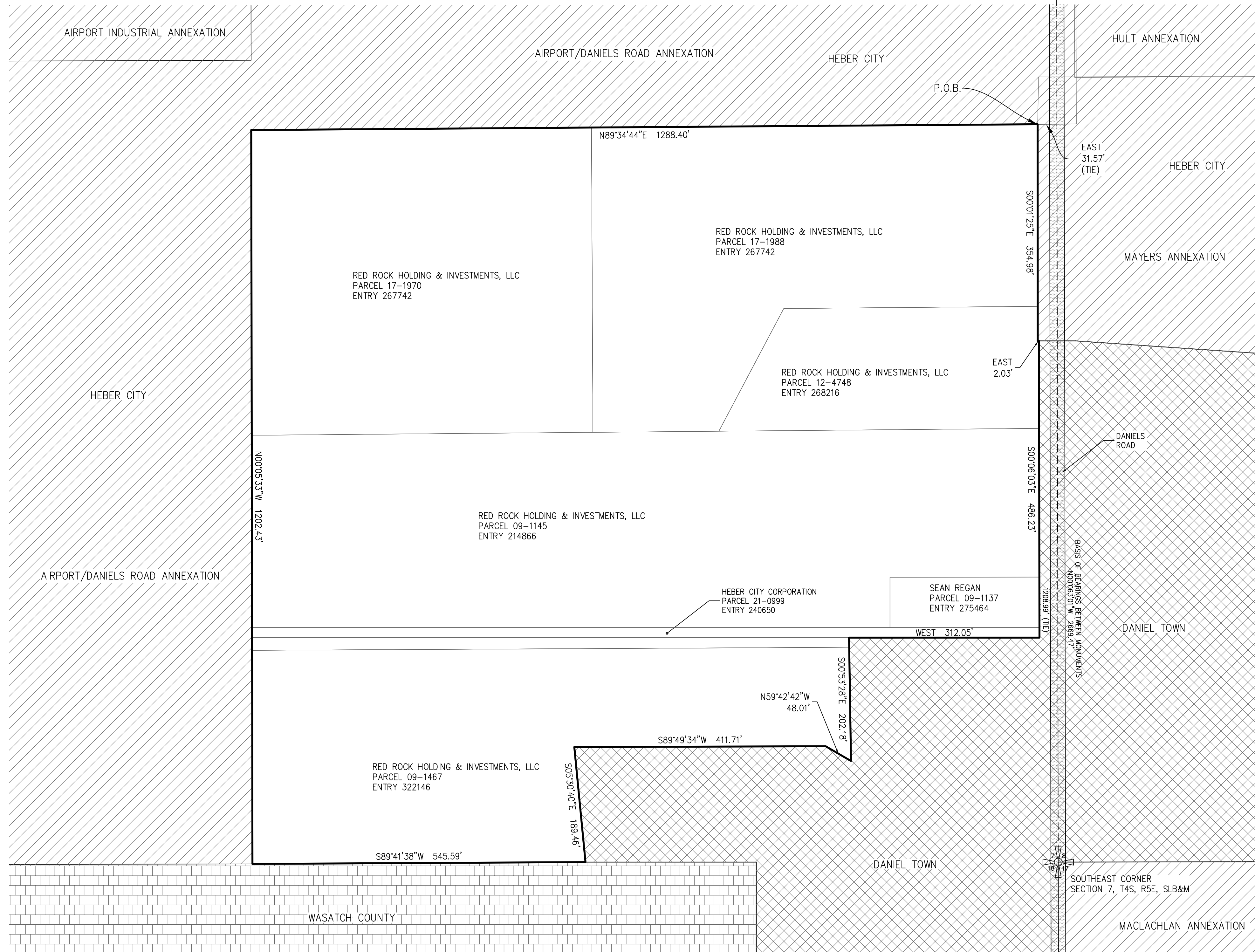


RED ROCK ANNEXATION HEBER CITY, UTAH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4
SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN



EAST ONE-QUARTER CORNER
SECTION 7, T4S, R5E, SLB&M



SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 334532-2201) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF RJ ENTERPRISES.
- THE LAND SURVEYED LIES WITHIN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, AND THE SURVEY WAS COMPLETED DURING JUNE 2024.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 20, OF THE UTAH CODE.
- THE MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

BRIAN BALLS
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S SEAL

BOUNDARY LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 00°06'01" WEST 1208.99 FEET AND WEST 31.57 FEET FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING AT THE CURRENT HEBER CITY BOUNDARY ACCORDING TO THE MAYERS ANNEXATION (ENTRY NO. 320526) (BASIS OF BEARINGS OF THIS DESCRIPTION BEING NORTH 00°06'01" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST ONE-QUARTER CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN);

THENCE ALONG THE BOUNDARY OF SAID MAYERS ANNEXATION THE FOLLOWING TWO (2) COURSES: (1) S00°01'25"E 354.99 FEET, (2) EAST 2.03 FEET TO THE WESTERLY BOUNDARY OF DANIEL TOWN ACCORDING TO THE TOWN OF DANIEL INCORPORATION PLAT (ENTRY NO. 298178); THENCE ALONG SAID DANIEL TOWN BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) S00°06'03"E 486.23 FEET, (2) WEST 312.05 FEET, (3) S00°53'28"E 202.18 FEET, (4) N59°42'42"W 48.01 FEET, (5) S89°49'34"W 411.71 FEET, (6) S05°30'40"E 189.46 FEET; THENCE LEAVING SAID DANIEL TOWN BOUNDARY S89°41'38"W 545.59 FEET TO THE EASTERLY BOUNDARY OF THE DANIEL/AIRPORT ROAD ANNEXATION (ENTRY NO. 324808); THENCE ALONG SAID DANIEL/AIRPORT ROAD ANNEXATION BOUNDARY (ROTATED 00°00'07" COUNTER-CLOCKWISE ABOUT THE EAST QUARTER CORNER MONUMENT TO THIS BASIS OF BEARINGS) THE FOLLOWING TWO (2) COURSES: (1) N00°05'33"W 1202.43 FEET, (2) N89°34'44"E 1288.40 FEET TO THE POINT OF BEGINNING.

PARCELS (7) CONTAIN 31.13 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 00°06'01" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST ONE-QUARTER CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH UTAH STATE PLANE COORDINATES, 1983 CENTRAL ZONE BEARINGS.

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS ANNEXATION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON THIS _____ DAY OF _____, 20____.

MAYOR
CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF HEBER CITY.

CHAIRMAN, PLANNING COMMISSION

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

ROS # _____

COUNTY SURVEYOR

WASATCH COUNTY RECORDER

ENTRY # _____ DATE: _____ TIME: _____

FEE: _____ BOOK: _____ PAGE: _____ FOR: _____

BY _____ WASATCH COUNTY RECORDER MARY M. MURRAY

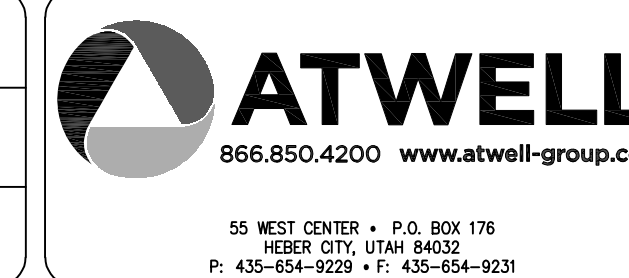
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PROJECT
24005437
SHEET
1 OF 1

**RED ROCK ANNEXATION
HEBER CITY, UTAH**
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 7,
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

LOCATED IN THE SOUTHEAST 1/4
OF SECTION 7, TOWNSHIP 4
SOUTH, RANGE 5 EAST, SLB&M
WASATCH COUNTY, UTAH

DRAWN BY:
SMT
REVIEWED BY:
MPJ/BMB
ISSUE DATE
08/07/2024



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ATWELL GROUP
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY ALTERATIONS SHALL BE THE RESPONSIBILITY OF THE USER. THIS DOCUMENT IS REQUIRED BY LAW TO BE FILED WITH THE RECORDER'S OFFICE TO BE FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.



PETITION FOR ANNEXATION INTO HEBER CITY

Annexation Name: Red Rock Annexation

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Heber City hereby submit this Petition for Annexation and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated;
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of Heber City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. The signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation;
 - c. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
 - d. lies contiguous to the present boundary of Heber City's corporate limits, located at the approximate address: 2276 S Daniels Road, Heber City, UT 84032-4017
4. The petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith in Exhibit A;
5. Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B.
6. The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed and at least a majority of the acreage is owned by the signers of this petition is shown in the attached Exhibit C (value and acreage spreadsheet) and Exhibit D (copies of all tax notices).

7. Land values and acreage within the annexation are as follows:

a. Total acreage within annexation:	<u>31.132 AC.</u>	
b. Total private property acreage within annexation:	<u>30.643 AC.</u>	
c. Petitioner's acreage within annexation:	<u>30.178 AC.</u>	<u>96.9%</u>
		% of Total Private Area
d. Total Assessed Land Value within annexation:	<u>\$13,570,100</u>	
e. Petitioner's Assessed Land Value within annexation	<u>\$12,987,600</u>	<u>95.7%</u>
		% of Total Value

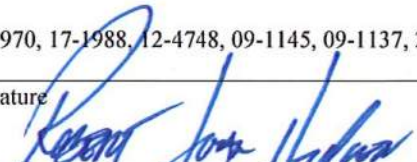
8. This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;
9. This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125, U.C.A. if:
 - a. the request or petition was filed before the filing of the annexation petition, and
 - b. the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;
10. The names and mailing addresses of all the owners of the parcels of land located within 300 feet of the area proposed to be annexed as shown in Exhibit E.
11. A vicinity map showing the City's current boundaries in relation to the proposed annexation in Exhibit F.
12. Per the Heber City Annexation Policy Plan, a Concept Plan is attached as Exhibit G. This Concept Plan is a very preliminary plan -- the petitioner is not strictly bound by it. However, it is the hope of the Heber City Council that the Concept Plan submitted is the primary intention of the developer at the time annexation is being requested.

PETITION SIGNATURE PAGE 1

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Red Rock Annexation

Petitioner 1

Petitioner Name	Phone Number
Red Rock Holdings & Investments, L.L.C.	(435) 640-3688
Mailing Address	Email Address
2276 S Daniels Road, Heber City, Utah 84032-4017	robert@utahstone.com
Parcel Numbers	
17-1970, 17-1988, 12-4748, 09-1145, 09-1137, 21-0999, 09-14678	
Signature	Date
	8/14/24

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

EXHIBIT A: ANNEXATION MAP

EXHIBIT B: PROPERTY DEEDS



Ent 267742, Bk 0675, Pg 0088-0090
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2004 JAN 30 12:27pm Fee 18.00 MWC
FOR MOUNTAIN VIEW TITLE & ESCROW

AFTER RECORDING MAIL TAX NOTICE TO:

GRANTEE
2976 S. DANIELS ROAD
HEBER CITY, UT 84632

QUIT-CLAIM DEED

RED ROCK HOLDINGS & INVESTMENTS, L.L.C. aka RED ROCK HOLDINGS & INVESTMENTS, L.L.C., a Utah Limited Liability Company, RED ROCK HOLDINGS, INC. and ROBERT JOHN HICKEN, *PAUL R. BALLIF*

of Heber City, Wasatch County, Utah *PA RB* grantor,
hereby

QUIT-CLAIM to

RED ROCK HOLDINGS & INVESTMENTS, LLC

grantee

Of
for the sum of Ten and 00/100 *****DOLLARS
and other valuable consideration.

The following described tract of land in Wasatch County, State of Utah:

SEE ATTACHED EXHIBIT "A"

Tax I.D.: OWC-1587-0-007-045
OWC-1587-1-007-045
OKT-0001-0-007-045
OKT-0002-0-007-045

Subject to easements, restrictions and rights of way.

WITNESS the hand of said grantor(s), this 12th day of January 2004, A.D.

RED ROCK HOLDINGS & INVESTMENTS, L.L.C. aka RED ROCK HOLDINGS & INVESTMENTS, L.L.C., a Utah Limited Liability Company

By: *[Signature]*
Manager

RED ROCK HOLDINGS, INC.


[Signature]
ROBERT JOHN HICKEN, President and individually

[Signature]
PAUL R. BALLIF

E 267742 B 0675 P 0089

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On the ^{30th} ~~12th~~ day of January, A.D. 2004, personally appeared before me the above signed, Managers/Members, known to me to be a member or designated agent of the limited liability company that executed the instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that he or she is authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.

 NOTARY PUBLIC
Paul R. Ballif
6502 So. Providence Way
So. Jordan, UT 84095
COMMISSION EXPIRES
FEB. 6, 2005
STATE OF UTAH

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On the ^{30th} ~~12th~~ day of January, 2004, personally appeared before me Robert John Hicken, as President of Red Rock Holdings, Inc and Individually being the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.
PAUL R. BALLIF, INDIVIDUALLY


 NOTARY PUBLIC
Paul R. Ballif
6502 So. Providence Way
So. Jordan, UT 84095
COMMISSION EXPIRES
FEB. 6, 2005
STATE OF UTAH

EXHIBIT "A"

PARCEL 1: BEGINNING 1955.25 FEET SOUTH FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 264 FEET; THENCE SOUTH 82.50 FEET; THENCE WEST 1056 FEET; THENCE NORTH 350 FEET; THENCE EAST 1320 FEET; THENCE SOUTH 247.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT A POINT WHICH IS SOUTH 00 D 06'01" EAST 1760.13 FEET ALONG THE SECTION LINE FROM THE EAST ¼ CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89 D 33'37" WEST 440.50 FEET TO THE EASTERLY BANK OF THE IRRIGATION COMPANY CANAL, THENCE SOUTH 27 D 57'34" WEST 227.36 FEET ALONG SAID CANAL TO AN EXISTING FENCE LINE; THENCE NORTH 89 D 33'37" EAST 547.45 FEET ALONG SAID FENCE LINE; THENCE NORTH 00 D 06'01" WEST 200.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND TO BE USED FOR AN IRRIGATION CANAL, DESCRIBED AS FOLLOWS: A STRIP OF LAND 1 ROD IN WIDTH, EXTENDING FROM A POINT 1 FOOT EASTERLY FROM THE EASTERLY BANK OF THE CANAL OF THE SAID GRANTEE, AS NOW CONSTRUCTED THROUGH THE GRANTORS LAND, AND EXTENDING THENCE AT RIGHT ANGLES 1 ROD IN WIDTH ALONG THE COURSE OF SAID CANAL, THE CENTER LINE OF WHICH CANAL AS NOW CONSTRUCTED BEING LOCATED AS FOLLOWS:

BEGINNING AT A POINT 88 ½ RODS SOUTH AND 17 RODS WEST FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID CENTER LINE OF A CANAL SOUTH 26 D 35' WEST 33.54 RODS TO THE SOUTHERN LINE OF LANDS NOW STANDING UPON THE RECORDS OF THE WASATCH, UTAH

PARCEL 3: LOT 1, KOTYK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

LESS ANY PORTION LYING WITHIN PUBLIC ROADWAY.

PARCEL 4: LOT 2, KOTYK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S

TOGETHER WITH PRIVATE 60 FOOT WIDE ROAD EASEMENT

MAY-19-2003 MON 02:28 PM FIRST AMERICAN TITLE

FAX NO. 435 654 1422

P. 03/03

EXHIBIT "A "

Escrow No. **380-4098769 (nh)**
A.P.N.: **OWC-1587-1**

BEGINNING at a point which is South 00°06'01" East 1760.13 feet along the Section line from the East 1/4 corner of Section 7, Township 4 South, Range 5 East, Salt Lake Base and Meridian and running thence South 89°33'37" West 440.50 feet to the easterly bank of the irrigation company canal, thence South 27°57'34" West 227.36 feet along said canal to an existing fence line; thence North 89°33'37" East 547.45 feet along said fence line; thence North 00°06'01" West 200.00 feet to the point of beginning.

EXCEPTING the following described property:

A tract of land to be used for an Irrigation canal, described as follows: A strip of land 1 rod in width, extending from a point 1 foot easterly from the easterly bank of the canal of the said grantee, as now constructed through the grantors land, and extending thence at right angles 1 rod in width along the course of said canal, the center line of which canal as now constructed being located as follows:

BEGINNING at a point 88 1/2 rods South and 17 rods West from the Northeast corner of the southeast quarter of Section 7, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running thence along said center line of a canal South 26°35' West 33.54 rods to the southern line of lands now standing upon the records of the Wasatch, Utah.

Rm

E 258216 R 0626 P 0059

646

WHEN RECORDED, MAIL TO:

Red Rock Holdings & Investments, LLC
PO Box 796
Heber, UT 84032
Order No.: W-40616

Space Above This Line for Recorder's Use

WARRANTY DEED

Jay L. Smith, Trustee of THE JAY L. SMITH FAMILY TRUST
of Heber City, State of Utah, grantor
CONVEYS and WARRANTS to
RED ROCK HOLDINGS & INVESTMENTS, LLC, grantee

of Heber City, County Wasatch, State of Utah
for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in
Wasatch County, State of Utah, to-wit:

SEE ATTACHED EXHIBIT "A"

00214666 BK 00426 Pg 00646-00647
WASATCH CO RECORDER-ELIZABETH A PARCELL
1999 JUN 07 14:56 PM FEE \$12.00 BY RRR
REQUEST: FIRST AMERICAN TITLE COMPANY

PAGE (0) INDEX () ABSTRACT () PLAT (X) CHECK ()

WITNESS the hand of said grantor, this 4th day of June, A.D. 19 99.

Signed in the presence of

Jay L. Smith, Trustee
Jay L. Smith, Trustee

STATE OF UTAH

{ SS.

COUNTY OF Wasatch

On the 4th day of June, A.D. 1999 personally appeared before me Jay L. Smith, Trustee

the signer of the within instrument who duly acknowledged to me that he executed the same.

Notary Public

My Commission Expires: December 31, 2000

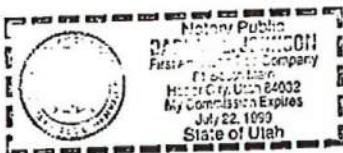


EXHIBIT "A"

DESCRIPTION

BEGINNING 1955.25 feet South from the East quarter corner of Section 7, Township 4 South, Range 5 East, Salt Lake base and Meridian, and running thence West 264 feet; thence South 82.50 feet; thence West 1056 feet; thence North 350 feet; thence East 1320 feet; thence South 247.5 feet to the point of beginning.

00214866 Ek 00426 Ps 00647

647

Ent 275464 Bl 0714 Pg 0251-0252
ELIZABETH H PALMIER, Recorder
WASATCH COUNTY CORPORATION
2004 SEP 22 4:23pm Fee 12.00 MWC
FOR EMPIRE LAND TITLE INC

REO/UTAH

REO CASE#D043147

SPECIAL WARRANTY DEED

Grantor's Name/Address: Fannie Mae A/K/A Federal National Mortgage Association, 13455 Noel Road,
#600, Dallas, Texas 75240-5003
Grantee's Name/Address: SEAN REGAN, AN UNMARRIED MAN
OF 2312 S. Daniels Road, Heber, UT 84032

THIS DEED made this the 20TH day of September, 2004, between FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE, a corporation organized and existing under the laws of the United States, by its duly authorized Vice President, hereinafter called "Grantor," and SEAN REGAN, AN UNMARRIED MAN, hereinafter referred to as Grantee(s)."

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt hereof is hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee(s), and his or their heirs, executors, administrators, and assigns forever, all of the following, described property in the County of WASATCH and State of Utah, to-wit: SEE EXHIBIT "A," ATTACHED HERETO AND MADE APART HEREOF FOR ALL PURPOSES.

COMMONLY KNOWN AS: 2312 SOUTH DANIELS ROAD, HEBER, UT 84032

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and all the estate, right, title, interest, claim, and demand whatsoever of the said Grantor, in and to the said property with the hereditaments and appurtenances.

27650

TO HAVE AND TO HOLD the above described property, together with all and singular, the tenements, hereditaments, rights and appurtenances thereto in anywise belonging unto the said Grantee(s) and their heirs and assigns, against every person whomsoever lawfully claiming, under or through the Grantor, but not otherwise.

IN WITNESS THEREOF, the said Grantor has caused these presents to be signed by its undersigned and duly authorized Vice President.

(Corporate Seal)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:
Teresa Foley, Vice President

By:
Sheryl Martin, Assistant Secretary

ATTEST

STATE OF TEXAS) SS
COUNTY OF DALLAS)

BEFORE ME, a Notary Public, on this day personally appeared the undersigned, duly commissioned, qualified, and acting within and for said county and state, appeared in person the within named Teresa Foley and Sheryl Martin stated that they were Vice President and Assistant Secretary of the FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 20ND day of September, 2004.

PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

Notary Public in and for the State of Texas

E 275464 B 0714 P 0252

Exhibit "A"

Beginning at a point 133.50 rods South of the Northeast corner of the Southeast quarter of Section 7, Township 4 South, Range 5 East, of the Salt Lake Base and Meridian; thence South 5.00 rods; thence West 16 rods; thence North 5 rods; thence East 16 rods to the point of beginning.

TAX ID # OCW-1586-0-007-004

Ent 322146 Bk 0943 Pg 1194-1195
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2007 JUN 25 2:27pm Fee 12.00 MWC
FOR FIRST AMERICAN TITLE - HEBER C
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Agency, LLC
81 South Main Street
Heber, UT 84032
(435)654-1414

AFTER RECORDING RETURN TO:
Red Rock Holding & Investments, LLC
2276 South Daniels Rd.
Heber City, UT 84032

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. 380-4880464 (mle)
A.P.N.: OWC-1605

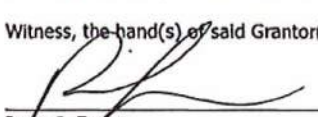
Ryan C. Fenton, Grantor, of Heber City, Wasatch County, State of UT, hereby CONVEY AND WARRANT to

Red Rock Holding & Investments, LLC, a Utah Limited Liability Company, Grantee, of Heber City, Wasatch County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Wasatch County, State of Utah:

BEGINNING AT A POINT 164.47 FEET NORTH 0°06'01" WEST ALONG THE EAST LINE OF SECTION AND 337.65 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 59°30'36" WEST 50 FEET; THENCE SOUTH 89°49'34" WEST 411.708 FEET; THENCE SOUTH 05°30'40" EAST 191.82 FEET TO AN EXISTING FENCE ON THE SOUTH LINE OF SECTION 7; THENCE SOUTH 89°49'34" WEST 539.23 FEET ALONG AN EXISTING FENCE AND SAID SECTION LINE; THENCE NORTH 0°11'03" WEST 350.89 FEET ALONG AN EXISTING FENCE; THENCE NORTH 89°46'51" EAST 977.02 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 0°06'04" WEST 169.68 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 00°02'28" EAST 16.50 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this June 25th, 2007.



Ryan C. Fenton

A.P.N.: OWC-1605


Warranty Deed - continued

File No.: 380-4880464 (mle)

Ent 322146 Bk 0943 Pg 1195

STATE OF UTAH)
)Ss.
COUNTY OF WASATCH)

On June 25, 2007, personally appeared before me, **Ryan C. Fenton** the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public
Darwin L. Johnson
(Printed Name)

My Commission expires: 7-22-07

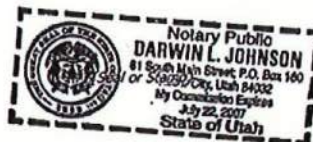


EXHIBIT C: VALUE & ACREAGE

a.	Total acreage within annexation:	<u>31.132 AC.</u>	
b.	Total private property acreage within annexation:	<u>30.643 AC.</u>	
c.	Petitioner's acreage within annexation:	<u>30.178 AC.</u>	<u>96.9%</u>
			% of Total Private Area
d.	Total Assessed Land Value within annexation:	<u>\$13,570,100</u>	
e.	Petitioner's Assessed Land Value within annexation	<u>\$12,987,600</u>	<u>95.7%</u>
			% of Total Value



Property Value & Acreage Within Annexation Area				
Name	Parcel ID	Acres	Value	Petitioner (yes/no)
Red Rock Holdings & Investments, L.L.C.	17-1970	6.405	\$1,920,000	Yes
Red Rock Holdings & Investments, L.L.C.	17-1988	6.205	\$1,917,000	Yes
Red Rock Holdings & Investments, L.L.C.	12-4748	2.162	\$681,000	Yes
Red Rock Holdings & Investments, L.L.C.	09-1145	9.443	\$6,690,000	Yes
Heber City Corporation	21-0999	0.489	\$37,500	No
Sean Regan	09-1137	0.465	\$545,600	No
Red Rock Holdings & Investments, L.L.C.	09-1467	5.963	\$1,779,000	Yes
Totals		31.132 acres	\$13,570,100	
Private Property Total		30.643 acres	\$13,532,600	
Petitioner Totals		30.178 acres	\$12,987,600	
Petitioner Percent of Private Total		51% min Actual: 96.9%	1/3 min Actual: 95.7%	



EXHIBIT D: PROPERTY TAX RECORDS





August 6, 2024

WASATCH COUNTY CORPORATION Tax Roll Master Record

5:02:00PM

Parcel: 00-0017-1970	Serial #:OKT-0001-0-007-045	Entry: 267742
Name: RED ROCK HOLDINGS & INVESTMENT		
c/o Name:		
Address 1: 2276 S DANIELS RD	Grid Address	
Address 2:	2276 S DANIEL RD	
City State Zip: HEBER CITY UT 84032-4017	DANIEL	
Mortgage Co	Acres: 6.40	
Status: Active	Year: 2024	District: 012 COUNTY OUTSIDE DISTRIC1 0.008437

Owners	Interest	Entry	Date of Filing	Comment
RED ROCK HOLDINGS & INVESTMENT		267742	01/30/2004	(0675/0088)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LC02 COMMERCIAL UNIMPROVED	6.39	1,917,000	1,917,000	16,173.73	1,114,595	1,114,595	9,626.76
LC05 CELL TOWER SITE	0.01	3,000	3,000	25.31	160,000	160,000	1,381.92
Totals:	6.40	1,920,000	1,920,000	16,199.04	1,274,595	1,274,595	11,008.68

****** ATTENTION !! ******

Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.

2024 Taxes:	16,199.04	2023 Taxes:	11,008.68
Special Fees:	0.00	Review Date	
Penalty:	0.00	06/07/2024	
Abatements: (	0.00)		
Payments: (	6,000.00)		
Amount Due:	10,199.04	NO BACK TAXES!	

02/12/2024	02:12PM	00319200	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	1,000.00	lpendleton
03/13/2024	04:19PM	00320374	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	1,000.00	lpendleton
03/29/2024	11:41AM	00320856	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	1,000.00	agibbs
04/22/2024	04:22PM	00321745	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	1,000.00	lpendleton
05/29/2024	02:20PM	00322879	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	1,000.00	lpendleton
06/24/2024	02:06PM	00323599	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	1,000.00	lpendleton
Total Payments:						6,000.00	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2001	0.00	0.00	0.00	0.00	7.25%	5,677.82	0.00
Totals:	0.00	0.00	0.00	0.00		5,677.82	0.00

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

LOT 1, KOTYK SUBDIVISION AREA: 6.40 ACRES



August 6, 2024

WASATCH COUNTY CORPORATION
Tax Roll Master Record

5:06:30PM

Parcel: 00-0017-1988	Serial #:0KT-0002-0-007-045	Entry: 267742
Name: RED ROCK HOLDINGS & INVESTMENT		
c/o Name:		Grid Address
Address 1: 2276 S DANIELS RD		
Address 2:		
City State Zip: HEBER CITY	UT 84032-4017	Acres: 6.39
Mortgage Co		
Status: Active	Year: 2024	District: 012 COUNTY OUTSIDE DISTRICT1 0.008437

Owners	Interest	Entry	Date of Filing	Comment
RED ROCK HOLDINGS & INVESTMENT		267742	01/30/2004	(0675/0088)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LC01 COMMERCIAL IMPROVED	6.39	1,917,000	1,917,000	16,173.73	1,112,852	1,112,852	9,611.70
Totals:	6.39	1,917,000	1,917,000	16,173.73	1,112,852	1,112,852	9,611.70

**** **ATTENTION !!** ****
 Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.

2024 Taxes:	16,173.73	2023 Taxes:	9,611.70
Special Fees:	0.00	Review Date	
Penalty:	0.00	06/07/2024	
Abatements: (	0.00)		
Payments: (	5,700.00)		
Amount Due:	10,473.73	NO BACK TAXES!	

02/12/2024	02:15PM	00319202	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	950.00	lpendleton
03/13/2024	04:19PM	00320375	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	950.00	lpendleton
03/29/2024	11:40AM	00320855	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	950.00	agibbs
04/22/2024	04:23PM	00321746	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	950.00	lpendleton
05/29/2024	02:17PM	00322878	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	950.00	lpendleton
06/24/2024	02:05PM	00323598	2024	RED ROCK HOLDINGS & INVESTMENT	Current - Check	950.00	lpendleton
Total Payments:						5,700.00	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2001	0.00	0.00	0.00	0.00	7.25%	5,633.44	0.00
Totals:	0.00	0.00	0.00	0.00		5,633.44	0.00

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

LOT 2, KOTYK SUBDIVISION AREA: 6.39 ACRES



August 6, 2024

WASATCH COUNTY CORPORATION
Tax Roll Master Record

5:07:19PM

Parcel: 00-0012-4748	Serial #: OWC-1587-1-007-045	Entry: 258216
Name: RED ROCK HOLDINGS INVESTMENT L		
c/o Name:	Grid Address	
Address 1: 2276 S DANIELS RD	2150 S DANIELS RD	
Address 2:	DANIEL	
City State Zip: HEBER CITY UT 84032-4017	Acres: 2.27	
Mortgage Co		
Status: Active	Year: 2024	District: 012 COUNTY OUTSIDE DISTRIC1 0.008437

Owners	Interest	Entry	Date of Filing	Comment
RED ROCK HOLDINGS INVESTMENT L		258216	05/23/2003	(0626/0058)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LC02 COMMERCIAL UNIMPROVED	2.27	681,000	681,000	5,745.60	395,332	395,332	3,414.48
Totals:	2.27	681,000	681,000	5,745.60	395,332	395,332	3,414.48

**** **ATTENTION !!** ****
 Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.

2024 Taxes:	5,745.60	2023 Taxes:	3,414.48
Special Fees:	0.00	Review Date	
Penalty:	0.00	06/07/2024	
Abatements: (	0.00)		
Payments: (	1,800.00)		
Amount Due:	3,945.60	NO BACK TAXES!	

02/12/2024	02:11PM	00319199	2024	RED ROCK HOLDINGS INVESTMENT L	Current - Check	300.00	lpendleton
03/13/2024	04:19PM	00320373	2024	RED ROCK HOLDINGS INVESTMENT L	Current - Check	300.00	lpendleton
03/29/2024	11:41AM	00320857	2024	RED ROCK HOLDINGS INVESTMENT L	Current - Check	300.00	agibbs
04/22/2024	04:21PM	00321743	2024	RED ROCK HOLDINGS INVESTMENT L	Current - Check	300.00	lpendleton
05/29/2024	02:21PM	00322880	2024	RED ROCK HOLDINGS INVESTMENT L	Current - Check	300.00	lpendleton
06/24/2024	02:08PM	00323600	2024	RED ROCK HOLDINGS INVESTMENT L	Current - Check	300.00	lpendleton
Total Payments:						1,800.00	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2002	0.00	0.00	0.00	0.00	6.75%	536.01	0.00
Totals:	0.00	0.00	0.00	0.00		536.01	0.00

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEG S.00 DEG 06'01"E.1760.13FT FROM E1/4 CORNER SECTION 7, T.4S, R.5E, SLM: S.89 DEG 33'37"W.440.50FT; S.27 DEG 57'34"W.227.36FT; N.89 DEG 33'37"E.547.45FT; N.00 DEG 06'01"W.200FT TO THE BEGINNING. AREA 2.27 ACRES



August 6, 2024

WASATCH COUNTY CORPORATION Tax Roll Master Record

5:06:53PM

Parcel: 00-0009-1145	Serial #: OWC-1587-0-007-045	Entry: 214866
Name: RED ROCK HOLDINGS & INVESTMENTS LLC		
c/o Name:	Grid Address	
Address 1: 2276 S DANIELS RD	2276 S DANIELS RD	
Address 2:	HEBER	
City State Zip: HEBER CITY	UT 84032-4017	Acres: 9.50
Mortgage Co		
Status: Active	Year: 2024	District: 012 COUNTY OUTSIDE DISTRIC1 0.008437

Owners	Interest	Entry	Date of Filing	Comment
RED ROCK HOLDINGS & INVESTMENTS LLC		214866	06/07/1999	(00426/0646)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BC02 MANUFACTURING/INDUSTRIAL	0.00	3,840,000	3,840,000	32,398.08	3,840,000	3,840,000	33,166.08
LC01 COMMERCIAL IMPROVED	4.50	1,350,000	1,350,000	11,389.95	783,700	783,700	6,768.82
LC02 COMMERCIAL UNIMPROVED	5.00	1,500,000	1,500,000	12,655.50	870,777	870,777	7,520.90
Totals:	9.50	6,690,000	6,690,000	56,443.53	5,494,477	5,494,477	47,455.80

Property Type	Year Built	Square Footage	Basement Size	Building Type
BC02 MANUFACTURING/INDUSTRIAL	1999	39,566		COMMERCIAL BUILDING

**** ATTENTION !! ****	2024 Taxes:	56,443.53	2023 Taxes:	47,455.80
Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.	Special Fees:	0.00	Review Date	
	Penalty:	0.00	06/07/2024	
	Abatements: (	0.00)		
	Payments: (	27,000.00)		
	Amount Due:	29,443.53	NO BACK TAXES!	

02/12/2024	02:09PM	00319198	2024	RED ROCK HOLDINGS & INVESTMENTS LL	Current - Check	4,500.00	lpendleton
03/13/2024	04:17PM	00320372	2024	RED ROCK HOLDINGS & INVESTMENTS LL	Current - Check	4,500.00	lpendleton
03/29/2024	12:06PM	00320858	2024	RED ROCK HOLDINGS & INVESTMENTS LL	Current - Check	4,500.00	agibbs
04/22/2024	04:20PM	00321742	2024	RED ROCK HOLDINGS & INVESTMENTS LL	Current - Check	4,500.00	lpendleton
05/29/2024	02:22PM	00322881	2024	RED ROCK HOLDINGS & INVESTMENTS LL	Current - Check	4,500.00	lpendleton
06/24/2024	02:09PM	00323601	2024	RED ROCK HOLDINGS & INVESTMENTS LL	Current - Check	4,500.00	lpendleton
Total Payments:						27,000.00	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEGINNING S.1955.25FT FROM E1/4 CORNER SECTION 7, T.4S, R.5E, SLM: W.264FT; S.82.50FT; W.1056FT; N.330FT; E.1320FT; S.247.50FT TO THE BEGINNING AREA: 9.50 ACRES



WASATCH COUNTY CORPORATION
Tax Roll Master Record

August 6, 2024

5:07:41PM

Parcel: 00-0009-1137	Serial #:OWC-1586-0-007-045	Entry: 275464
Name: REGAN SEAN		
c/o Name:		
Address 1: 2312 S DANIELS RD		Grid Address
Address 2:		2312 S DANIELS RD
City State Zip: HEBER CITY UT 84032-4015		DANIEL
Mortgage Co		Acres: 0.50
Status: Active	Year: 2024	District: 012 COUNTY OUTSIDE DISTRICT 0.008437

Owners	Interest	Entry	Date of Filing	Comment
REGAN SEAN		275464	09/22/2004	(0714/0251)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BR01 PRIMARY HOME	0.00	245,600	135,080	1,139.67	245,600	135,080	1,168.69
LR01 PRIMARY LAND	0.50	300,000	165,000	1,392.11	200,000	110,000	950.07
Totals:	0.50	545,600	300,080	2,531.78	445,600	245,080	2,116.76

Property Type	Year Built	Square Footage	Basement Size	Building Type
BR01 PRIMARY HOME	1948	1,114		ONE STORY

****** ATTENTION !! ******

Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.

2024 Taxes:	2,531.78	2023 Taxes:	2,116.76
Special Fees:	0.00	Review Date	06/07/2024
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	2,531.78	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEG 133.50 RD S OF NE COR SE1/4 SEC 7, T4S, R5E, SLM; S 5 RD; W 16 RD; N 5 RD; E 16 RD TO BEG. AREA: 0.50 ACRE



August 6, 2024

WASATCH COUNTY CORPORATION Tax Roll Master Record

5:08:40PM

Parcel: 00-0021-0999	Serial #: OHE-1758-2-007-045	Entry: 240650
Name: HEBER CITY CORPORATION		
c/o Name:		Grid Address
Address 1: 75 N MAIN		
Address 2:		
City State Zip: HEBER CITY	UT 84032-1827	Acres: 0.50
Mortgage Co		
Status: Exempt	Year: 2024	District: 003 HEBER CITY DISTRICT 0.009142

Owners	Interest	Entry	Date of Filing	Comment
HEBER CITY CORPORATION		240650	01/11/2002	(0540/0719)

Property Information	2024 Values & Taxes			2023 Values & Taxes			
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LX02 HEBER CITY PROPERTY	0.50	37,500	0	0.00	37,500	0	0.00
Totals:	0.50	0	0	0.00	0	0	0.00

**** **ATTENTION !!** ****

Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.

2024 Taxes:	0.00	2023 Taxes:	0.00
Special Fees:	0.00		
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	0.00	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEGINNING AT A POINT EAST 1325.9 FEET AND NORTH 370.95 FROM THE S ¼ CORNER OF SEC 7 T4S R5E SLM: S90-0-0E 1320; S0-0-0W 16.5; N90-0-0W 1320; N0-0-0E 16.5 TO THE BEGINNING. AREA: 0.5 ACRES +/-

History

THIS PARCEL WAS SPLIT FROM OHE-1758-0 FOR 2016 TAX ROLL.



August 6, 2024

WASATCH COUNTY CORPORATION Tax Roll Master Record

5:08:59PM

Parcel: 00-0009-1467	Serial #:OWC-1605-0-007-045	Entry: 322146
Name: RED ROCK HOLDING & INVESTMENTS LLC		
c/o Name:	Grid Address _____	
Address 1: 2276 S DANIELS RD		
Address 2:		
City State Zip: HEBER CITY	UT 84032-4017	Acres: 5.93
Mortgage Co		
Status: Active	Year: 2024	District: 012 COUNTY OUTSIDE DISTRIC1 0.008437

Owners	Interest	Entry	Date of Filing	Comment
RED ROCK HOLDING & INVESTMENTS LLC		322146	06/25/2007	(0943/1194)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LC01 COMMERCIAL IMPROVED	1.00	300,000	300,000	2,531.10	174,156	174,156	1,504.19
LC02 COMMERCIAL UNIMPROVED	4.93	1,479,000	1,479,000	12,478.32	858,587	858,587	7,415.62
Totals:	5.93	1,779,000	1,779,000	15,009.42	1,032,743	1,032,743	8,919.81

**** ATTENTION !! ****	2024 Taxes:	15,009.42	2023 Taxes:	8,919.81
Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.	Special Fees:	0.00	Review Date	
	Penalty:	0.00	06/07/2024	
	Abatements: (	0.00)		
	Payments: (	4,500.00)		
	Amount Due:	10,509.42	NO BACK TAXES!	

02/12/2024	02:14PM	00319201	2024	RED ROCK HOLDING & INVESTMENTS LLC	Current - Check	750.00	lpendleton
03/13/2024	04:20PM	00320376	2024	RED ROCK HOLDING & INVESTMENTS LLC	Current - Check	750.00	lpendleton
03/29/2024	11:40AM	00320854	2024	RED ROCK HOLDING & INVESTMENTS LLC	Current - Check	750.00	agibbs
04/22/2024	04:24PM	00321747	2024	RED ROCK HOLDING & INVESTMENTS LLC	Current - Check	750.00	lpendleton
05/29/2024	02:15PM	00322877	2024	RED ROCK HOLDING & INVESTMENTS LLC	Current - Check	750.00	lpendleton
06/24/2024	01:57PM	00323597	2024	RED ROCK HOLDING & INVESTMENTS LLC	Current - Check	750.00	lpendleton
Total Payments:						4,500.00	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEGINNING N.89°49'44"E.774.28FT FROM SE CORNER SEC 7 T4S R5E SLM: S.89°49'33"W.539.24FT; N.0°11'15"W.350.89FT; N.89°46'50"E.977.04FT; S.0°05'59"W.169.68FT; S.16.5FT; N.59°30'49"W.50FT; S.89°49'35"W.411.71FT; S.05°30'59"E.191.8FT TO THE BEGINNING. AREA: 5.93 ACRES+-

History

ODN-0001-0 WAS SPLIT FROM THIS PARCEL FOR 2007 TAX ROLL PER DANIEL INCORPORATION.

Property owners within annexation and within 300 FEET

NAME	ADDRESS	CITY	STATE	ZIP CODE
360 WEST AIRPORT ROAD LLC	1245 S 1200 W	HEBER CITY	UT	84032-3711
3M PROPERTIES LLC	27955 MISSION BLVD	HAYWARD	CA	94544-4859
400 WEST AIRPORT ROAD LLC	1245 S 1200 W	HEBER CITY	UT	84032-3711
AIRPORT BUSINESS COMMONS LLC	115 W 970 S	MIDWAY	UT	84049-6279
ALLISON PAIGE MICHELLE	22 E 2130 S	HEBER CITY	UT	84032-1289
ARNOLD CORY LANCE	2174 S 60 E	HEBER CITY	UT	84032-1290
BARNEY MITCHELL F TR	9446 S MORYWOOD CIR	SOUTH JORDAN	UT	84095-2410
BAUTISTA ENRIQUE DANIEL	2146 S 60 E	HEBER CITY	UT	84032-1290
BELL ALLAN	79 E 2130 S	HEBER CITY	UT	84032-1289
BOYER JEREMY	1799 E CHALK CREEK RD	COALVILLE	UT	84017-9708
BROWN MICHAEL H	490 W 100 S	HEBER CITY	UT	84032-1838
BRUDERER CLARK	905 S FARRELL FARM CIR	MIDWAY	UT	84049-6639
BURBIDGE HAISLEY	6326 S OLES LN	HOLLADAY	UT	84121-2377
BURGENER ROBBY	PO BOX 935	MIDWAY	UT	84049-0935
BURNS ANGELA MARIE	2147 S 60 E	HEBER CITY	UT	84032-1290
BUSH JEFFREY W	2166 S 120 E	HEBER CITY	UT	84032-1286
CARLEY HOPE LLC	PO BOX 935	MIDWAY	UT	84049-0935
CLYDE LYNDA M TR	1995 S DANIEL RD	HEBER CITY	UT	84032-1026
COLEMAN KEITH SCOTT TR	3225 S MILL RD	HEBER CITY	UT	84032-3520
COOKE RYAN WILLIAM	2179 S 60 E	HEBER CITY	UT	84032-1290
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	50 E NORTH TEMPLE FL 22	SALT LAKE CITY	UT	84150-0022
COWDEN WALTER SCOTT	32 E 2130 S	HEBER CITY	UT	84032-1289
CUILLARD LEONARD R TR	PO BOX 422	HEBER CITY	UT	84032-0422
DANIEL TOWN	260 E TEANCUM RD	HEBER CITY	UT	84032-4074
EARNSHAW AUSTIN M	2917 S 1040 E	HEBER CITY	UT	84032-5645
EASTWOOD DRIVE LLC	PO BOX 346	HEBER CITY	UT	84032-0346
EXCEL BUSINESS SOLUTIONS LLC	1890 TOBIANO CIR	HEBER CITY	UT	84032-4296
FARLEY SHANE &	74 MOUNTAIN VALLEY CT	HEBER CITY	UT	84032-4059
GILLETTE FORREST BRETT	19 E 2130 S	HEBER CITY	UT	84032-1289
GILLILAND HOLDINGS LLC	1435 S 1040 E	HEBER CITY	UT	84032-1696
GIRARDIN JEAN MARC TR	477 OCEAN BLVD	GOLDEN BEACH	FL	33160-2213
HEBER CITY CORPORATION	75 N MAIN STREET	HEBER CITY	UT	84032-1827
HIGHLANDER SKI LIFT SERVICES AND CONSTRUCTION	PO BOX 7	PARK CITY	UT	84060-0001
HISLER JEFF	1240 E 1050 N	HEBER CITY	UT	84032-3468
JAZABRA CONSTRUCTION LLC	PO BOX 1107	MIDWAY	UT	84049-1107
JENSEN KEITH	24725 E GUNNISON DR	AURORA	CO	80018-6055
JIMENEZ IRINEO AHUELICAN	19 E MOUNTAIN VALLEY CT	HEBER CITY	UT	84032-4057
KEELE SCOTT	PO BOX 757	HEBER CITY	UT	84032-0757
KELLNHOFER JOSEPH C	65 E 2130 S	HEBER CITY	UT	84032-1289
KING DEVIN	2198 S 120 E	HEBER CITY	UT	84032-4412
KIPPER MATTHEW AARON	120 E 2200 S	HEBER CITY	UT	84032-4556
LIMIT PROPERTIES LLC	2237 S 390 W	HEBER CITY	UT	84032-1377
LOTT MISHELLE	2144 S 120 E	HEBER CITY	UT	84032-1286
LUKE GLADE BERNELL TR	2370 S DANIEL RD	HEBER CITY	UT	84032-4015
LUKE KEVIN GLADE TR	2390 S DANIELS RD	HEBER CITY	UT	84032-4015
MAYNES DAVID PURRINGTON	2175 S 60 E	HEBER CITY	UT	84032-1290
MCCLOSKEY MARJORIE DIANE TR	PO BOX 684048	PARK CITY	UT	84068-0448
MCDERMOTT STEPHANIE	2188 S 120 E	HEBER CITY	UT	84032-1286
MCPARK PROPERTIES LLC	PO BOX 86	MCCALL	ID	83638-0086
MEEGAN KYLE PETER	51 E 2130 S	HEBER CITY	UT	84032-1289
MELLENDEZ KAREN	95 E 2130 S	HEBER CITY	UT	84032-1289
MENDOZA JUAN C	38 MOUNTAIN VALLEY CT	HEBER CITY	UT	84032-4059
MILLSTREAM SELF STORAGE LLC	380 E MAIN ST STE B 2ND FL	MIDWAY	UT	84049-6802
MVC CONST CO	2908 S 1200 W	HEBER CITY	UT	84032-3712
NOYES BERKLEY	2158 S 60 E	HEBER CITY	UT	84032-1290
OAK WOOD STRATEGIES GRANBY LLC	6300 N SAGEWOOD DR STE H402	PARK CITY	UT	84098-7502
PARKER DAVID ALLAN TR	2169 S DANIELS RD	HEBER CITY	UT	84032-4014
PETERSON KAREN & JEFFREY (JT)	1931 WALL ST	HEBER CITY	UT	84032-5570
PRIEST BRENNNA	57 E MOUNTAIN VALLEY CT	HEBER CITY	UT	84032-4057
RED ROCK HOLDING & INVESTMENTS LLC	2276 S DANIELS RD	HEBER CITY	UT	84032-4017
REGAN SEAN	2312 S DANIELS RD	HEBER CITY	UT	84032-4015
REYES JEFFREY S	2433 S DANIEL RD	HEBER CITY	UT	84032-0000

Property owners within annexation and within 300 FEET

NAME	ADDRESS	CITY	STATE	ZIP CODE
ROSE TYLER	2237 S DANIELS RD	HEBER CITY	UT	84032-4017
RUSS AND CATHY WITT FAMILY LLC	1245 S 1200 W	HEBER CITY	UT	84032-3711
RUTHLESS PERFORMANCE INC	291 E ACORD WAY	HEBER CITY	UT	84032-3816
SHADOW MOUNTAIN IV LTD	207 N PAINTED HILLS DR	IVINS	UT	84738-6081
SHOPAY BRANDON D	2159 S 60 E	HEBER CITY	UT	84032-1290
SIMPSON STEVE	92 MOUNTAIN VALLEY CT	HEBER CITY	UT	84032-4059
SNYDER KIM E	18 MOUNTAIN VALLEY CT	HEBER CITY	UT	84032-4059
STONELY ALAN	3061 S 3400 W	HEBER CITY	UT	84032-4060
SWENSON KEEGAN	1235 SWISS ALPINE RD	MIDWAY	UT	84049-6003
THREE STRING HOLDINGS LLC	2825 MT HIGHWAY 278	DILLON	MT	59725-9672
THUNELL SPENCER M	2177 S DANIELS RD	HEBER CITY	UT	84032-4014
TOWNLEY MONTE K	2328 S DANIELS RD	HEBER CITY	UT	84032-4015
TUFT ROBERT A	27 E AIRPORT RD	HEBER CITY	UT	84032-4069
UTAH PEAKS LLC	2237 S 390 W UNIT #A	HEBER CITY	UT	84032-1378
VERNON DARRELL K TR	2500 S DANIELS RD	HEBER CITY	UT	84032-4065
WALTON RONALD D	2418 S DANIELS RD	HEBER CITY	UT	84032-4016
WASATCH 12 HOLDINGS LLC	10610 S JORDAN GTWY STE 200	SALT LAKE CITY	UT	84095-3948
WASATCH COUNTY	25 N MAIN ST	HEBER CITY	UT	84032-1827
WEBB STEVEN B TR	2189 S DANIELS RD	HEBER CITY	UT	84032-4014
WHISENANT BRAD TR	2177 S 390 W	HEBER CITY	UT	84032-1340
WHISTLER LORI WIKERT	56 MOUNTAIN VALLEY CT	HEBER CITY	UT	84032-4059
WILCOX CYNTHIA STATES	41 E 2130 S	HEBER CITY	UT	84032-1289

EXHIBIT F: VICINITY MAP

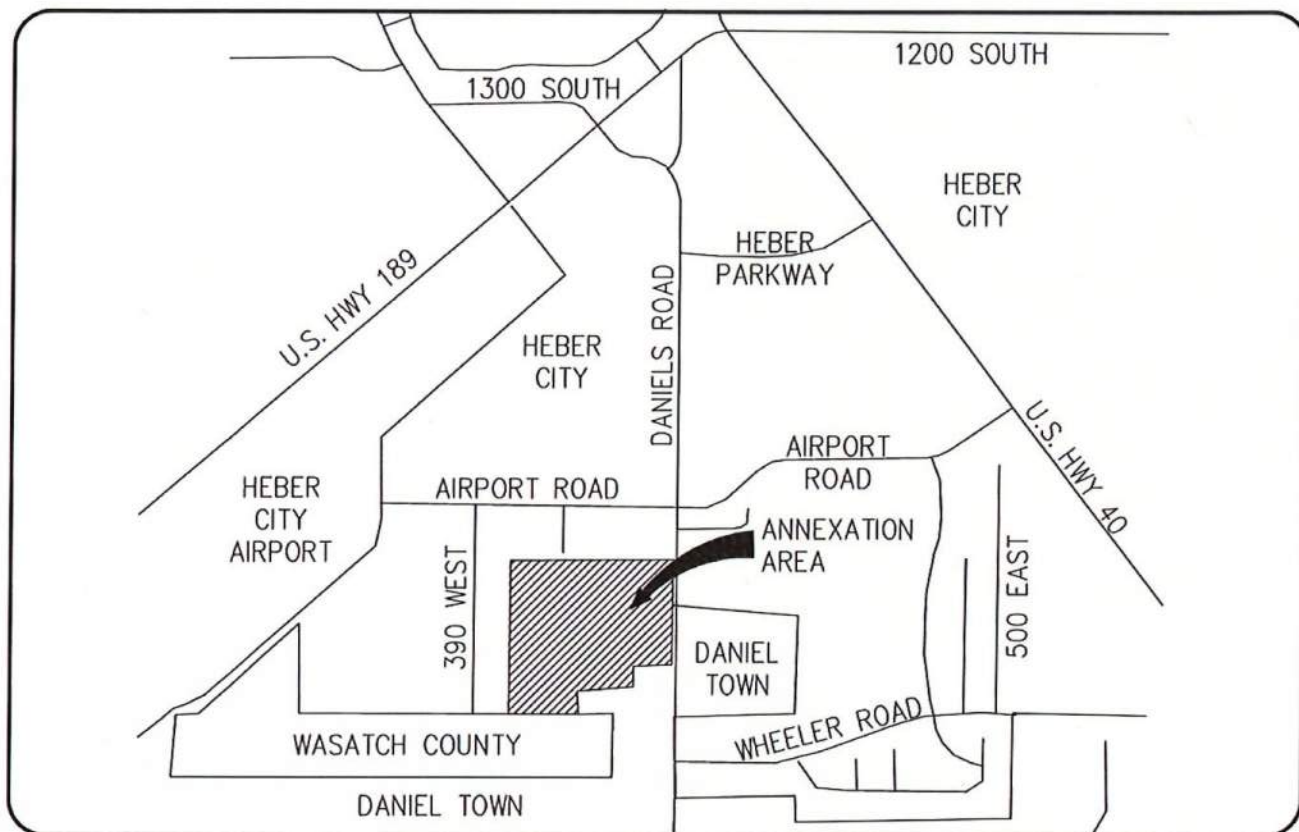


EXHIBIT G: CONCEPT PLAN



Planning Commission Staff Report

MEETING DATE: 1/14/2025

SUBJECT: Consider a recommendation for the Wasatch County Administration Building Annexation, located at 3725 Lake Creek Rd. (Jacob Roberts)

RESPONSIBLE: Jacob Roberts

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

Wasatch County Manager Dustin Grabau is seeking annexation of 20.8 acres of land directly west and north of the current Heber City Municipal Boundary and adjacent to Southfield Park, for the purpose of developing a new Administration Building for Wasatch County.

Policy Questions

1. Should the City Annex the Wasatch County property?

RECOMMENDATION

Staff is recommending the Planning Commission forward a positive recommendation of the Wasatch County Administration Building Annexation to the City Council, with the findings and conditions outlined in the conclusion of this report.

BACKGROUND

The Wasatch County property is currently zoned A-20 in Wasatch County, which requires 20 acres per lot. The property does fall within the Annexation Policy Boundary. The county plans to build a new administration building on the site as well as parking that can be utilized by the admin building as well as patrons of Southfield Park. The City Council approved the annexation petition on August 20th, 2024. The property was purchased with corridor preservation funds and the County has worked with UDOT to preserve the needed land to accommodate future bypass routes.

DISCUSSION

General Plan

The General Plan designation for this area is Neighborhoods with Open Space (NOS) and Agricultural Preservation (AP).

Staff Findings: *Inconsistent*

While the General Plan does not identify this area for government or public facilities, the General Plan does not identify *any* areas in the city for public facilities. The city can adjust the General Plan if needed. It is also important to note that this annexation will very likely be annexed under the IPF Zone (Institutional and Public Facilities) which is consistent with the zoning of Southfield Park, the County Fair Grounds, Heber City Public works and Heber Light and Power, all located to the east of this specific property.

Zoning

The current zoning in the County is A-20, requiring 20 acres per lot. The proposed zone of IPFZ does not permit residential. The IPFZ is planned for the primary purpose of providing a location where public and community buildings and facilities can be located and promotes the current and future use of such facilities. The Annexation Agreement will determine the zoning.

Future Bypass Road

This property was originally purchased with corridor preservation funds. The county has coordinated with UDOT to ensure that all four of the currently proposed preferred routes are accommodated for. See annexation study provided by Wasatch County for maps and more info.

Process

The Planning Commission is a recommending body. Following a recommendation by the Planning Commission, the City Council will hold a public hearing and make a final decision.

FISCAL IMPACT

N/A

CONCLUSION

Wasatch County is seeking annexation of 20.8 acres of land directly west of Southfield Park, for the purpose of constructing a new administration building at the site. Staff is recommending the Planning Commission forward a positive recommendation to the City Council with the following findings and conditions:

Findings

1. The Annexation is within the Annexation Policy Boundary.
2. The Annexation meets the requirements of Utah State Code.

3. The Annexation is not consistent with the General Plan, but is consistent with the current surrounding zoning.

Conditions

1. Zoning to be IPFZ.
2. An MDA will be adopted alongside the Annexation Agreement.
3. Applicant(s) and any successors shall comply with all City policies, processes, ordinances, standards, and specifications.
4. All Master Planned infrastructure elements on or adjoining the property shall be designed and installed by the applicant.
5. All City Engineer Requirements shall be met prior to any final development plans being approved.
6. All conditions of the comment summary page shall be met.

ALTERNATIVES

Staff Recommended Option - Approval

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

Alternative 2 - Continuance

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 3 - DENIAL

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

POTENTIAL MOTIONS

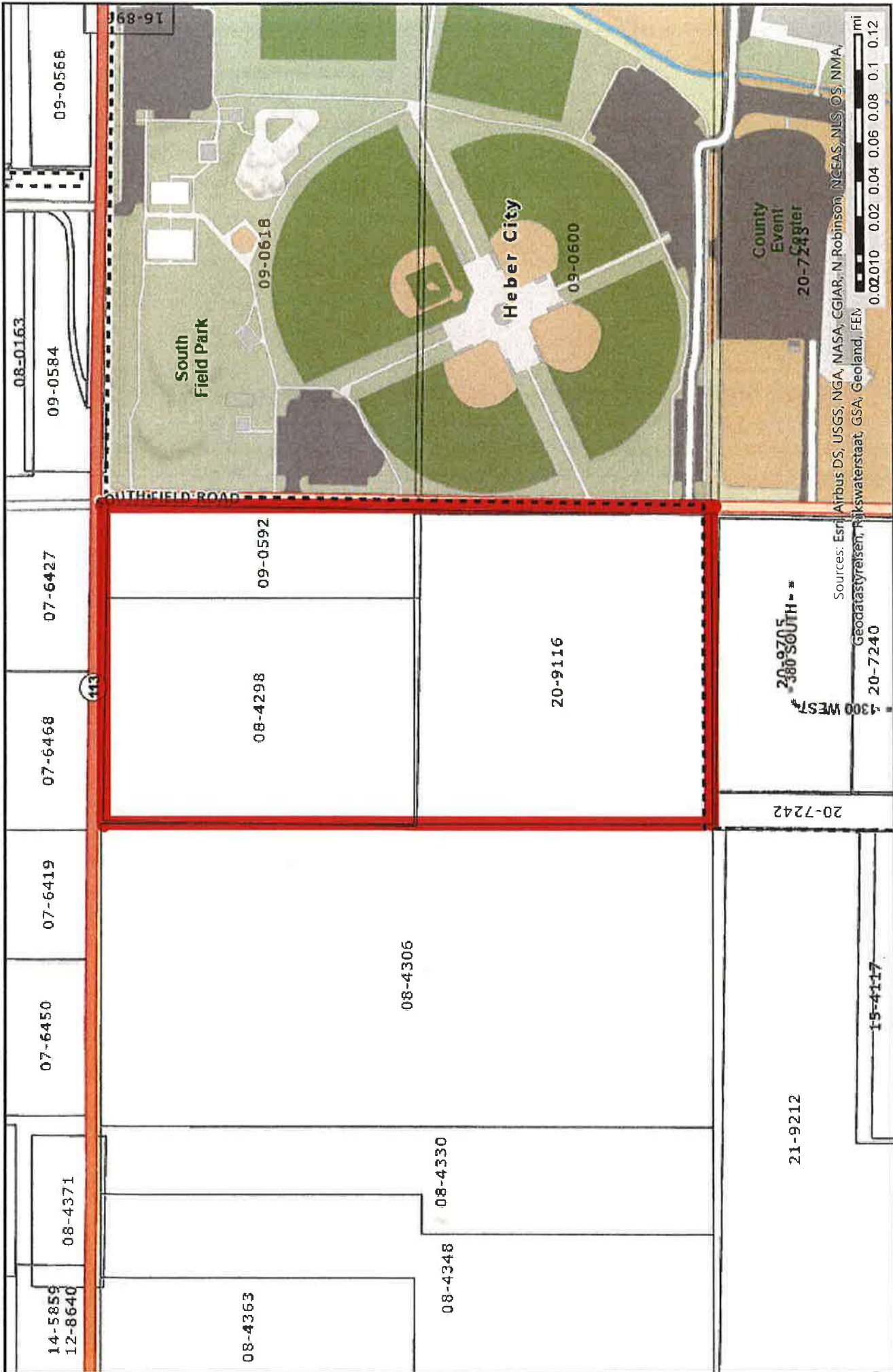
ACCOUNTABILITY

Department: Planning
Staff member: Jacob Roberts, Planner

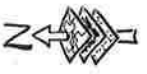
EXHIBITS

1. Vicinity Map
2. Annexation-Policy-Plan-PDF-MAP
3. Utah State Code Regarding Annexation Acceptance

4. Typical Annexation Process
5. Petition - Received 7.30.2024
6. WCAB Planning Commission Feasibility Report
7. Wasatch County Annexation Comment Sheet



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA



The boundary lines shown here have been generated for the internal use of Wasatch County and should only be used for general reference purposes. Questions concerning ownership boundary locations should be directed to a title company, attorney, or licensed land surveyor. Wasatch County makes no warranty as to the accuracy or usefulness of this information. The end user of this information assumes all responsibility concerning this information's appropriate use.

Expansion Area Map

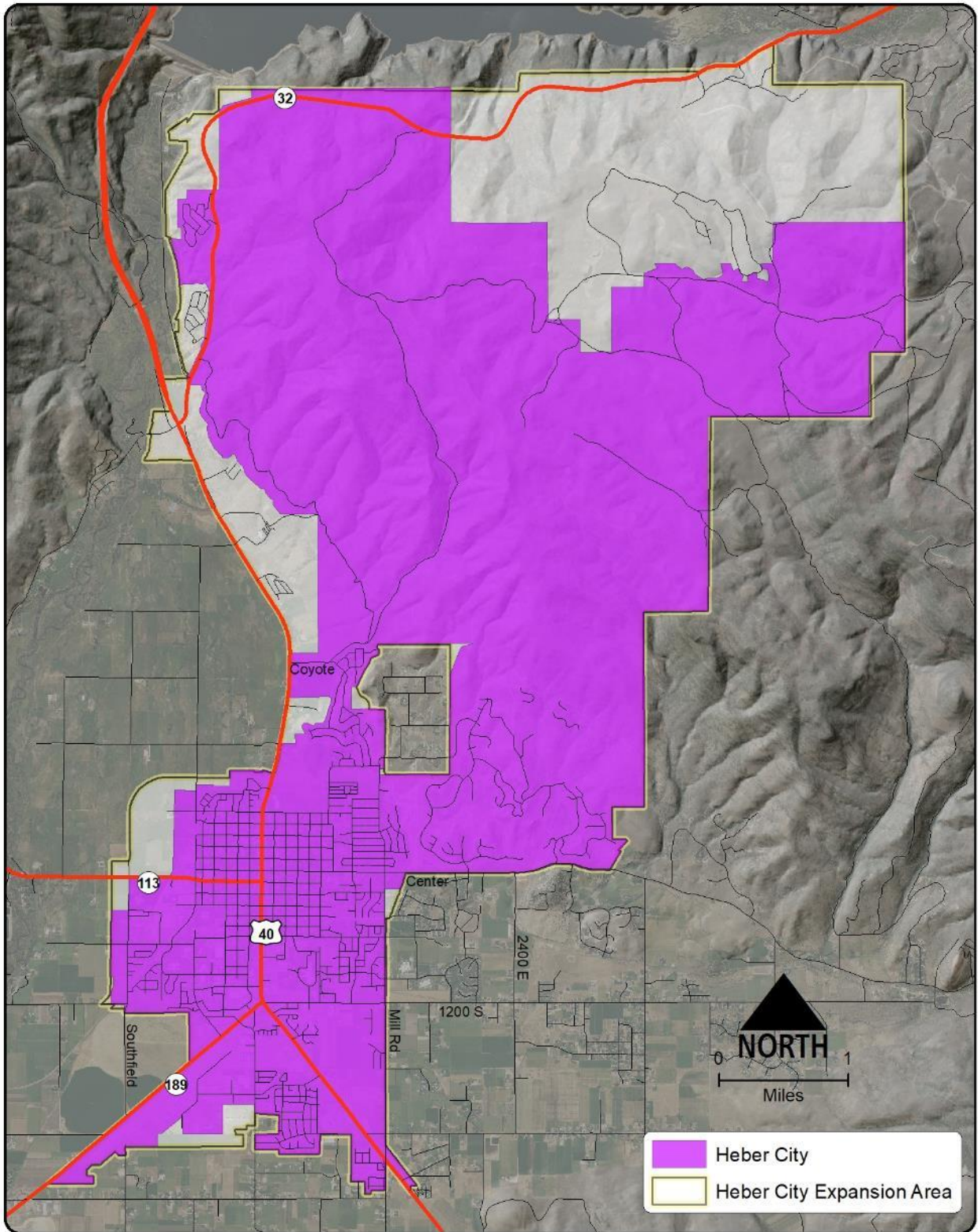


Exhibit 1: Utah State Code Regarding Annexation Acceptance

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

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

(A) subject to Subsection (1)(a)(ii), deny a petition filed under Section 10-2-403; or

(B) accept the petition for further consideration under this part.

(ii) A petition shall be considered to have been accepted for further consideration under this part if a municipal legislative body fails to act to deny or accept the petition under Subsection (1)(a)(i):

(A) in the case of a city of the first or second class, within 14 days after the filing of the petition; or

(B) in the case of a city of the third, fourth, or fifth class, a town, or a metro township, at the next regularly scheduled meeting of the municipal legislative body that is at least 14 days after the date the petition was filed.

(b) If a municipal legislative body denies a petition under Subsection (1)(a)(i), it shall, within five days after the denial, mail written notice of the denial to:

(i) the contact sponsor; and

(ii) the clerk of the county in which the area proposed for annexation is located.

(2) If the municipal legislative body accepts a petition under Subsection (1)(a)(i) or is considered to have accepted the petition under Subsection (1)(a)(ii), the city recorder or town clerk, as the case may be, shall, within 30 days after that acceptance:

(a) obtain from the assessor, clerk, surveyor, and recorder of the county in which the area proposed for annexation is located the records the city recorder or town clerk needs to determine whether the petition meets the requirements of Subsections 10-2-403(3) and (4);

(b) with the assistance of the municipal attorney, determine whether the petition meets the requirements of Subsections 10-2-403(3) and (4); and

(c) (i) if the city recorder or town clerk determines that the petition meets those requirements, certify the petition and mail or deliver written notification of the certification to the municipal legislative body, the contact sponsor, and the county legislative body; or

(ii) if the city recorder or town clerk determines that the petition fails to meet any of those requirements, reject the petition and mail or deliver written notification of the rejection and the reasons for the rejection to the municipal legislative body, the contact sponsor, and the county legislative body.

(3)(a) (i) If the city recorder or town clerk rejects a petition under Subsection (2)(c)(ii), the petition may be modified to correct the deficiencies for which it was rejected and then refiled with the city recorder or town clerk, as the case may be.

(ii) A signature on an annexation petition filed under Section 10-2-403 may be used toward fulfilling the signature requirement of Subsection 10-2-403(2)(b) for the petition as modified under Subsection (3)(a)(i).

(b) If a petition is refiled under Subsection (3)(a) after having been rejected by the city recorder or town clerk under Subsection (2)(c)(ii), the refiled petition shall be treated as a newly filed petition under Subsection 10-2-403(1).(4) Each county assessor, clerk, surveyor, and recorder shall provide copies of records that a city recorder or town clerk requests under Subsection (2)(a).

Exhibit 2: Typical Annexation Process

Typical Annexation Process

Process	Month								
Month	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									

PETITION FOR ANNEXATION INTO HEBER CITY

Annexation Name: Wasatch County Administration Building Project

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Heber City hereby submit this Petition for Annexation and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated:
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of Heber City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. The signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation;
 - c. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
 - d. lies contiguous to the present boundary of Heber City's corporate limits, located at the approximate address: **Corner of South Field Road and Midway Lane
100 S South Field Road, Heber City, Utah 84032**
4. The petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith in Exhibit A;
5. Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B.
6. The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed and at least a majority of the acreage is owned by the signers of this petition is shown in the attached Exhibit C (value and acreage spreadsheet) and Exhibit D (copies of all tax notices).

7. Land values and acreage within the annexation are as follows:

a. Total acreage within annexation:	<u>20.8 acres</u>	
b. Total private property acreage within annexation:	<u>20.8 acres</u>	
c. Petitioner's acreage within annexation:	<u>20.8 acres</u>	100%
		% of Total Private Area
d. Total Assessed Land Value within annexation:	<u>Tax Exempt</u>	
e. Petitioner's Assessed Land Value within annexation:	<u>Tax Exempt</u>	100%
		% of Total Value

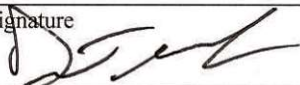
8. This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;
9. This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125, U.C.A. if:
 - a. the request or petition was filed before the filing of the annexation petition, and
 - b. the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;
10. The names and mailing addresses of all the owners of the parcels of land located within 300 feet of the area proposed to be annexed as shown in Exhibit E.
11. A vicinity map showing the City's current boundaries in relation to the proposed annexation in Exhibit F.
12. Per the Heber City Annexation Policy Plan, a Concept Plan is attached as Exhibit G. This Concept Plan is a very preliminary plan -- the petitioner is not strictly bound by it. However, it is the hope of the Heber City Council that the Concept Plan submitted is the primary intention of the developer at the time annexation is being requested.

PETITION SIGNATURE PAGE 1

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Wasatch County Administration Building Project

Petitioner 1

Petitioner Name Dustin Grabau, representing Wasatch County	Phone Number (435) 657-3180
Mailing Address 25 N Main Street Heber City, UT 84032	Email Address DGrabau@wasatch.utah.gov
Parcel Numbers 08-4298, 09-0592, 20-9116	
Signature 	Date 7/30/24

Petitioner 2

Petitioner Name Richard Breitenbeker	Phone Number (435) 657-3181
Mailing Address 25 N Main Street Heber City, UT 84032	Email Address rbreitenbeker@wasatch.utah.gov
Parcel Numbers 08-4298, 09-0592, 20-9116	
Signature 	Date 7/30/24

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

EXHIBIT A: ANNEXATION MAP

EXHIBIT B: PROPERTY DEEDS

Ent 395742 Bk 1094 Pg 211-212
Date: 04-NOV-2013 1:46:03PM
Fee: \$13.00 Check Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: ATLAS TITLE INSURANCE HEBER

Special Warranty Deed

Parkside Holdings LLC, A corporation organized and existing under the laws of the State of UTAH
As Grantor

hereby **CONVEY AND WARRANT, against those claiming by, through or under the Grantor** to:

Wasatch County
Grantee, 25 North Main Street Heber City, UT 84032

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of UTAH to wit:


SEE ATTACHED LEGAL DESCRIPTION:

Grantor does covenant with the Grantees and their assigns that the above-described Real Estate is not subject to any encumbrances made by Grantor and that Grantor will warrant and defend the same to the said Grantees and their assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2012 AND THEREAFTER.

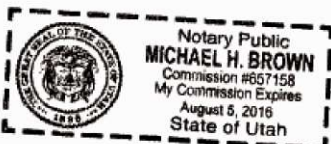
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 29 DAY OF OCTOBER, 2013

) 
) **Parkside Holdings LLC**
)
By: Dave Garner, Managing Member
)

STATE OF UTAH)
) §.
County of WASATCH)

On this 29 day of October, 2013, personally appeared before me Dave Garner, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that Dave Garner is the Managing Member of Parkside Holdings LLC, the Corporation that executed the foregoing instrument and that said document was signed by Dave Garner in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and said Dave Garner acknowledged to me that said corporation executed the same.





Notary Public

Parcel 1:

Beginning 2.69 chains South of the Northeast corner of the Northeast quarter of Section 1, Township 4 South, Range 4 East, Salt Lake Base and Meridian; running thence South 10.50 chains; thence North 89°12' West 7.58 chains; thence North 0°48' East 10.50 chains; thence South 89°12' East 7.43 chains to the point of beginning.

Tax id no. OWC-1022

Parcel 2:

Beginning 2.69 chains South of the Northwest corner of Section 6, Township 4 South, Range 5 East, Salt Lake Base and Meridian; running thence South 10.50 chains; thence South 89°12' East 2.93 chains; thence North 00°48' East 10.50 chains; thence North 89°12' West 3.07 chains to the point of beginning.

Tax id no. OWC-1544

WARRANTY DEED

Ent 359401 Bk 1014 Pg 1509-1509
Date: 18-MAY-2010 11:22:37AM
Fee: \$ 0.00 Check Filed By: EMP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
Wasatch County

THE DON L. HICKEN FAMILY TRUST, with principal place of operation at 165 West 200 South, Heber City, State of Utah, GRANTOR, for an in consideration of one payment in the amount of \$36,000.00, the execution of THE PROMISSORY NOTE WITH WASATCH COUNTY, and other good, adequate and valuable consideration, HEREBY CONVEYS AND WARRANTS to WASATCH COUNTY, a political subdivision of the State of Utah, GRANTEE, fifty [50] shares of Spring Creek Irrigation Company Stock and the following-described real property located in Wasatch County, State of Utah:

Commencing at a point 52 rods South from the Northeast corner of said Section 1, Township 4 South, Range 4 East, and running West 30 rods; thence South 40 rods; thence West 40 rods; thence North 40 rods; thence West 11.20 rods to the place of beginning.


This property is located in Wasatch County and is part of Tax ID # OWC-1023.

WITNESS the hand of said GRANTOR this 11 day of May, 2010,

Don L. Hicken
Don L. Hicken, Trustee

State of Utah)
):
County of Wasatch)

On this 11th day of May, 2010, personally appeared before me Don L. Hicken the signer of the foregoing WARRANTY DEED, who duly acknowledged before me that they signed the same personally and as trustee of the Don L. Hicken Family Trust and that the Trust executed the same.

 LESLIE J RABY
NOTARY PUBLIC * STATE OF UTAH
Commission #579333
COMM. EXP. JUNE 11, 2013

Leslie J Raby
Notary Public

EXHIBIT C: VALUE & ACREAGE

Property Value & Acreage Within Annexation Area

Name	Parcel ID	Acres	Value	Petitioner (yes/no)
Wasatch County	08-4298	7.5	Exempt	Yes
Wasatch County	09-0592	3	Exempt	Yes
Wasatch County	20-9116	10.3	Exempt	Yes
Totals		20.8	Exempt	
Private Property Total		20.8	Exempt	
Petitioner Totals		20.8	Exempt	
Petitioner Percent of Private Total		51% min Actual: 100%	1/3 min Actual: 100%	

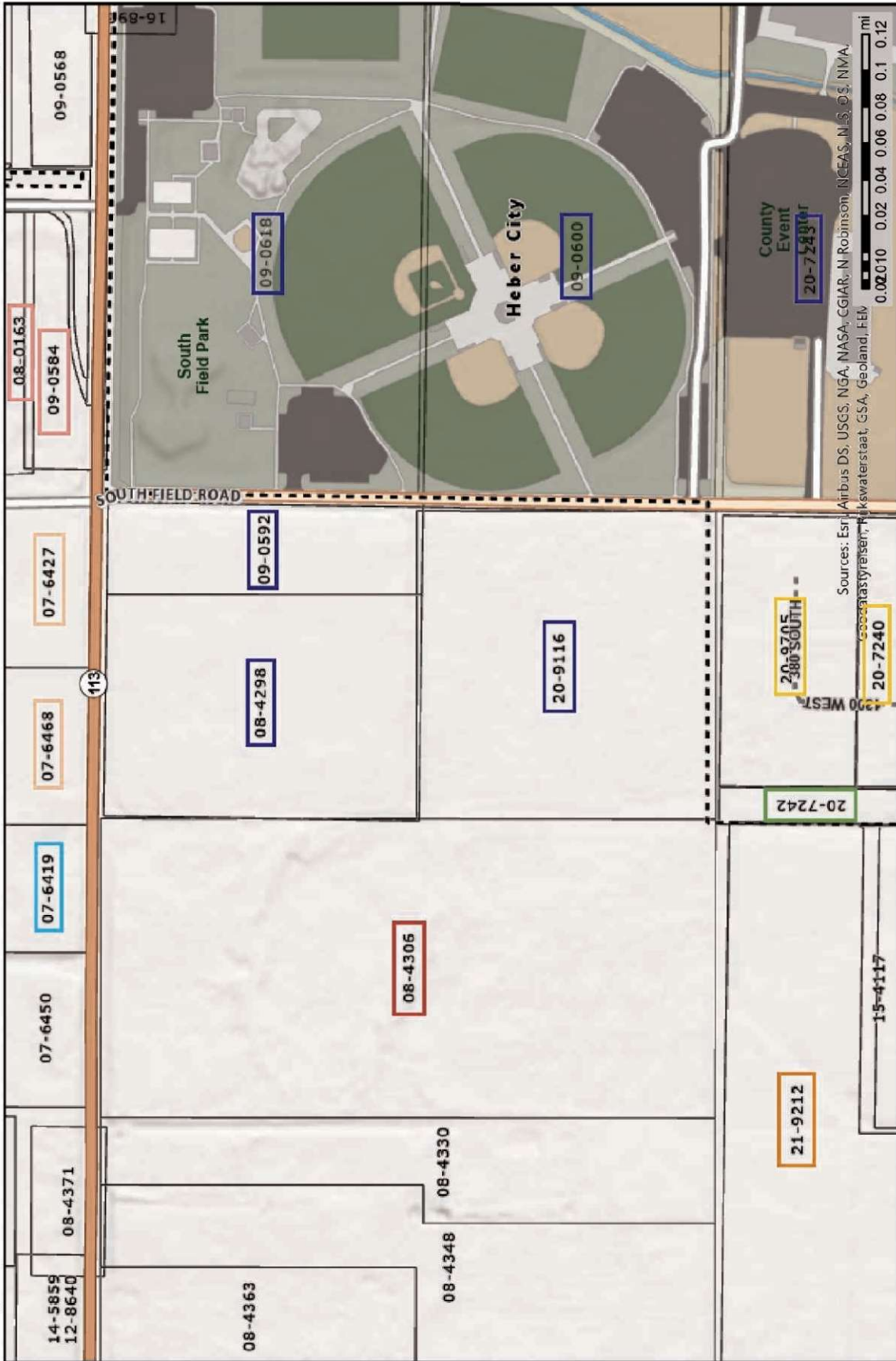
EXHIBIT D: PROPERTY TAX NOTICES

**Exhibit D is not applicable.
All parcels are tax exempt.**

EXHIBIT E: LIST OF ALL PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET OF ANNEXATION

EXHIBIT F: VICINITY MAP

Map Title



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, INCEAS, N. S. O.S. NVA, GeoSat, Astyrensen, Mikswaterstaat, GSA, Geoland, FEV

The boundary lines shown here have been generated for the internal use of Wasatch County and should only be used for general reference purposes. Questions concerning ownership boundary locations should be directed to a title company, attorney, or licensed land surveyor. Wasatch County makes no warranty as to the accuracy or usefulness of this information. The user of this information assumes all responsibility concerning this information's appropriate use.

EXHIBIT G: CONCEPT PLAN

E D A



Conceptual Site Plan - 1st Flr
 Wasatch County Administration Building
 June 24, 2024
 STATE: UT



October 31, 2024

Heber City Planning Commission
75 N Main Street
Heber City, Utah 84032

Dear Heber City Planning Commission,

Wasatch County filed an annexation petition on August 5, 2024, which was accepted by Heber City Council on August 20, 2024. The Heber City Guide to Annexation indicates that we should now submit an application to the Planning Commission, including a feasibility report. Wasatch County respectfully submits the following feasibility report as supplemental information to the annexation petition.

The unique nature of a county government annexing property for a public facility into a city obviates some typical feasibility considerations, notably those related to tax impacts. Wasatch County's primary annexation goals are to enhance government services and infrastructure, align with Heber City's long-term downtown development goals, and to comply with Utah Code Section 17-16-9 related to offices of county officers. After careful consideration on the feasibility of the development for all involved parties, Wasatch County believes this plan achieves those goals.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Breitenbeker".

Richard Breitenbeker
Management Analyst
Wasatch County Manager's Office





Administration Building Feasibility Report

In accordance with the Heber City Annexation Policy Plan and associated Guide to Annexation, applications for Heber City Planning Commission review should include a feasibility report addressing items listed therein. The listed items broadly fall into categories of population density, geography, and fiscal impacts. This report discusses land use and then these categories to provide additional context regarding the annexation petition and to facilitate Planning Commission review.

The scope of the Wasatch County Administration Building (WCAB) Annexation Petition includes three parcels surveyed to be 20.45 acres on the western border of Heber City. Parcels 08-4298, 09-0592, and 20-9116, hereafter “the property,” are located at the approximate address 100 S South Field Road, Heber City, Utah 84032. Wasatch County purchased parcel 20-9116 in 2010 and parcels 08-4298 and 09-0592 in 2013. All three parcels are still owned by Wasatch County.

Wasatch County intends to build a new administration building on the site, envisioning it as a new expression of the County’s role and mission. The current administrative facility was built as a courthouse in 1968. Its architecture and role as a bomb shelter reflect the pragmatism of its day. It is hoped a new building will last another 60 years and be a place the community sees as a landmark worthy of preservation. Design teams are directed to match Wasatch County’s brand personality of being rural, friendly, and understated. The building itself will complement the agricultural scale and public service provision of nearby properties while remaining a performative and pragmatic facility.

Better By Nature

Wasatch County brings out the best in people by making it easy to share and enjoy a beautiful natural setting in high mountain valleys. Since 1859, our pioneering families have built a sense of community and connection that continues today. We invite everyone to serve their families and neighbors, spend time outdoors, respect the land and one another, and honor the heritage of the place we call home.

Land Use

“The County should have growth policies that reinforce and are complementary to the City’s growth policies so that a cooperative and coordinated development within the County and City occur.” – Heber City Annexation Policy Plan

Zoning

The property is located within the boundary of Heber City’s current expansion area (Exhibit A) adjacent to projected public and residential land use designations within Heber City (Exhibit B). No islands or peninsulas would be created by the proposed annexation. Current County zoning is A-20 Agricultural, and the parcels are currently being farmed through lease arrangements. Surrounding parcels are currently zoned County A-20 Agricultural to the north and west, Heber City IPFZ to the east, and Heber City R-1 Residential to the south.

Development plans include construction of a new administration building on the northern half of the petition property while leaving the southern half undeveloped. Future development of the southern half of the property is expected at some point, but awaits further Wasatch County and partner agency master planning. The parcels are anticipated to be combined as part of the development process. Annexation is expected under Heber City’s Institutional and Public Facilities Zone (IPFZ) to both comply with the intended use of the parcels and the adjacent zoning. Development plans will also seek opportunities for interconnectivity and extension of adjacent park facilities across Southfield Road, including things like recreation event overflow parking, pedestrian walkways, and trail extensions.

Corridor Preservation

The property was originally purchased by Wasatch County for the purpose of preserving a hopeful route for a future bypass. This was part of the community’s collective effort to guide a future bypass route by facilitating a community-planned path. At that time this community-planned bypass route ran the full North-to-South length of the west side of the property.

UDOT’s Heber Valley Environmental Impact Study (EIS) process is ongoing, but all five of its alternate routes involve utilizing portions of the property. A combination of the five EIS routes has been created to set limits for design. Exhibit C overlays this combination of EIS routes onto the area. This method and its results were created with direct input from UDOT. Because construction of a new administration building will almost certainly precede construction of

any bypass, continued cooperation will be essential to plan development that doesn't impede future bypass options.

As of the time of writing, UDOT's EIS process has resumed revising alternate routes to account for Mountainland Association of Governments (MAG) projections for growth east of Highway 40 and north of 900 North. UDOT believes all five alternate routes will be insufficient to accomplish their purpose and will thus need to be revised. This has in turn delayed conservation easements in the North Fields that overlap with any of the five EIS routes. UDOT has maintained, however, that routes are unlikely to meaningfully change in the area immediately surrounding these annexation parcels. Wasatch County will continue to seek UDOT's endorsement regarding this project in the development process. The establishment of a bypass route will ultimately provide the boundary clarification as well as the agricultural separation desired by the Heber City Annexation Policy Plan.

Population Density

Growth

There is no current population associated with these parcels (unless you count cows) and this development thus represents no net change in Heber City population. Daytime visitors would shift from the location of the current Wasatch County Administration Building to the new location, discussed more fully below. Wasatch County does not intend for this public facility to spur further development generally or within the immediate area. Like most government services, this plan is a response to public needs. In this instance, the needs are results of a rapidly growing populace.

Recent census data estimates Wasatch County's current 2024 population at 37,144. A 2022 study from the Kem C. Gardner Institute (Exhibit D) projects Wasatch County's population to be 44,904 by 2030 and 81,022 by 2060. This varies only slightly from the 2023 MAG *Socioeconomic Forecast* and would make Wasatch the second fastest growing county in Utah. Projected median household income in the county will trend upward despite employment growth not keeping pace with population. Notably, county population will exceed 40,000 within the next 4 years, triggering a state reclassification as a third-class county, which is no longer defined as rural. Net migration to Utah outpaced natural population increase in 2021 and will drive nearly three-quarters of Wasatch County population growth by 2060. The statewide working age population is expected to contract.

Each of these factors in isolation indicates an increase in demand for County services. Together they illustrate a future demographic that is less local, wealthier, and even more likely to commute. Wasatch County anticipates both growth in demand for services, and also changes in the types of services needed. A new location provides for direct service growth now and in the future, an increase in capacity to address future changes in services, and relocating the public's access to these services.

Access

The current administration building is located at the origin point of the north-south and east-west transportation axis at the traditional heart of the city. As the city and its transportation network have grown, that prominence is no longer central. It is not now known whether the EIS bypass can successfully reroute US40, but the new location would maintain strong north-south access using expected bypass routes. Through good City foresight, South Field Road is prepared to connect traffic to and from a future bypass. The current east-west axis is misaligned at the location of the administration building, with Center Street acting as the main corridor to the east and 100 S/SR113/Midway Lane to the west. It is not clear which of these two corridors would provide the most ideal access for public services.

Access to the current building is most often achieved off a congested Main Street. In short to intermediate timeframes, the shift will likely have mildly positive impacts to Main Street traffic. The new administration building will, however, also bring state Driver's License Division services from their location at 600 S and Center Street onto a main corridor. This will remove some traffic from largely residential streets. In longer timeframes, access to County services should be more convenient for residents without also driving traffic into downtown Heber. Changes to internal staffing in response to demand could include up to 100 individuals across all partners and departments over the next 20 years. A report of estimated trip generation at this location is attached as Exhibit E.

The Heber City Annexation Policy Plan anticipates needing an additional 645 acres of public land in the next 20 years. Recognizing most of that will need to be accomplished through careful Heber City planning, this annexation represents a modest contribution. The addition of public land into Heber City and the realignment of County services both open up areas to facilitate the stated goals of Envision Heber 2050.

Geology, Geography, and Topography

Geotechnical investigation was performed by AGEC on July 22, 2024. It found layers of top soil, lean clay, clayey sand, and then gravel with silt. A map of the investigations is attached as Exhibit F. Investigation results vary minimally across the property. No serious construction concerns appear in their report. A generally flat topography can be seen in Exhibit G and similarly raises no concerns for construction. The property is also not close enough to the Provo River for flood zones or environmental protections to raise development concerns. No other related issues present feasibility obstacles, but the site is geographically proximate to areas of interest to Heber City.

The Annexation Policy Plan informs the future expansion area within the Annexation Boundary Map. As stated, these parcels are contained within the current expansion area. The Annexation Policy Plan further identifies specific areas within a half mile of city limits and provides justification for excluding those areas from the expansion map. The “North Fields” and “South Fields” are both listed with justification for exclusion. The property would most likely be considered part of the South Fields, but is adjacent across Midway Lane to what would likely be considered North Fields.

“Heber City desires a separation between itself and other municipalities with agricultural and/or open lands. ... The City opposes expansion of municipal services west of the canal.”

Preliminary conversations with Heber Light & Power indicate no concerns connecting to existing nearby infrastructure. Design anticipates connecting to an oversized wastewater pipe within a sewer easement that runs along the west side of the property. The property is actively irrigated for agricultural use. Culinary water is currently delivered to properties immediately east and south. Wasatch County owns more than sufficient shares to supply planned and future development. Municipal services are proximate and feasible to deliver.

“Consistent with the General Plan, Heber City will not annex properties in the North Fields. ... The Expansion Area Map utilizes the future Main Street Bypass as the future north and northwest municipal boundary adjoining the North Fields. The City will only entertain annexations of property up to and including the bypass upon condition of dedication of the requisite right of way for the bypass according to current UDOT requirements.”

While the property is not located within the North Fields, Wasatch County and Heber City share an interest in preserving them. Wasatch County is proactively interested in locating bypass right of way on the property to protect the North Fields to the greatest extent possible.

Fiscal Impacts

The current and future status of the property as tax exempt preempts analysis of tax base implications for both City and County. Most remaining potential fiscal impacts come from logistical topics previously addressed in this report. Heber residents should be insulated from service provision costs that could be incurred to the City, and County WCAB project costs could impact all County residents.

Heber Impacts

“The potential revenue and benefits may include 1) Property Tax; 2) Sales tax; 3) Utility hookup fees; 4) Utility Franchise Fees; 5) Impact Fees; and 6) exaction or related fees based on rough proportionality to city and county costs; 7) Intangible benefits that accomplish a stated goal of the General Plan or other City planning document. The City Council will weigh these factors in determining whether or not to grant a petition for annexation.”

Construction sales taxes will be relatively minor. Other one-time Heber City revenues, like hookup fees and impact fees, will be offset by the cost to connect service. Because utility infrastructure exists nearby, regular fee calculations can cover those one-time connection costs. Similarly, ongoing municipal services are addressed according to their regular fee rates. Heber City is likely to see only a very minor change in total ongoing revenues and costs. Intangible benefits mentioned in other sections can be summarized as making way for Heber City’s Envision Heber 2050 project to develop their main street in financially beneficial ways.

Countywide Impacts

The WCAB Finance Plan was presented to Wasatch County Council on September 18, 2024. The total \$43 million budget will be paid from a combination of existing capital savings, development fees originating within the MIDA area, and a lease revenue bond leveraging new types of future intergovernmental revenue from MIDA. This will spare existing county residents, including current and future Heber City residents, from paying into the WCAB financing. To reiterate, no property tax increase related to this development is planned.

Like fiscal impacts to Heber City, the financial impact to County residents will be minimal. Even future residents in the MIDA area will be minimally impacted because future MIDA revenues will be generated from tourism industries and out-of-state visitors. Wasatch County does anticipate inflationary and growth-related staffing costs generally, but not in relation to this development project. Moreover, all operating funds can be more efficiently used in a more purpose-built facility.

List of Exhibits

Exhibit A – Heber City Expansion Area Map

Exhibit B – Heber City 2017 Land Use Map Analysis

Exhibit C – UDOT EIS Route Overlay

Exhibit D – Utah Long-Term Planning Projections, Kem C. Gardner Institute

Exhibit E – Hales Engineering Trip Generation Study Memorandum

Exhibit F – AGEC Geotechnical Investigation Locations

Exhibit G – Ensign Engineering ALTA Survey

Exhibit B

2017 Land Use Map Analysis

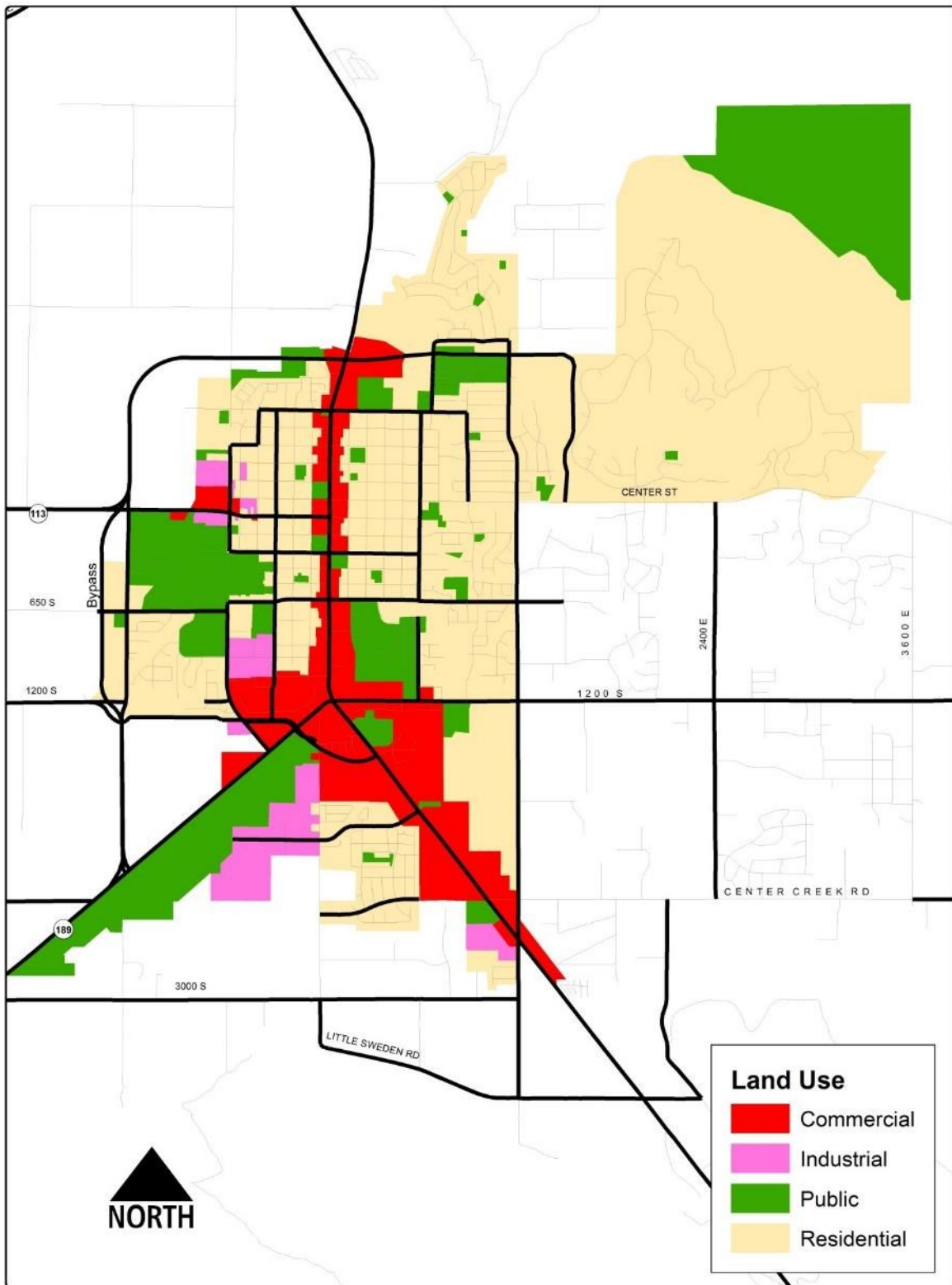
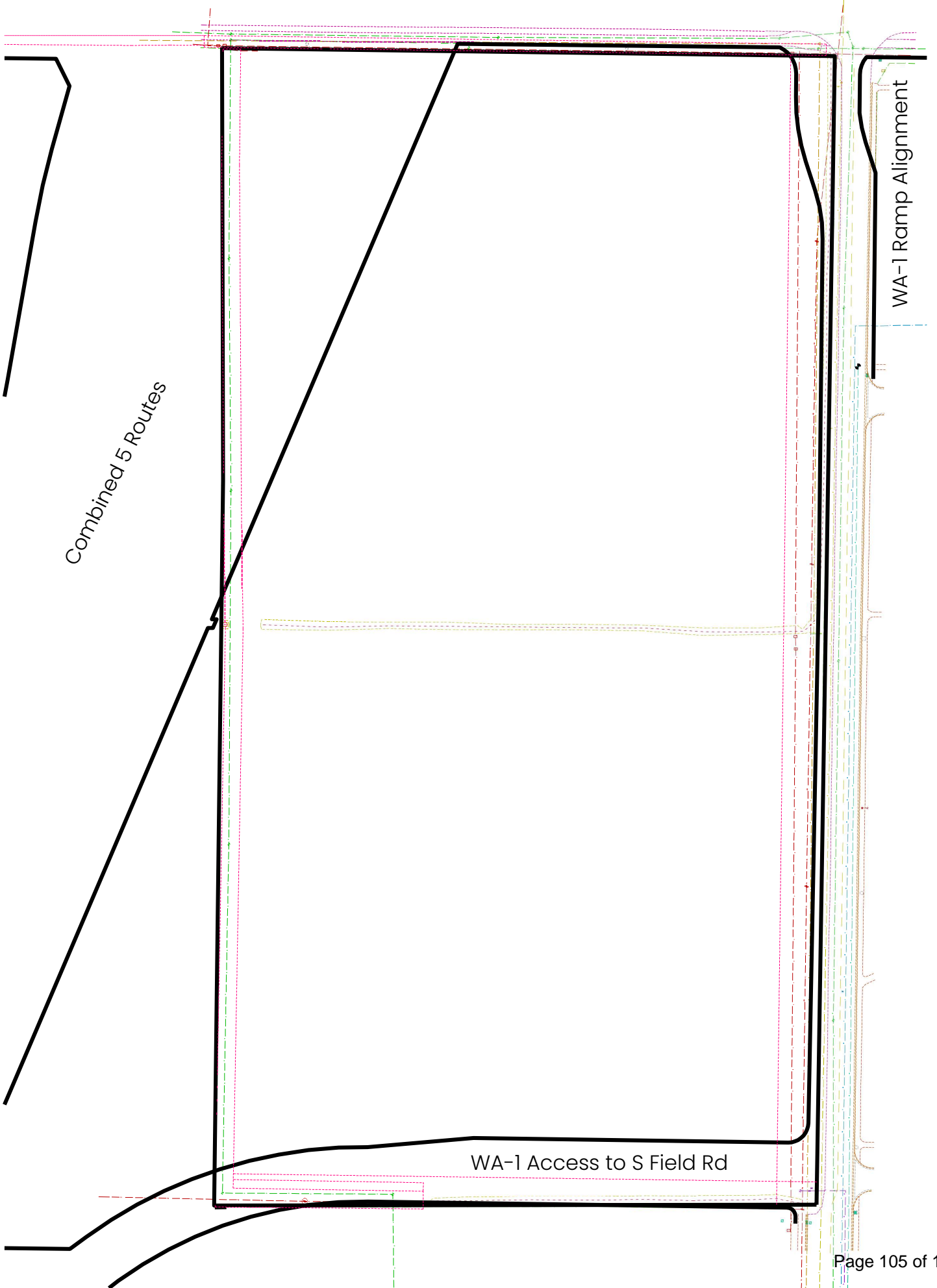


Exhibit C



Data Tables

Table 5: Utah Population by County, 2010-2060

County	2010	2020	2030	2040	2050	2060	Absolute Change 2020-2060	Percent Change 2020-2060	Rank
Beaver County	6,645	7,076	8,008	8,777	9,397	10,181	3,105	43.9%	14
Box Elder County	50,084	57,886	67,637	75,494	83,130	89,997	32,111	55.5%	10
Cache County	113,307	133,743	163,345	185,948	207,094	226,084	92,342	69.0%	8
Carbon County	21,390	20,449	21,098	20,689	21,475	22,422	1,973	9.6%	25
Daggett County	1,076	943	905	910	942	1,009	67	7.1%	28
Davis County	307,712	363,419	411,564	472,344	529,711	580,155	216,736	59.6%	9
Duchesne County	18,689	19,608	18,796	19,351	20,807	23,133	3,525	18.0%	23
Emery County	10,991	9,824	9,862	9,674	10,066	10,731	907	9.2%	27
Garfield County	5,167	5,084	5,071	5,294	5,499	5,941	857	16.9%	24
Grand County	9,227	9,664	9,920	11,375	12,474	14,119	4,455	46.1%	13
Iron County	46,241	57,658	77,312	85,248	91,299	98,098	40,440	70.1%	7
Juab County	10,260	11,831	14,438	17,586	20,617	23,331	11,500	97.2%	5
Kane County	7,113	7,692	8,834	9,769	10,511	11,433	3,741	48.6%	12
Millard County	12,513	13,010	13,378	12,777	12,304	11,739	-1,271	-9.8%	29
Morgan County	9,516	12,353	15,080	18,184	21,301	24,207	11,854	96.0%	6
Piute County	1,548	1,442	1,577	1,625	1,663	1,708	267	18.5%	22
Rich County	2,280	2,517	2,795	3,059	3,311	3,534	1,018	40.4%	17
Salt Lake County	1,032,281	1,188,213	1,316,739	1,451,869	1,572,359	1,672,102	483,889	40.7%	15
San Juan County	14,715	14,541	14,712	16,186	17,280	18,923	4,382	30.1%	20
Sanpete County	27,834	28,560	31,839	34,693	37,100	40,096	11,536	40.4%	18
Sevier County	20,793	21,571	22,739	23,044	23,326	23,650	2,079	9.6%	26
Summit County	36,573	42,394	47,079	52,303	56,493	59,603	17,210	40.6%	16
Tooele County	58,369	73,149	96,600	115,253	133,001	148,890	75,742	103.5%	3
Uintah County	32,722	35,679	37,260	39,112	42,971	46,446	10,767	30.2%	19
Utah County	518,707	664,258	853,711	1,021,077	1,185,679	1,338,222	673,964	101.5%	4
Wasatch County	23,689	34,933	44,904	57,112	69,483	81,022	46,089	131.9%	2
Washington County	138,435	182,111	265,865	337,326	401,757	464,528	282,417	155.1%	1
Wayne County	2,775	2,490	2,556	2,712	2,850	3,028	538	21.6%	21
Weber County	232,015	262,727	295,538	331,771	366,031	396,265	133,539	50.8%	11
State of Utah	2,772,667	3,284,823	3,879,161	4,440,560	4,969,929	5,450,598	2,165,775	65.9%	0

Source: Kem C. Gardner Policy Institute, 2020-2060 Projections

Exhibit D - 2

Table 7: Utah Employment by County, 2010-2060

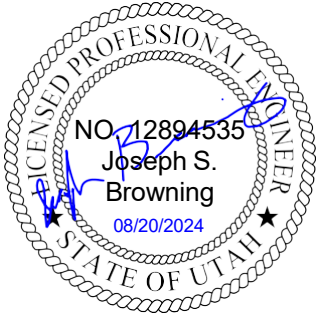
County	2010	2020	2030	2040	2050	2060	Absolute Change 2020-2060	Percent Change 2020-2060	Rank
Beaver County	3,612	4,030	4,388	4,676	5,069	5,406	1,376	34.1%	18
Box Elder County	24,827	29,826	35,753	38,514	41,233	42,807	12,981	43.5%	12
Cache County	66,052	82,979	97,811	109,684	120,531	126,714	43,735	52.7%	10
Carbon County	11,867	11,174	10,945	10,937	11,728	12,600	1,426	12.8%	25
Daggett County	599	525	647	680	704	736	212	40.3%	16
Davis County	149,652	196,858	236,180	260,029	288,350	310,889	114,031	57.9%	7
Duchesne County	11,083	11,669	12,180	12,325	12,705	12,924	1,255	10.8%	27
Emery County	5,595	4,980	5,038	4,661	4,478	4,595	-385	-7.7%	28
Garfield County	3,426	3,352	3,869	3,849	3,907	3,855	503	15.0%	24
Grand County	6,452	7,534	9,348	9,657	10,176	10,634	3,100	41.1%	15
Iron County	22,221	30,263	36,443	41,287	45,726	49,603	19,339	63.9%	5
Juab County	4,774	5,553	6,742	7,563	8,333	8,956	3,402	61.3%	6
Kane County	4,381	5,130	6,078	6,385	6,934	7,346	2,215	43.2%	13
Millard County	6,558	7,428	7,849	8,082	8,290	8,349	922	12.4%	26
Morgan County	4,028	5,262	6,314	6,975	7,621	7,881	2,619	49.8%	11
Piute County	631	639	615	591	576	568	-71	-11.2%	29
Rich County	1,290	1,629	1,833	1,899	2,017	2,079	449	27.6%	22
Salt Lake County	735,647	945,896	1,140,373	1,264,859	1,398,926	1,491,496	545,599	57.7%	8
San Juan County	6,311	6,508	7,223	7,647	8,028	8,476	1,968	30.2%	20
Sanpete County	11,308	13,369	15,259	16,396	17,021	17,392	4,022	30.1%	21
Sevier County	11,209	12,638	12,958	13,386	14,475	15,413	2,775	22.0%	23
Summit County	33,292	38,852	52,424	56,784	59,582	60,046	21,194	54.5%	9
Tooele County	21,321	23,890	30,286	34,572	38,715	41,676	17,786	74.4%	3
Uintah County	18,016	18,213	19,679	20,883	22,687	24,083	5,869	32.2%	19
Utah County	255,012	374,457	479,028	549,051	640,493	721,028	346,572	92.6%	2
Wasatch County	10,971	17,609	23,185	26,219	28,752	29,396	11,787	66.9%	4
Washington County	70,274	104,797	143,157	172,488	196,373	214,794	109,997	105.0%	1
Wayne County	1,736	1,917	2,240	2,347	2,525	2,688	771	40.2%	17
Weber County	118,657	144,624	166,113	178,639	193,749	205,921	61,297	42.4%	14
State of Utah	1,620,802	2,111,604	2,573,957	2,871,064	3,199,703	3,448,350	1,336,746	63.3%	0

Source: Kem C. Gardner Policy Institute, 2020-2060 Projections

Exhibit E

MEMORANDUM

Date: August 20, 2024
To: Heber City
From: Hales Engineering



Subject: Heber Wasatch County Administration Building Trip Generation Study

UT24-2813

Introduction

This memorandum discusses the trip generation study completed for the proposed Heber Wasatch County Administration Building development in Heber, Utah. A vicinity map of the proposed development is shown in Figure 1.



Figure 1: Vicinity map of the proposed development in Heber, Utah

Background

The proposed development is located at the Southwest corner of South Field Rd / 100 S (Midway Ln) in Heber, Utah. The project includes a 60,000 sq. ft. government administration building which will be the new primary offices for the County.

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (11th Edition, 2021)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the proposed development will generate approximately 1,356 trips on an average weekday, including 202 trips during the morning peak hour, and 104 trips during the evening peak hour.

Table 1: Trip Generation

Trip Generation Heber - Wasatch County Administration Building								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Government Office Building (730)	60	KSF	1,356	50%	50%	678	678	1,356
AM Peak Hour								
Government Office Building (730)	60	KSF	202	75%	25%	152	50	202
PM Peak Hour								
Government Office Building (730)	60	KSF	104	25%	75%	26	78	104
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 11th Edition, 2021.								
SOURCE: Hales Engineering, August 2024								

Access

The County could consider placing their access locations along South Field Road across from the accesses for Southfield Park. The North Access would be approximately 400 feet south of South Field Road / 100 South intersection and on the west side of the South Field Road. The South Access would be approximately 1,280 feet south of South Field Road / 100 South intersection and on the west side of the South Field Road. The recommended North and South accesses would eliminate offsets and therefore conflicting lefts with the existing accesses along South Field Road. Alternatively, an access could be considered in between the North and South locations if one of the other accesses is not feasible.

Regional Project Evaluation

The UDOT Heber Bypass EIS purposes five alternatives for the Heber Valley Corridor project, as described below:

- Alternative one: West Bypass Limited- Access Grade-Separated (WA1)
 - This option proposes an interchange that will require significant right-of-way acquisition on the northwest corner of the proposed project parcel.
 - There will also be right-of-way acquisition on the northeast corner and the south end of the proposed project parcel.
 - South Field Road / 100 South will be used as the main interchange intersection for the northbound traffic entering the freeway.
 - The suggested South Access would not work with this alternative due northbound traffic exiting the freeway. The off-ramp for the northbound traffic will be using the suggested South Access location to intersect with South Field Road. In this scenario, an access between the North and South access locations should be considered.

- Alternatives two through five: West Bypass Parkway At-Grade (WB1, WB2, WB3, WB4)
 - This option purposes a signalized intersection and will require right-of-way acquisition on the northwest corner of the proposed project parcel.
 - The South Field Road / 100 South intersection would be approximately 0.1 miles away from the proposed 100 South / West Bypass Parkway intersection.
 - It may be difficult to coordinate signals at the South Field Road / 100 South and 100 South / West Bypass Parkway intersection due to the proximity of the two intersections.

Conclusions

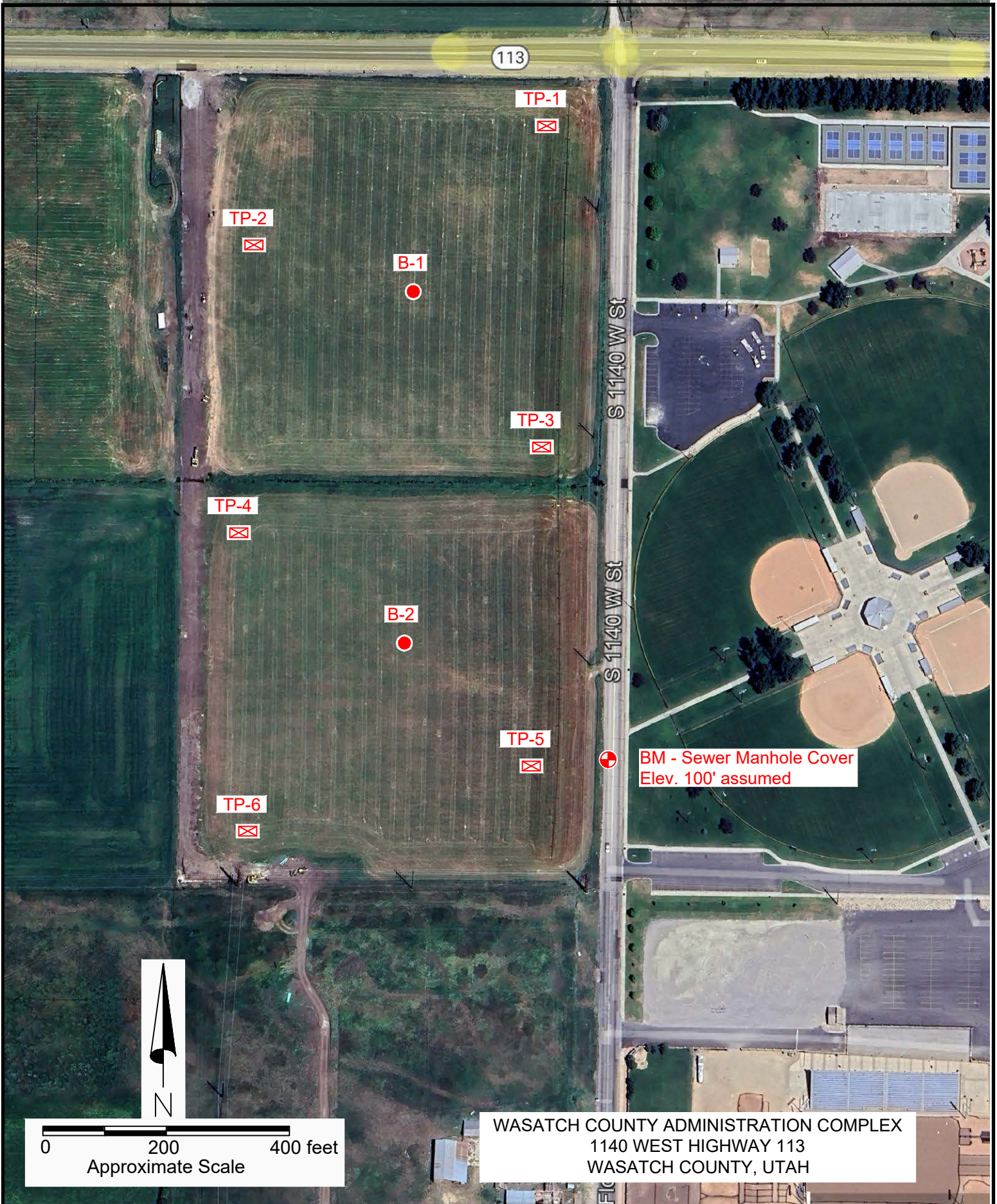
The findings of this study are as follows:

- The proposed development includes a 60,000 sq. ft. administration building. It is anticipated that the project will have up at least two accesses.
- It is anticipated that the proposed project will generate approximately 1,356 trips on an average weekday, including 202 trips during the morning peak hour, and 104 trips during the evening peak hour.
- The County could consider placing their access locations along South Field Road across from the accesses for Southfield Park, and/or potentially an access in between those locations.
- Interchange Impact (Alternative WA1): The proposed interchange will necessitate significant right-of-way acquisition, particularly on the north and south ends of the proposed project parcel. Additionally, the suggested South Access would not be feasible due to the conflict with the northbound off-ramp location.
- Signalized Intersection Impact (Alternatives WB1, WB2, WB3, WB4): The signalized intersection will require right-of-way acquisition on the northwest corner of the proposed project parcel, with additional acquisition potentially needed along the 100 South frontage. These alternatives may present challenges in signal coordination due to the close

proximity (approximately 0.1 miles) between the South Field Road / 100 South intersection and the proposed 100 South / West Bypass Parkway intersection.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

Exhibit F



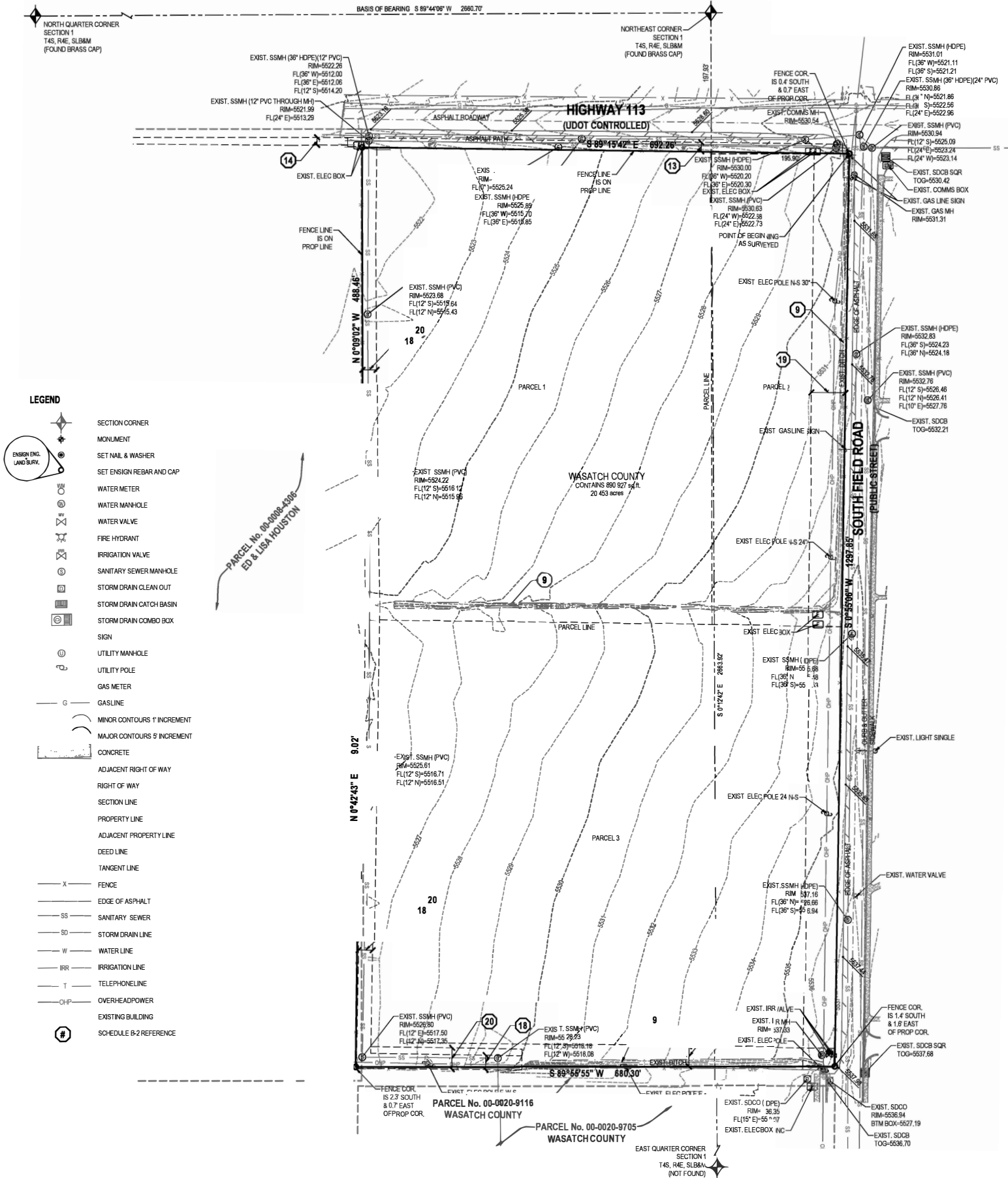
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AGEC

Test Pit and Exploratory Boring Locations

Figure 1

Exhibit G



Wasatch County Administration Building Annexation

Comment Summary

1/14/25 PC Meeting

Planning

Findings

1. The Annexation is within the Annexation Policy Boundary.
2. The Annexation meets the requirements of Utah State Code.
3. The Annexation is not consistent with the General Plan, but is consistent with the current surrounding zoning.

Conditions

1. Zoning to be IPFZ.
2. An MDA will be adopted alongside the Annexation Agreement.
3. Applicant(s) and any successors shall comply with all City policies, processes, ordinances, standards, and specifications.
4. All Master Planned infrastructure elements on or adjoining the property shall be designed and installed by the applicant.
5. All City Engineer Requirements shall be met prior to any final development plans being approved.
6. All conditions of the comment summary page shall be met.

Engineering

Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed and finalized through the development process: (Please note that the following list is not to be considered all inclusive and additional concerns may arise as design plans are submitted for review.)

1. Preserve any land identified as potentially needed by UDOT for the by-pass corridor until such time as UDOT completes the EIS and identifies the preferred route alternative. Once preferred route is identified, dedicate land needed to allow for road construction as dictated by UDOT.

2. Regional transportation plan calls for widening of 100 South (Midway Lane). Coordinate with UDOT and dedicate land as necessary for existing road ROW and future widening.
3. Design, construct, and pay for widening of Southfield Road to collector road standards and match grade and width of already constructed road cross section to the south of this project property.
4. The irrigation water line in South Field Road will need to be continued along the frontage of the subject project property and tied into the irrigation water line located on the north side of 100 South Street installed by new high school project in order to complete the loop and provide adequate water pressure.
5. Master Planned regional trail along east side of property will need to be designed and constructed with project.
6. The City owns and operates 2 existing parallel sewer lines along 100 South (Midway Lane). Provide dedicated sewer easement extending at least 10 feet beyond the existing sewer lines in both directions using City standard easement language.
7. Verify existing sewer easement is correctly located and recorded and connect to the sewer line on West side of property for sewer service.
8. Comply with any pioneering agreements in place for any infrastructure reimbursements that City is obligated to enforce and collect.



Planning Commission Staff Report

MEETING DATE: 1/14/2025
SUBJECT: Public Hearing for proposed amendment to the Annexation Policy Plan (Tony Kohler)
RESPONSIBLE:
DEPARTMENT: Planning
STRATEGIC RELEVANCE:

SUMMARY

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member:

EXHIBITS

None



Planning Commission Staff Report

MEETING DATE: 1/14/2025
SUBJECT: Telecommunications Text Amendment (Jamie Baron)
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

APC Towers has proposed a text amendment to modify the telecommunications section of the code.

RECOMMENDATION

Staff is seeking feedback on the proposed text amendment.

BACKGROUND

APC Towers is seeking a text amendment to permit taller towers and modify the location and zone standards

DISCUSSION

Proposed Code Changes

- Separation - from 2,000 to 1 mile (5,280)
- Height - From 35' to 120'
- Zoning - allow monopoles in all zones.
- Co-location - upping capacity from 2 to 3 providers

City Council

The applicant visited with the City Council. The City Council was open to the text amendment. They were concerned about using stealth technology and finding a balance in the allowable height.

FISCAL IMPACT

N/A

CONCLUSION

APC Towers is proposing a text amendment to change the allowable height, location, and zoning of cell towers. Staff is asking the planning commission for feedback prior to a public hearing.

ALTERNATIVES

Not an action item

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. Proposed Language

TOWER SETBACK

AMEND 18.110.120 Additional Regulation for Monopoles and Towers – Amend Subparagraph A.

A. Distance from other Monopoles. Monpoles and towers shall be located at least ~~two thousand feet (2000')~~ **one mile (5,280 feet)** from each other, except upon a showing of necessity by the applicant, or upon a finding by the City Council that a closer distance would adequately protect the health, safety and welfare of the community. This distance requirement shall not apply to antennas attached to lawful structures such as transmission towers, utility poles, outdoor lighting structures, and water tanks.

PROMOTE CO-LOCATION

AMEND 18.110.070 Location – Subparagraph A

Move Subparagraph A-4 to Subparagraph A-3. Subparagraph A-3 would be moved down one slot to A-4.

TOWER HEIGHT

AMEND 18.110.110 Development Standards – Amend Subparagraph C – 1

C. Monopoles with no Platform

1. Maximum Height and Width. The maximum height of the monopole or monopole antenna shall be ~~thirty-five (35)~~ **120** feet. The entire antenna structure mounted on the monopole shall not exceed two feet (2') in width. The antenna itself shall not exceed ten feet (10') in height.

AMEND 18.110.110 Development Standards – Amend Subparagraph D – 1

D. Monopoles with Platform

1. Maximum Height and Width. The maximum height of the monopole or monopole antenna shall be ~~thirty-five (35)~~ **120** feet. The antennas and antenna mounting structures on the monopole shall not exceed eight feet (8') in height or fifteen feet (15') in width. The antenna itself shall not exceed ten feet (10') in height.

TOWER TYPE

AMEND 18.110.010 Purpose – Subparagraph C

C. To minimize the number of antenna support structures by encouraging the use of stealth **or monopole** facilities, by encouraging the co-location of multiple antennas on a single structure, by encouraging the location of antennas on pre-existing support structures, and by encouraging the use of City and Government-owned property for antenna support structures.

AMEND 18.110.010 Purpose – Subparagraph L

L. Locating antennas on existing buildings and structures, or constructing an antenna as a stealth **or monopole** facility, creates less of a negative visual impact on the community than the erection of **lattice or guy** towers.

AMEND 18.110.030 Definitions – Paragraph U

~~MONOPOLE. A structure in the right-of-way erected by an applicant or provider specifically to support SWFs and a single, self-supporting, cylindrical pole constructed without guy wires or ground anchors, that acts as the support structure for antennas.~~

18.110.080 Uses – Paragraph B – Delete Subparagraphs 3 and 4

18.110.080 Uses – Paragraph A – Add Subparagraph 4 (to propose Monopoles as a Permitted Use)

4. Monopole towers shall be allowed in any zone.

OR

18.110.080 Uses – Paragraph C – Add Subparagraph 8 (to propose Monopoles as a Conditional Use)

8. Monopole towers in any zone.

CO-LOCATION

AMEND 18.110.090 Co-Location (1st Sentence)

Every new monopole shall be designed and constructed to be of sufficient size and capacity to accommodate at least ~~two~~ **three** additional wireless telecommunications providers on the structure in the future.