

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

**March 11, 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:**

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

**2. Consent Agenda:**

- I. VZW 14911047 - Heber City~Telecommunications Application, located at 99 North 600 West. (Jacob Roberts)
- II. Amsource 6th and Main, 4th Amended Plat Amendment, located at 72 East 600 South. (Jacob Roberts)

**3. Action Items: N/A**

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

**5. Administrative Items:**

- I. Conflict of Interest Training (City Attorney Jeremy Cook)
- II. 2025 PC Training:  
The Planning Commissioners will need one hour of training from the link below to fulfill four hours for 2025.  
As you complete your training please email Meshelle Kijanen with the Code or Codes where you took your training from:  
Any Parts 3 through 6:  
[https://le.utah.gov/xcode/Title10/Chapter9A/10-9a.html?v=C10-9a\\_1800010118000101](https://le.utah.gov/xcode/Title10/Chapter9A/10-9a.html?v=C10-9a_1800010118000101)
- III. City Council Communication Item

## 6. Adjournment:

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

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

Posted on 03.06.2025, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at [www.heberut.gov](http://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:** 3/11/2025  
**SUBJECT:** VZW\_14911047 - Heber City~Telecommunications Application, located at 99 North 600 West. (Jacob Roberts)  
**RESPONSIBLE:** Jacob Roberts  
**DEPARTMENT:** Planning  
**STRATEGIC RELEVANCE:** Community Development

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## SUMMARY

The applicant is requesting approval for an additional telecommunications facility to be built on an already existing tower located at 99 North 600 West. The tower would remain unchanged with only the addition of new telecommunications equipment built by Verizon Wireless. This application is part of an Eligible Facilities Request (see attached letter from applicant).

## RECOMMENDATION

Staff recommends approval.

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## BACKGROUND

The applicant is requesting to add new equipment to be built by Verizon Wireless to a preexisting tower located in an industrial zone on the west side of town at approx. 99 North 600 West. Telecommunications facilities are listed as a conditional use in the I-1 Zone where this is located.

## DISCUSSION

Staff is recommending approval due to finding that all conditions required for approval have been met. The addition of new equipment to a preexisting telecommunications facility will not create any new impact to the surrounding neighborhood.

## FISCAL IMPACT

N/A

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## CONCLUSION

In conclusion, staff is recommending approval of the Telecommunications Application. The additional equipment will add no significant burden to the surrounding neighborhood and will be a benefit to the residents of Heber City and the surrounding valley.

## ALTERNATIVES

### Staff Recommended Option - Approval

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

### Alternative 2 - Continuance

I move to **continue the Telecommunications Application** 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 Telecommunications Application** with the following findings.

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## POTENTIAL MOTIONS

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## ACCOUNTABILITY

**Department:** Planning  
**Staff member:** Jacob Roberts, Planner

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## EXHIBITS

1. Eligible Facilities Request
2. Site Map

January 20, 2025

Transmittal Via Online Portal

Planning Division  
75 N Main Street  
Heber City, UT 840321

Modification of Heber City CO Wireless Facility:  
99 NORTH 600 WEST ST, Heber City, UT 84032-1611  
Notice of 60 Day Eligible Facilities Request

Dear Planning Division:

We write to you on behalf of Verizon Wireless with respect to the above-referenced Eligible Facilities Request (“EFR”) permit application submitted with this letter the Telecommunication Application Form. The Application proposes a modification to an existing wireless facility that meets the criteria for an EFR under 47 U.S.C. § 1455 (the “Spectrum Act”). Further, review and approval of the Application must be conducted administratively in accordance with Federal Communications Commission (“FCC”) order adopted October 18, 2014 (the “Spectrum Act Order”), codified as 47 §C1..4F.R. 0001, and completed within 60 days of submittal in accordance with 47 C.F.R.

§1.40001(c)(2).

Under 47 C.F.R. §1.40001, the review of the Application by The Heber City is limited to determining whether it is an eligible facilities request that does not substantially change the physical dimensions of the [Base Station or Tower]. As you will see, the Application details the necessary criteria for a modification to constitute an EFR and describes how this specific modification project meets the EFR requirements.

You may contact me at 217-759-3480 with any questions you may have about this project or the EFR process. We look forward to working with you on this and other future wireless projects.

Regards,

**Eron Haxhimehmeti**  
*Zoning & Permitting Specialist*



[Office Number: 217-759-3480](tel:217-759-3480)  
[ehaxhimehmeti@fullerton-us.com](mailto:ehaxhimehmeti@fullerton-us.com)  
[www.fullertonengineering.com](http://www.fullertonengineering.com)



W 100 N

N 600 W

SITE LOCATION

# LOCATION MAP



# Planning Commission Staff Report

**MEETING DATE:** 3/11/2025  
**SUBJECT:** Amsource 6th and Main, 4th Amended Plat Amendment, located at 72 East 600 South. (Jacob Roberts)  
**RESPONSIBLE:** Jacob Roberts  
**DEPARTMENT:** Planning  
**STRATEGIC RELEVANCE:** Community Development

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## SUMMARY

Applicant is requesting a plat amendment to consolidate the remaining undeveloped lots into two lots to facilitate an expansion of Timberline Ace Hardware.

## RECOMMENDATION

Staff recommends approval

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## BACKGROUND

The Amsource 6th and Main Subdivision is a commercial subdivision wherein the Ace Hardware, Panda Express, Carl's Junior, and other businesses are located. The property owner is seeking an amendment to move the boundaries and consolidate last undeveloped lots to accommodate the expansion of Ace Hardware.

## DISCUSSION

Staff is recommending approval as this plat amendment meets all requirements.

## FISCAL IMPACT

N/A

## CONCLUSION

The applicant is requesting a plat amendment to consolidate the last undeveloped lots of the Amsource 6th and Main, 4th Amended Commercial Subdivision to accommodate the expansion of Ace Hardware. Staff recommends approval as all requirements have been met.

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## ALTERNATIVES

### Staff Recommended Option - Approval

I move to **approve Amsource 6th and Main, 4th Amended Plat Amendment** as presented, with the findings and conditions as presented in the conclusion above.

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## POTENTIAL MOTIONS

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## ACCOUNTABILITY

**Department:** Planning  
**Staff member:** Jacob Roberts, Planner

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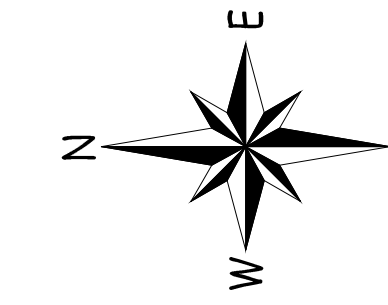
## EXHIBITS

1. Timberline Ace Hardware Expansion - Plat Amendment

# AMSOURCE 6TH AND MAIN, 4TH AMENDED COMMERCIAL SUBDIVISION

AMENDING LOT 2, AMSOURCE 6TH AND MAIN COMMERCIAL SUBDIVISION AND 5C, AMSOURCE 6TH AND MAIN, 3RD AMENDED COMMERCIAL SUBDIVISION, AND VACATING LOTS 3A AND 4A, AMSOURCE 6TH AND MAIN, AMENDED COMMERCIAL SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HEBER CITY, WASATCH COUNTY, UTAH

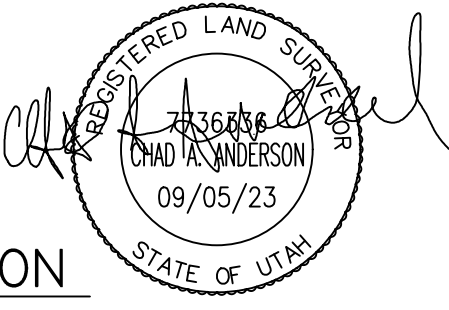
BOARD OF EDUCATION OF WASATCH COUNTY SCHOOL DISTRICT



## SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 736556 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-7 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS AMENDED PLAT TO ADJUST THE LOTS AS SHOWN HEREON, HEREAFTER TO BE KNOWN AS AMSOURCE 6TH AND MAIN, 4TH AMENDED COMMERCIAL SUBDIVISION.

CHAD A. ANDERSON - PLS  
09/05/23  
DATE



## LEGAL DESCRIPTION

BEGINNING AT A POINT 832.02 FEET N89°54'13"E ALONG THE SECTION CORNER AND 1923.95 FEET N00°34'24"E FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 2 OF THE AMSOURCE 6TH AND MAIN COMMERCIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, AND RUNNING THENCE S77°27'03"W 6.13 FEET; THENCE N89°54'00"W 355.09 FEET; THENCE N84°39'11"W 7.84 FEET; THENCE N00°30'43"E 236.12 FEET; THENCE S89°29'17"E 7.15 FEET; THENCE N00°30'43"E 95.25 FEET; THENCE S89°29'17"E 48.50 FEET; THENCE N00°30'43"E 97.00 FEET; THENCE S89°29'17"E 93.00 FEET; THENCE S00°34'24"W 12.25 FEET; THENCE S89°28'11"E 9.01 FEET; THENCE N00°30'43"E 159.73 FEET TO A POINT ON A 134.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 95.29 FEET (CHORD BEARS N20°53'03"E 93.29 FEET); THENCE N41°15'22"E 34.76 FEET; THENCE S48°42'18"E 83.31 FEET; THENCE S89°29'17"E 93.63 FEET; THENCE S00°34'24"W 613.09 FEET TO THE POINT OF BEGINNING. CONTAINING 4.46 ACRES

## OWNER DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT TIMBERLINE RETAIL, LLC A UTAH LIMITED LIABILITY COMPANY AND ARTHUR GRANT INVESTMENTS, LTD A UTAH LIMITED PARTNERSHIP, ARE THE OWNERS OF THE ABOVE DESCRIBED AND HEREON SHOWN TRACT OF LAND, HAS CAUSED THIS PLAT AMENDMENT TO BE PREPARED, TO BE HEREAFTER KNOWN AS AMSOURCE 6TH AND MAIN, 4TH AMENDED COMMERCIAL SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS AS INTENDED AS PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER HEREBY CERTIFY THAT THEY HAVE CAUSED THIS PLAT AMENDMENT TO BE MADE AND HEREBY CONSENT TO THE RECORDATION OF THIS PLAT AMENDMENT.

IN WITNESS WHEREOF, THE UNDERSIGNED SET HIS HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
BY: \_\_\_\_\_  
NAME, TITLE  
IN WITNESS WHEREOF, THE UNDERSIGNED SET HIS HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
ARTHUR GRANT INVESTMENTS, LTD A UTAH LIMITED PARTNERSHIP  
NAME, TITLE

## EXISTING AGREEMENTS

GRANT OF EASEMENT, A DECLARATION OF RESTRICTIONS AND COMMON FACILITIES MAINTENANCE AGREEMENT ENT-410779 IN BOOK 1126 AT PAGE 1692.

SUPPLEMENTAL DECLARATION ENTRY NO. 410782 IN BOOK 1126 AT PAGE 1736.

AMENDMENT TO GRANT OF EASEMENTS, DECLARATION OF RESTRICTIONS AND COMMON FACILITIES MAINTENANCE AGREEMENT ENTRY NO. 427955 IN BOOK 1167 AT PAGE 835.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ENTRY NO. 402074 IN BOOK 1107 AT PAGE 608-616

WARRANTY DEED ENTRY NO 410778 IN BOOK 1126 AT PAGE 1687

## EASEMENT GRANTED TO HEBER CITY

A PERMANENT EASEMENT OF RIGHT-OF-WAY OF THE PURPOSE OF LAYING WATER AND SEWER MAIN LINES, VALVES, AND RELATED WATER STRUCTURES, MANHOLES, CLEANOUTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPALCE SAID FACILITIES, AND THE RIGHT OF INGRESS AND EGRESS AT ANYTIME FOR SUCH PURPOSES.

PROPERTY OWNER SHALL NOT INCREASE OR DECREASE PERMIT TO BE INCREASED OR DECREASED THE GROUND ELEVATION OF SAID EASEMENT EXISTING AT THE TIME THIS DOCUMENT IS EXECUTED, NOR CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY PERMANENT BUILDING, STRUCTURES, FENCES, OR OTHER ENCROACHMENTS UPON SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY. ANY IMPROVEMENTS NOT AUTHORIZED IN WRITING BY CITY WILL BE REMOVED AT PROPERTY OWNERS EXPENSE.

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, ACKNOWLEDGED TO ME THAT THEY ARE AUTHORIZED TO SIGN ON BEHALF OF ARTHUR GRANT INVESTMENTS, LTD A UTAH LIMITED PARTNERSHIP, AND HAVE HEREBY EXECUTED AMSOURCE 6TH AND MAIN, 4TH AMENDED COMMERCIAL SUBDIVISION.

NOTARY SIGNATURE  
A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_ COUNTY  
PRINTED NAME  
RESIDING IN: \_\_\_\_\_ COUNTY  
MY COMMISSION EXPIRES:  
COMMISSION NUMBER:

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, ACKNOWLEDGED TO ME THAT THEY ARE AUTHORIZED TO SIGN ON BEHALF OF TIMBERLINE RETAIL, LLC, A UTAH LIMITED LIABILITY COMPANY, AND HAVE HEREBY EXECUTED AMSOURCE 6TH AND MAIN, 4TH AMENDED COMMERCIAL SUBDIVISION.

NOTARY SIGNATURE  
A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_ COUNTY  
PRINTED NAME  
RESIDING IN: \_\_\_\_\_ COUNTY  
MY COMMISSION EXPIRES:  
COMMISSION NUMBER:

## NOTES

- THIS SURVEY WAS REQUESTED BY TIMBERLINE RETAIL LLC IN ORDER TO AMEND 3 LOTS INTO 2.
- THIS SURVEY RETRACES AND HONORS THE UNDERLYING AMSOURCE 6TH AND MAIN COMMERCIAL SUBDIVISION.
- A LINE BETWEEN MONUMENTS FOUND FOR THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 5 WAS ASSIGNED THE BEARING OF N89°54'13"E AS THE BASIS OF BEARINGS TO RETRACE AND HONOR THE UNDERLYING SUBDIVISION
- 5/8" X 18" REBAR WITH PLASTIC CAP OR MAG NAIL TO BE SET AT NEW LOT CORNERS.

## AMSOURCE 6TH AND MAIN, 4TH AMENDED COMMERCIAL SUBDIVISION

AMENDING LOT 2, AMSOURCE 6TH AND MAIN COMMERCIAL SUBDIVISION AND 5C, AMSOURCE 6TH AND MAIN, 3RD AMENDED COMMERCIAL SUBDIVISION, AND VACATING LOTS 3A AND 4A, AMSOURCE 6TH AND MAIN, AMENDED COMMERCIAL SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HEBER CITY, WASATCH COUNTY, UTAH

600 SOUTH STREET (PUBLIC STREET)

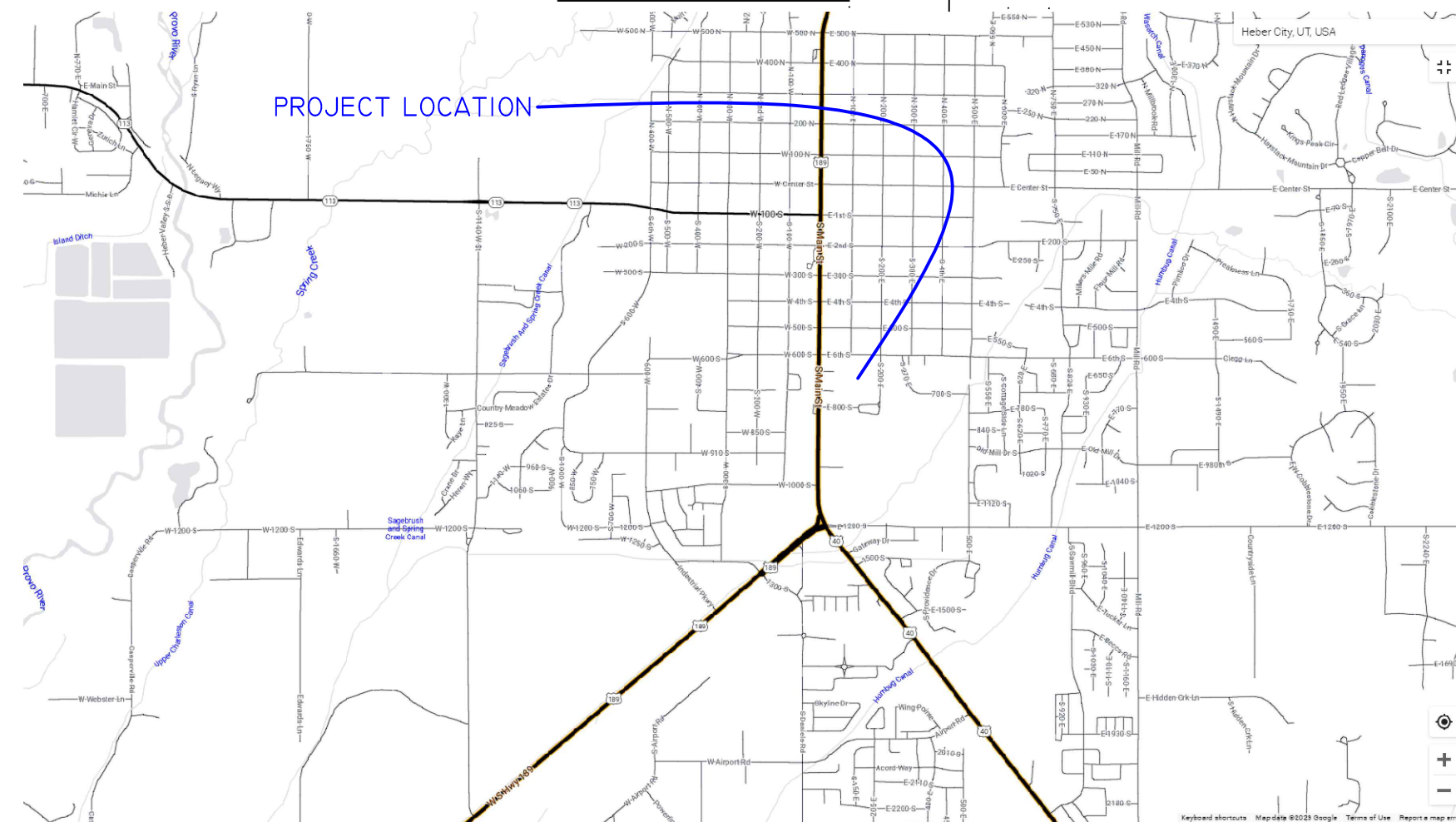
785 SOUTH STREET (PRIVATE STREET)

HIGHWAY 40 (PUBLIC HIGHWAY)

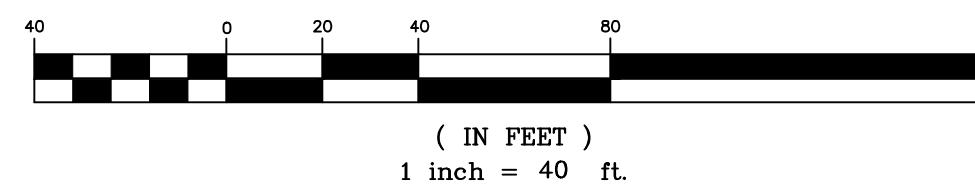
LINE #	LENGTH	DIRECTION
L1	9.01	S89°28'11"E
L2	12.25	S00°30'43"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LENGTH
C1	95.29	134.00	040°44'39"	N20°53'03"E	93.29

## VICINITY MAP



## GRAPHIC SCALE



**ELEMENTS**  
LAND SURVEYING  
WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032  
801-592-5975 & 801-657-8748

## COUNTY SURVEYOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
WASATCH COUNTY SURVEYOR

## HEBER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

BY: \_\_\_\_\_  
HEBER CITY ENGINEER

## LAND USE AUTHORITY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
DIRECTOR

## RECORDED

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
BOOK # \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_ WASATCH COUNTY RECORDER