

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

March 25, 2025

5:30 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. Request for a Site Plan Expansion for Timberline Ace Hardware, located at 737 S. Main St. (Jacob Roberts)

3. Action Items:

- I. Public Hearing for the proposed Central Heber Overlay Zone (CHOZ) and Use Options for Historic Buildings (John Janson, Tony Kohler)

4. Work Meeting:

- I. 5:30 PM CHOZ & Historic Building Uses Workshop
- II. Body Art Facility Text Amendment Discussion (Jacob Roberts)

5. Administrative Items:

- I. City Council Communication Item
- 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:

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 03.21.2025, 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: 3/25/2025

SUBJECT: Request for a Site Plan Expansion for Timberline Ace Hardware, located at 737 S. Main St. (Jacob Roberts)

RESPONSIBLE: Jacob Roberts

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

The applicant is requesting site plan approval for an expansion to the Timberline Ace Hardware building located at approx. 737 South Main Street.

RECOMMENDATION

Staff recommends approval based on the findings and conditions outlined below.

BACKGROUND

The applicant is requesting site plan approval for the expansion of Ace Hardware located at 737 South Main Street. The expansion would create new space for retail as well as an expansion of Meg's Timberline Café. All requirements from staff have been met, and this application now requires site plan approval by the Planning Commission.

DISCUSSION

This project is located in the C-2 Commercial Zone. Commercial and restaurant uses are both permitted in this zone. The expansion of these uses is inline with both the Zoning of the area and the General Plan which designates this area as follows:

South Town Center (ST)	Primary: regional commercial/office uses, health services, light manufacturing and tech businesses Secondary: medium to high density residential	14 to 20 units per acre Up to 3 story heights	A mix of businesses catering to the regional larger scale needs of Wasatch County. Includes big box retail opportunities.
------------------------	---	--	---

Code Analysis

 75 N Main Street
Heber City, UT 84032

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

 heberut.gov

18.28 C-2 Commercial Zone: All proposed uses are permitted under the C-2 Zoning designation.

18.72 Off Street Parking and Loading: Provided Parking Stalls: 223 / Required Parking Stalls: 196

18.76 Landscaping: Proposed landscaping meets requirements found in the municipal code including required landscaping trees, ratio of planters, street trees are not required as this project has no street frontage. Waterwise landscaping has been proposed.

18.78 Lighting: All proposed lighting fixtures are directed downward and cut off. Max lumens of the site does not exceed 100,000 lumens. The proposed light fixtures are 20' tall. **They must be brought down to be no higher than 16'. The proposed lighting is 4000K, the lighting must be adjust to be no more than 3000K.**

C-2 & C-4 Design Criteria: The proposed site plan is in compliance with most requirements found in the C-2 & C-4 Design Criteria. **The northern wall does not meet the wall plane criteria. Correcting this will be a condition of approval.**

All requirements of the City Engineer shall be met. Engineering has approved the Civil Construction Plans.

FISCAL IMPACT

N/A

CONCLUSION

Staff recommends approval based on the following findings and conditions:

Findings:

1. General Plan requirements have been met.
2. With conditions outlined, the plan comply with zoning ordinance.

Conditions:

1. All requirements of the City Engineer shall be met.
2. Light fixtures must be lowered to a height of 16' from the proposed 20'
3. Lighting must be reduced from 4000K to 3000K
4. Specs for all lighting fixtures must be provided and must be compliant with all requirements of the code.
5. Adjust elevations to meet requirements for wall planes found in C-2 & C-4 Design Guidelines.

ALTERNATIVES

Staff Recommended Option - Approval

I move to approve the **Timberline Ace Hardware Expansion Site Plan** as presented, with the findings and conditions as presented in the conclusion above.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jacob Roberts, Planner

EXHIBITS

1. Commercial Civil Construction Drawing Acknowledgement
2. 2025.3.11 I Ace Hardware (COMMERCIAL CONCEPT SET)
3. Timberline Ace Hardware Expansion - L&I

October 10, 2024



Jason Hurst
160 North Bluff Street
St. George, UT 84770

**SUBJECT: Commercial Civil Construction Drawing Acknowledgement
Timberline Ace Hardware Expansion**

Mr. Hurst,

Please find the attached signed civil drawings for the Timberline Ace Hardware Expansion Project. You will need to coordinate with the Planning Department regarding any other requirements needed for final Planning approval. When all requirements have been met, they will send you a final Planning Approval Letter. Once you receive this letter, you can submit for Building Permit, but in order to avoid delays, please use this signed set of civil drawings with your building permit submittal.

While your building permit is being processed, you can work on the other construction related items the City requires for this type of development.

You will be required to submit the **water rights / shares** needed for your project before construction begins. We will calculate the amount needed after you submit your building permit application.

We will also need a finalized **Performance Agreement** prior to beginning construction. To prepare the Performance Agreement, we will need an **Engineers Estimate** for all public improvements and private storm water improvements associated with your project sent to us as soon as possible. Required **bond(s)**, as outlined in the Performance Agreement, can either be a check or Letter of Credit from your bank. If you will be doing a Letter of Credit, we have a standard form for you to use.

In addition, we will need an initial **Inspection Deposit** in an amount to be specified in the Performance Agreement. This will need to be paid by check to Heber City. If additional inspection fees are needed, another deposit will be requested.

After the above requirements are met, but prior to beginning construction, you will need to **schedule a Preconstruction Meeting** with the Engineering Department. You can schedule this meeting by contacting Willa Motley at Horrocks Engineering: 435-654-2226. Following the meeting if everything is in order you will be issued a Notice To Proceed (NTP) authorizing you to begin construction.

We will also need a signed Wasatch County Weed Control Plan submitted prior to issuing a NTP.

Let me know if you have any questions.
Please let us know if you have any questions.

Respectfully,

A handwritten signature in blue ink that reads "Russell Funk". The signature is written in a cursive, flowing style.

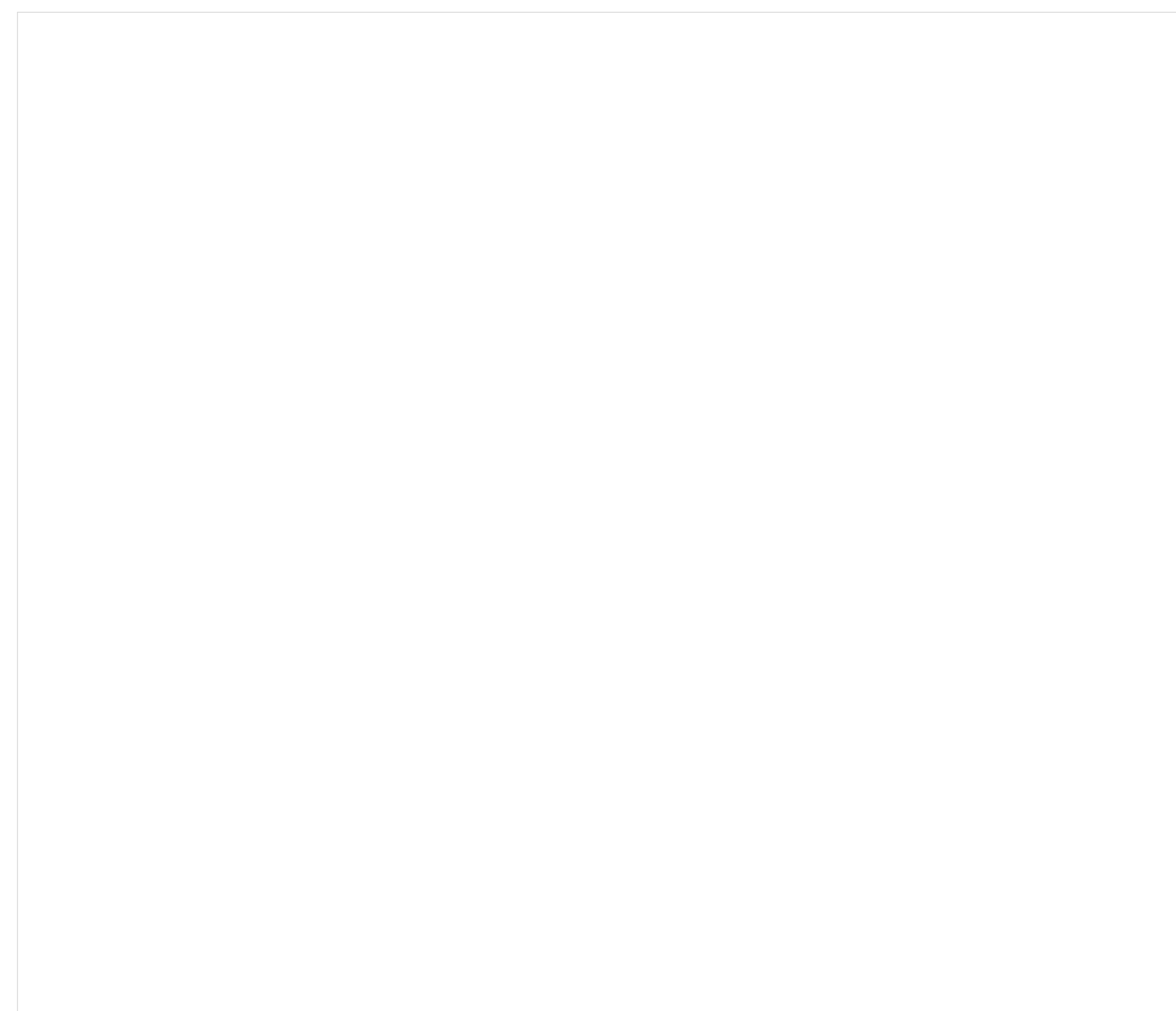
Russell Funk, P.E.
Heber City Engineer

TIMBERLINE HARDWARE ADDITION

737 S Main St Heber Utah 84032 USA



VICINITY MAP



PROJECT DIRECTORY

OWNER
 CLIENT GIVEN & FAMILY NAME
 #Client Company
 CLIENT ADDRESS CITY STATE ZIP COUNTRY
 CLIENT PHONE NUMBER
 CLIENT EMAIL

ARCHITECT
 Lane Lythgoe
 SE name
 Lythgoe Design Group, inc.
 SE company
 370 S Main Street
 SE address
 Heber City, UT 84032, USA
 SE phone
 (435) 854-4064
 SE email
 lythgoedesign@gmail.com

STRUCTURAL ENGINEERING
 SE name
 SE company
 SE address
 SE phone
 SE email

CIVIL ENGINEERING
 CE name
 CE company
 CE address
 CE phone
 CE email

MECHANICAL ENGINEERING
 ME name
 ME company
 ME address
 ME phone
 ME email

ELECTRICAL ENGINEERING
 EE name
 EE company
 EE address
 EE phone
 EE email

PLUMBING ENGINEERING
 SP name
 SP company
 SP address
 SP phone
 SP email

GEOTECHNICAL ENGINEER
 GEO name
 GEO company
 GEO address
 GEO phone
 GEO email

SURVEYING
 SURV name
 SURV company
 SURV address
 SURV phone
 SURV email

DRAWING INDEX

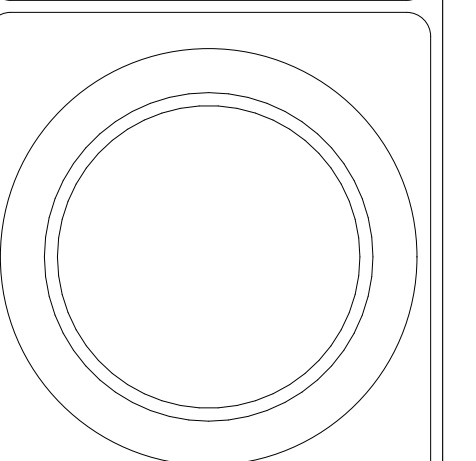
GENERAL	
G001	COVER SHEET
G002	GENERAL NOTES
G101	ADA NOTES
G102	ADA NOTES
G103	ADA NOTES
G202	CODE PLAN - OVERALL
G007	CODE PLAN [ENLARGED] - TENANT SPACE
G008	CODE PLAN [ENLARGED] - ACE ADDITION
ARCHITECTURAL CIVIL	
AC101	EXISTING ARCH. SITE
AC102	ARCH. SITE PLAN
CIVIL	
C001	CIVIL CONSULTANT SHEETS GO HERE
ARCHITECTURAL LANDSCAPE	
AL101	ARCH. LANDSCAPE PLAN
LANDSCAPE	
L001	LANDSCAPE CONSULTANT SHEETS GO HERE
PLAN	
A101	PHASING PLAN - FOUNDATION LEVEL
A102	PHASING PLAN - MAIN LEVEL
A103	PHASING PLAN - ROOF LEVEL
A104	ANNOTATION PLAN
A105	ANNOTATION PLAN [ENLARGED] - NORTH
A106	ANNOTATION PLAN [ENLARGED] - SOUTH
A107	DIMENSION PLAN
A108	DIMENSION PLAN [ENLARGED] - NORTH
A109	DIMENSION PLAN [ENLARGED] - SOUTH
A110	ROOF PLAN
A111	REFLECTED CEILING PLAN
A112	FINISH PLAN
ELEVATION	
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	INTERIOR ELEVATIONS
A205	INTERIOR ELEVATIONS
A206	INTERIOR ELEVATIONS
A207	INTERIOR ELEVATIONS
A208	INTERIOR ELEVATIONS
A209	INTERIOR ELEVATIONS
A210	INTERIOR ELEVATIONS
A211	INTERIOR ELEVATIONS
SECTION	
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A303	BUILDING SECTIONS
A304	BUILDING SECTIONS
A305	BUILDING SECTIONS
A306	WALL SECTIONS
A307	STAIR AND LADDER SECTIONS
LARGE-SCALE VIEWS	
A401	LARGE SCALE PLANS - TENANT SPACES
A402	LARGE SCALE PLANS - TENANT SPACES
A403	LARGE SCALE PLANS - BATHROOMS AND BRE...
A404	LARGE SCALE PLANS - KITCHEN
DETAILS	
A501	WALL ASSEMBLIES
A502	WALL ASSEMBLIES
A503	ROOF AND FLOOR ASSEMBLIES
A504	INTERSECTION DETAILS
SCHEDULES & DIAGRAMS	
A601	SCHEDULES
OTHER DETAILS	
A701	DOOR AND WINDOW DETAILS
A702	DOOR AND WINDOW DETAILS
A703	COLUMN DETAILS
SPECIFICATIONS & CUTSHEETS	
A801	SPECIFICATIONS
RENDERINGS	
A901	COLORED EXTERIOR ELEVATIONS
A902	EXTERIOR ELEVATION (color)
ARCH. STRUCTURAL	
AS101	FOUNDATION PLAN
STRUCTURAL	
S001	STRUCTURAL CONSULTANT SHEETS GO HERE
ARCHITECTURAL MECHANICAL	
AM101	ARCH. MECHANICAL PLAN LOWER LEVEL
AM102	ARCH. MECHANICAL PLAN MAIN LEVEL
AM103	ARCH. MECHANICAL PLAN UPPER LEVEL
MECHANICAL	
M001	MECHANICAL CONSULTANT SHEETS GO HERE
ARCHITECTURAL ELECTRICAL	
AE101	ARCH. ELECTRICAL PLAN LOWER LEVEL
AE102	ARCH. ELECTRICAL PLAN MAIN LEVEL
AE103	ARCH. ELECTRICAL PLAN UPPER LEVEL
ELECTRICAL	
E001	ELECTRICAL CONSULTANT SHEETS GO HERE
LIGHTING	
L001	LIGHTING CONSULTANT SHEETS GO HERE
OWNER SET	
O101	Elevation and Rendering
O - 02	Print
O301	EXTERIOR ELEVATIONS
O201	FLOOR PLAN

ARCH. SYMBOLS

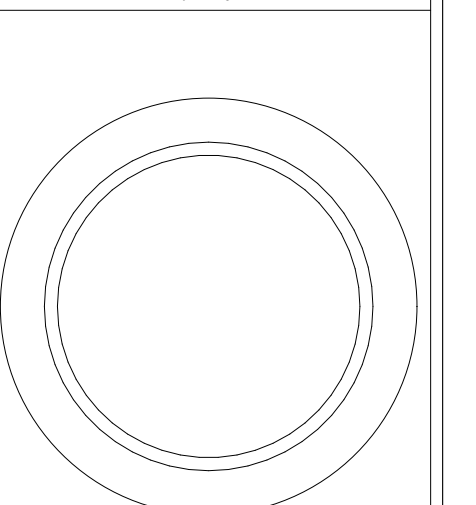
DESCRIPTION	LEGEND	SYMBOL
GRID LINE	0 - - - - - 0 GRID ID	0
ZONE STAMP	NAME → ZONE → ZONE ID AREA → 000 → 000.00 sq ft	
SHEET NOTE MARKER	AA00	
WALL TYPE	WT01	
DIMENSION	2 9/16"	
ELEVATION HEIGHT	0"	
SLOPE INDICATOR	00 12" RISE RUN	
BUILDING SECTION	0A A000 DRAWING ID SHEET ID	
WALL SECTION	0A A000 DRAWING ID SHEET ID	
DETAIL / ENLARGED PLAN	0A A000 DRAWING ID SHEET ID	
EXTERIOR ELEVATION	0A A000 DRAWING ID SHEET ID	
INTERIOR ELEVATION	0A A000 DRAWING ID SHEET ID	
REVISION	REVISION ID	

INFORMATION CLAUSE:
 If any information is incorrect or in omission it shall be brought to the attention of the architect prior to the bid opening for clarification which shall be issued by addendum. Otherwise these documents shall be considered complete by the Contractor. No additional compensation shall be awarded to the contractor for inaccurate or omitted information resulting in changes necessary to facilitate the proper construction of this project.

0" = 1"
 Bar is 1" on original plans, if not 1" on this sheet adjust scale accordingly.



©2021
 LYTHGOE DESIGN GROUP
 These documents are prepared by Lythgoe Design Group, Inc. and are the property of Lythgoe Design Group, Inc. No part of these documents shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Lythgoe Design Group, Inc.



CONSULTING ENGINEER

Lane M. Lythgoe, AIA
 Licensed Architect (License # 137127)
 370 South Main Street
 Heber City, Utah 84032
 Phone: 435-854-4064
 email: lane0404@gmail.com
 www.lythgoedesign.com

Lythgoe Design Group, Inc.
 Architecture - Planning - Design/Build

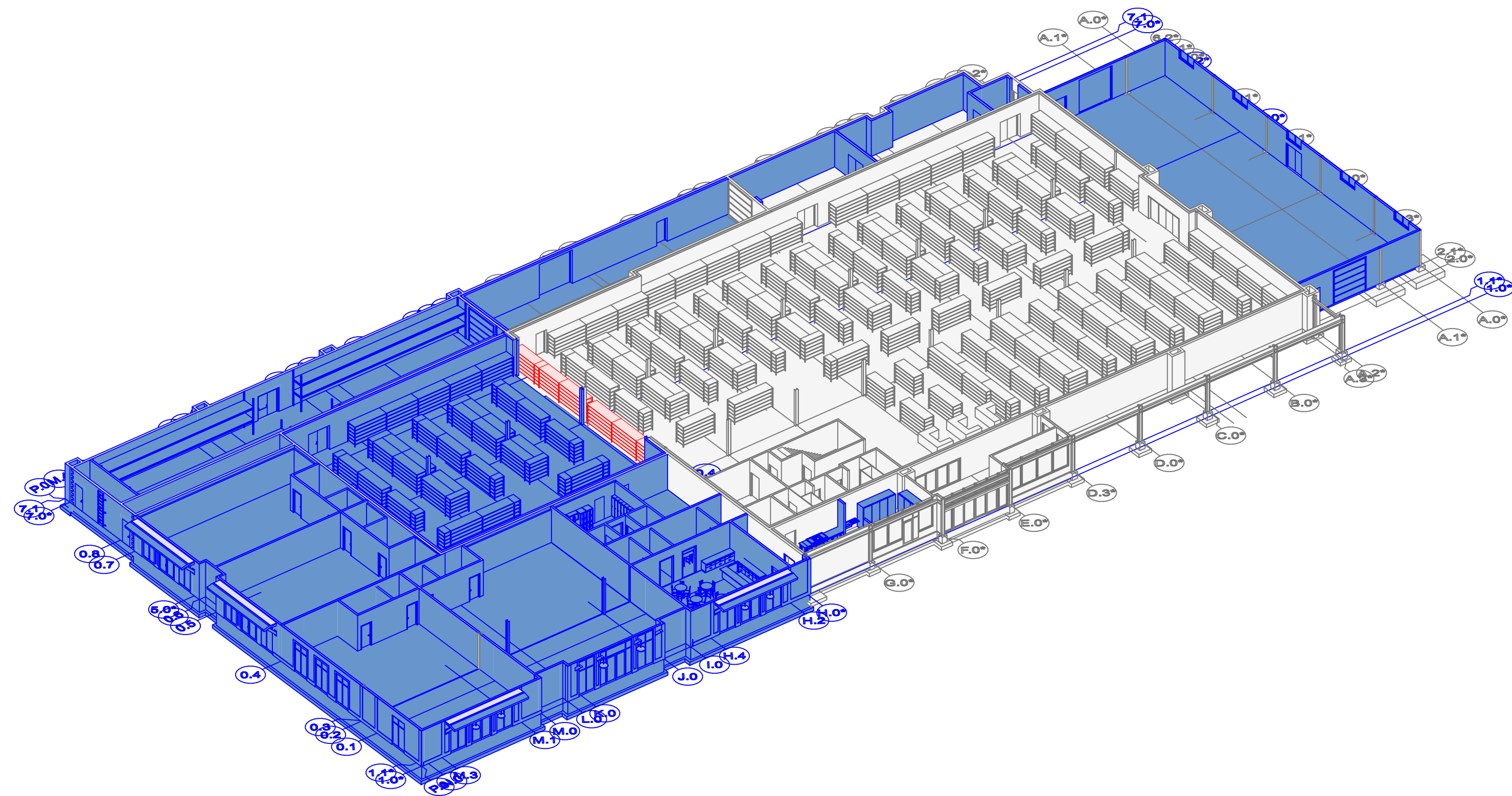
TIMBERLINE HARDWARE ADDITION
 737 S Main St Heber Utah 84032 USA

PROJECT DESCRIPTION: PROJECT DESCRIPTION
 PROJECT #: YVID DATE: 3/11/25

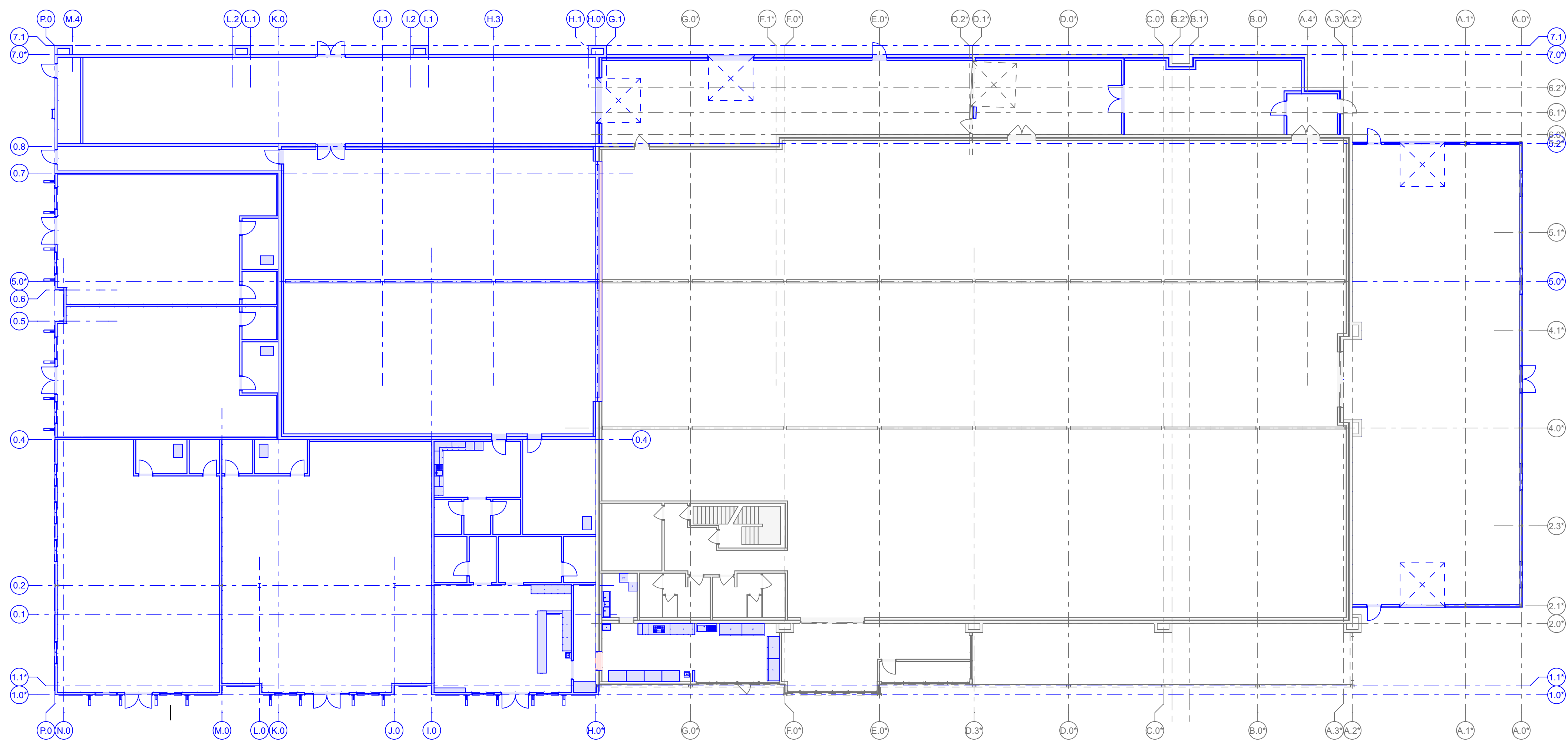
REVISIONS		
#	DATE	DESCRIPTION

COVER SHEET

G001



5 ISOMETRIC PHASING VIEW - MAIN LEVEL
SCALE: 1" = 30'



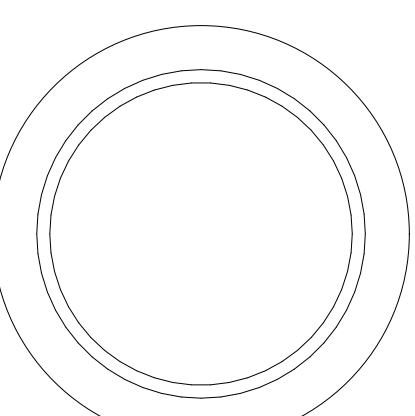
1 PHASING PLAN - MAIN LEVEL
SCALE: 1/16" = 1'-0"

PHASING PLAN		
KEYED NOTES		
ID	DESCRIPTION	DETAIL
PH01	LOREM IPSUM	#DraiD #LayID
PH02	LOREM IPSUM	#DraiD #LayID
PH03	LOREM IPSUM	#DraiD #LayID
PH04	LOREM IPSUM	#DraiD #LayID
PH05	LOREM IPSUM	#DraiD #LayID
PH06	LOREM IPSUM	#DraiD #LayID
PH07	LOREM IPSUM	#DraiD #LayID
PH08	LOREM IPSUM	#DraiD #LayID
PH09	LOREM IPSUM	#DraiD #LayID
PH10	LOREM IPSUM	#DraiD #LayID

GENERAL NOTES		
ID	DESCRIPTION	
1	LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, SED DO EIUSMOD TEMPOR INCIDIDUNT UT LABORE ET DOLORE MAGNALIQUA.	
2	LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, SED DO EIUSMOD TEMPOR INCIDIDUNT UT LABORE ET DOLORE MAGNALIQUA.	
3	LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, SED DO EIUSMOD TEMPOR INCIDIDUNT UT LABORE ET DOLORE MAGNALIQUA.	

LEGEND		
DESCRIPTION		SYMBOL
EXISTING AND TO REMAIN	—	
TO BE DEMOLISHED	—	
NEW CONSTRUCTION	—	

INFORMATION CLAUSE:
If any information is incorrect or in omission it shall be brought to the attention of the architect prior to the bid opening for clarification which shall be issued by addendum. Otherwise these documents shall be considered complete by the Contractor. No additional compensation shall be awarded to the contractor for inaccurate or omitted information resulting in changes necessary to facilitate the proper construction of this project.



©2021
LYTHGOE DESIGN GROUP
These documents represent the design and/or engineering work of Lythgoe Design Group, Inc. and are the property of Lythgoe Design Group, Inc. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Lythgoe Design Group, Inc.

Lythgoe Design Group, inc.
Architecture - Planning - Design/Build

Lane M. Lythgoe, M.S.A.
Licensed Architect (Utah # 137121)
570 South Main Street
Provo, UT 84602
Phone: 435-554-4004
www.lythgoedesign.com

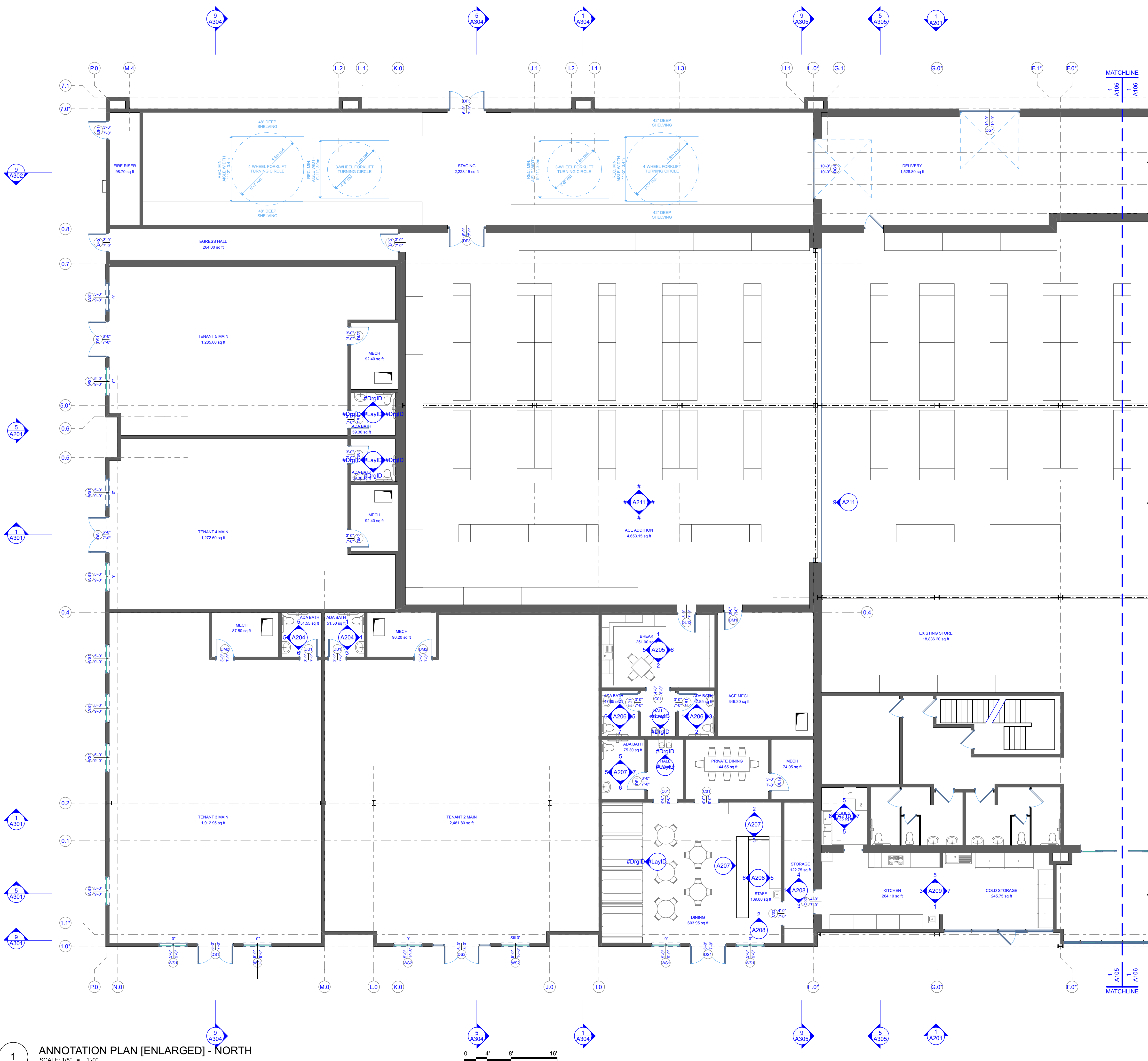
TIMBERLINE HARDWARE ADDITION
737 S Main St Heber Utah 84052 USA

PROJECT DESCRIPTION: PROJECT DESCRIPTION
PROJECT #: YYID DATE: 3/11/25

REVISIONS		
#	DATE	DESCRIPTION

PHASING PLAN - MAIN LEVEL

A102
PROJECT UPDATE ON: 3/11/25



ANNOTATION PLAN	
GENERAL NOTES	
ID	DESCRIPTION
1	LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, SED DO EIUSMOD TEMPOR INCIDIDUNT UT LABORE ET DOLORE MAGNA ALIQUA.
2	LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, SED DO EIUSMOD TEMPOR INCIDIDUNT UT LABORE ET DOLORE MAGNA ALIQUA.
3	LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, SED DO EIUSMOD TEMPOR INCIDIDUNT UT LABORE ET DOLORE MAGNA ALIQUA.

INFORMATION CLAUSE:
 If any information is incorrect or in omission it shall be brought to the attention of the architect prior to the bid opening for clarification which shall be issued by addendum. Otherwise these documents shall be considered complete by the Contractor. No additional compensation shall be awarded to the contractor for inaccurate or omitted information resulting in changes necessary to facilitate the proper construction of this project.

0' 1"
 Bar is 1" on original plans. If not 1" on this sheet adjust scale accordingly.

©2021
 LYTHGOE DESIGN GROUP
 These documents are the property of Lythgoe Design Group, Inc. and shall remain the property of Lythgoe Design Group, Inc. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Lythgoe Design Group, Inc.

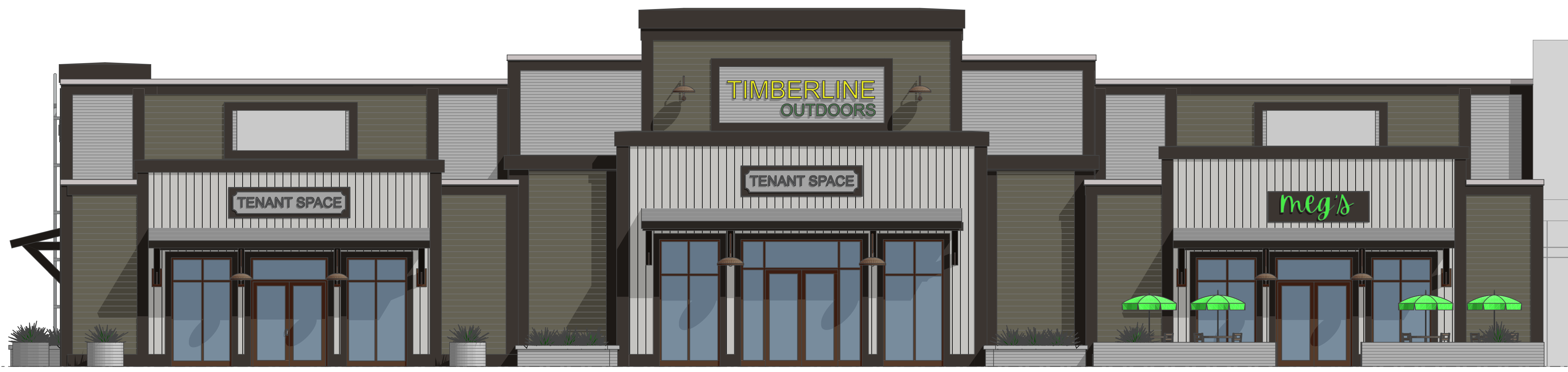
Lythgoe Design Group, inc.
 Architecture - Planning - Design/Build
 Lane M. Lythgoe, MSA
 Licensed Architect (Utah # 137121)
 (Colorado # 402785)
 570 South Main Street
 Provo, UT 84602
 Phone: 435-554-4004
 www.lythgoedesign.com

TIMBERLINE HARDWARE ADDITION
 737 S Main St Heber Utah 84052 USA
 PROJECT #:
 PROJECT DESCRIPTION: PROJECT DESCRIPTION
 YYID
 DATE: 3/11/25

REVISIONS		
#	DATE	DESCRIPTION

ANNOTATION PLAN [ENLARGED] - NORTH
 A105

1 ANNOTATION PLAN [ENLARGED] - NORTH
 SCALE: 1/8" = 1'-0"



9 FRONT ELEVATION (COLOR)
SCALE: 3/16" = 1'-0"

FINISH ELEVATIONS		
DESCRIPTION	PERCENTAGE	SYMBOL
CEMENT SIDING VERTICAL	19%	
CEMENT SIDING HORIZONTAL	22%	
CORRUGATED METAL SIDING	8%	
CMU/MASONRY	51%	



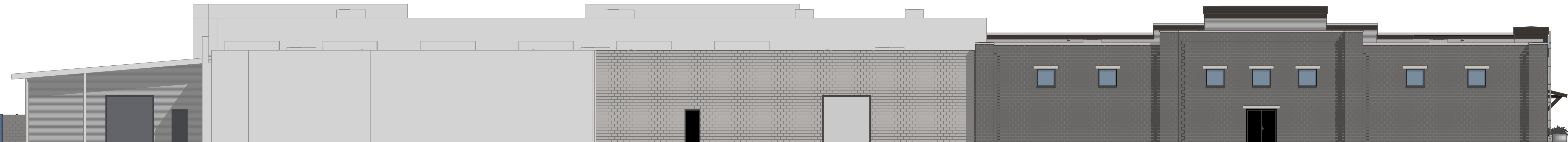
5 FRONT ELEVATION (COLOR)
SCALE: 3/32" = 1'-0"



1 LEFT ELEVATION (COLOR)
SCALE: 3/32" = 1'-0"

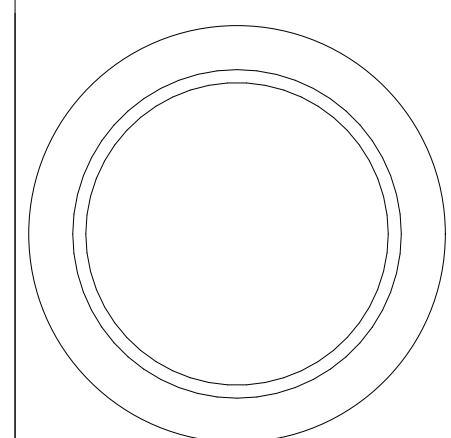


3 RIGHT ELEVATION (COLOR)
SCALE: 3/32" = 1'-0"

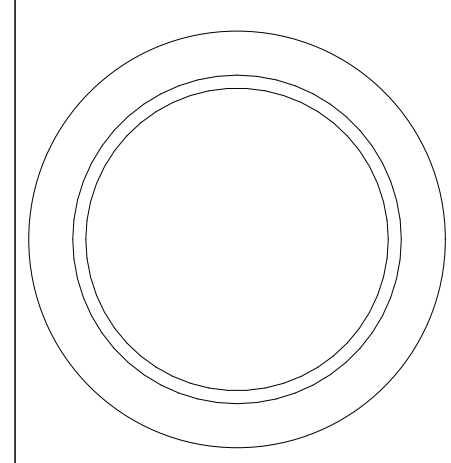


1 REAR ELEVATION (COLOR)
SCALE: 3/32" = 1'-0"

INFORMATION CLAUSE:
If any information is incorrect or in omission it shall be brought to the attention of the architect prior to the bid opening for clarification which shall be issued by addendum. Otherwise these documents shall be considered complete by the Contractor. No additional compensation shall be awarded to the contractor for inaccurate or omitted information resulting in changes necessary to facilitate the proper construction of this project.



©2021
LYTHGOE DESIGN GROUP
These documents are the property of Lythgoe Design Group, Inc. and shall remain the property of Lythgoe Design Group, Inc. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Lythgoe Design Group, Inc.



CONSULTING ENGINEER

Lythgoe Design Group, inc.
Architecture - Planning - Design/Build
Lane M. Lythgoe, AIA
Licensed Architect (Utah # 137121)
(Colorado # 402785)
370 South Main Street
Provo, Utah 84602
Phone: 435-554-4004
www.lythgoedesign.com

TIMBERLINE HARDWARE ADDITION
737 S Main St Heber Utah 84052 USA
PROJECT DESCRIPTION: PROJECT DESCRIPTION
PROJECT #: YYID DATE: 3/11/25

REVISIONS		
#	DATE	DESCRIPTION

COLORED EXTERIOR ELEVATIONS

A901

Legend

Symbol	Description	Remarks
	Landscape Boulder / 4'-5' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, 4" Between All Lawn And Shrub Areas. Compact Sub-grade To 30% Prior To Installation.
	New Rock - Cobble Area / 4" Minus Size / "Gray"	Install In Areas Shown To A Depth Of 6 Inches Over "Dewitt" Brand Weed Barrier Fabric. Submit Gray Sample Color For Approval.
	New Shrub - Rock Area / 2" Minus Size / "Nepht Gray"	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Submit Gray-Beige Sample For Approval.

Sub-Grade Requirements

- SHRUB AREAS :** Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK AREAS :** Six (6) inches below finish grade. This will allow for the installation of a six inch depth of decorative/cobble rock type as specified, over a weed barrier fabric, leaving the grade slightly below below finish grade and concrete areas.
- SUB-GRADE COORDINATION :** The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Submittal Requirements

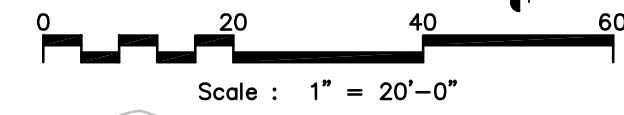
- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 60 days prior to the anticipated installation date. No plant material substitutions will be considered following the 60 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : raldesign@comcast.net



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		Celtis o. 'Prairie Sentinel'	Columnar Hackberry	2" Calliper 10'-12" Height	Full Head Crown Straight Trunk
5		Malus x. 'Spring Snow'	Spring Snow Crab	2" Calliper 8'-10" Height	Full Head Crown Straight Trunk
18		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Calliper 8'-10" Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	5 Gallon	24"-30" Height
35		Juniperus sabinia 'Broadmoor'	Broadmoor Juniper	5 Gallon	18"-24" Spread
10		Prunus besseyi 'Paunee Buttes'	Paunee Buttes Sandcherry	5 Gallon	18"-24" Spread
26		Prunus cistena	Cistena Plum	1 Gallon	36"-42" Height
7		Spiraea bum. 'Anthony Waterer'	Anthony Waterer Spiraea	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
44		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	18"-24" Height
19		Calamagrostis a. 'Fosterer'	Fosterer Feather Grass	5 Gallon	24"-30" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
62		Nepeta	Catmint	1 Gallon	Full Can
3		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

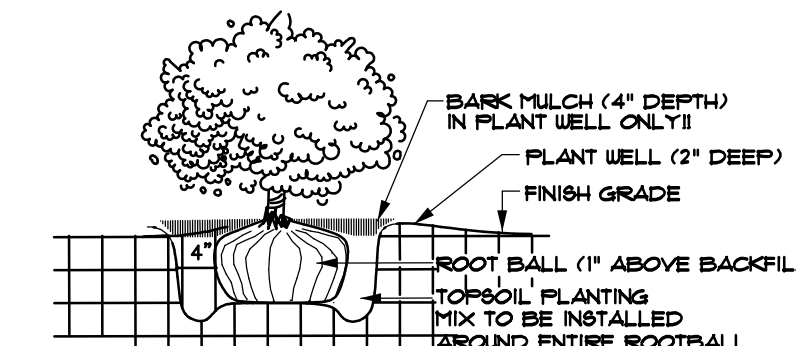
** Plant material quantities are provided for convenience in bidding ONLY!! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Planting Notes

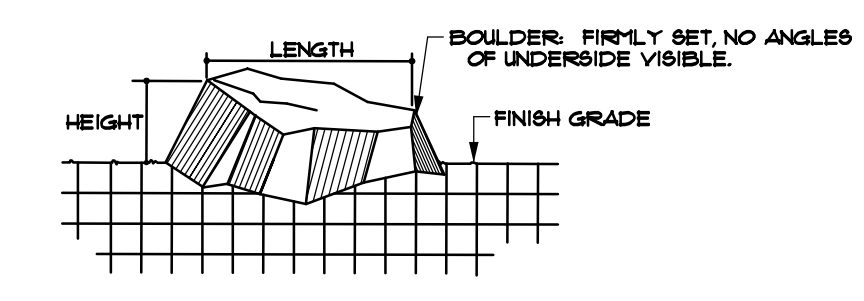
- All shrub planting areas shall receive an 8 inch depth of topsoil. Topsoil is not available on-site and must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis for all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits, tree wells and overall shrub areas shall receive a 4 inch depth of bark mulch cover, to match what was used on the phase 1 project. "Dewitt" Pro-5 weed barrier fabric shall be installed in all shrub planting areas, installed per manufacturers recommendations, including steel staples, etc. All weed barrier shall be overlapped a minimum 6 inches where seams occur.
- In all shrub beds, cut the fabric from around the water well of each plant, then apply pre-emergent herbicide weed control throughout, followed by the bark mulch installation.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

General Notes

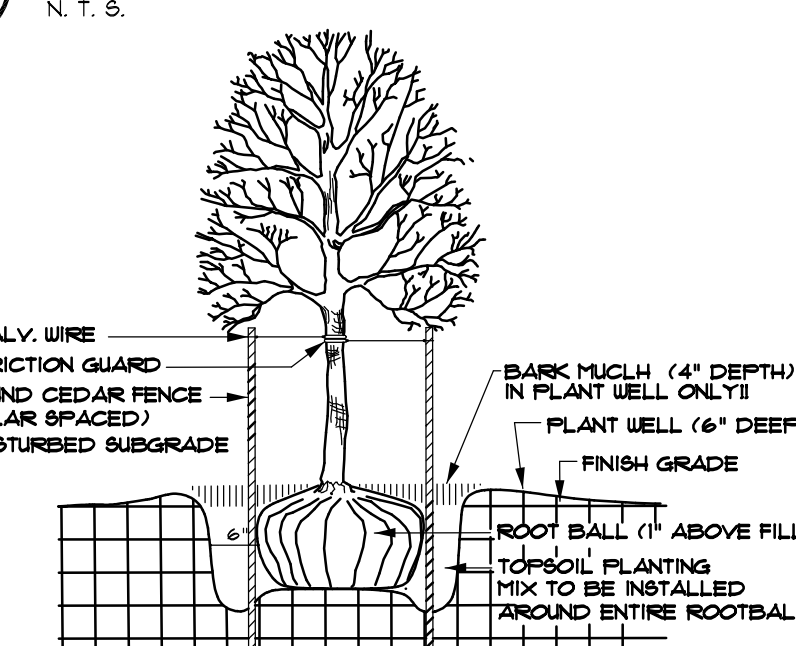
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.



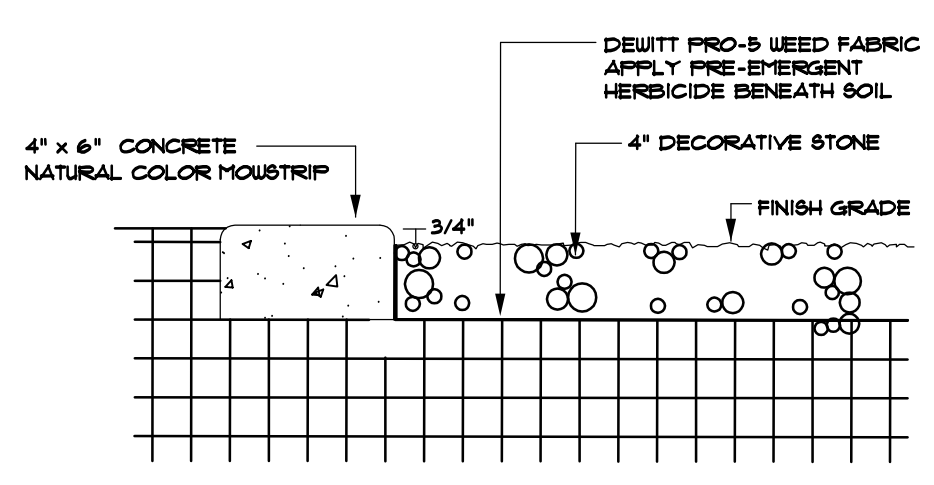
1 Shrub Planting
L-1 N.T.S.



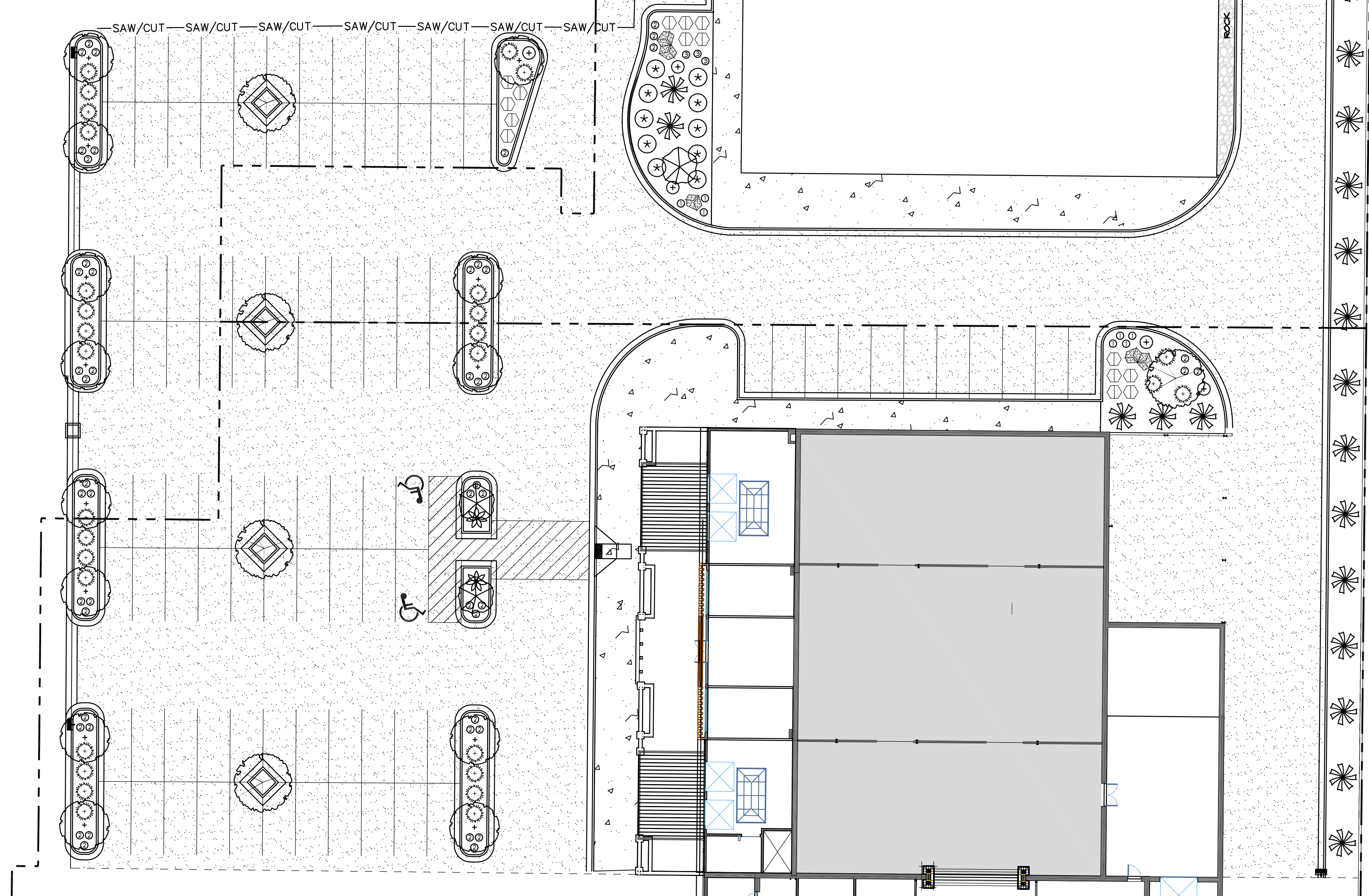
2 Landscape Boulder
L-1 N.T.S.



3 Tree Planting
L-1 N.T.S.



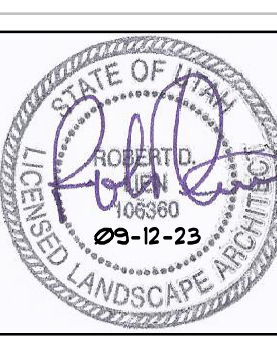
4 Mowstrip / Stone Mulch
L-1 N.T.S.



LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

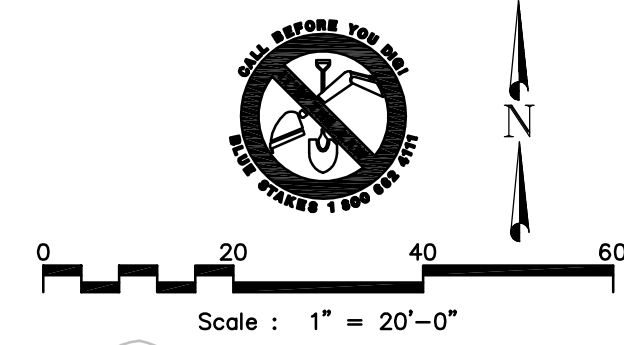


TIMBERLINE EXPANSION
LANDSCAPE PLAN
711 SOUTH MAIN STREET, HEBER CITY, UTAH 84032



SHEET: **L-1**
DATE: Sept 12, 2023

Landscape Architect
 RDL Design Company, Inc.
 1020 East Yale Avenue
 Salt Lake City, Utah 84105
 Phone : 801-647-3114
 Email : rdl@comcast.net



Sprinkler List

Symbol	Model-Number	Description	Remarks
●	Rainbird XFD Series	Dripline Tubing / .9 GPH	Install Drip Rings / Quantity As Required
⊗	Rainbird X CZ-100-FRBR	Drip Control Zone Kit	1" Size In Valve Box With Gravel Sump
⊗	Rainbird 33DNP	Quick Coupler Valve	3/4" Size In Valve Box With Gravel Sump
●	Rainbird (Or Equal)	PVC To PE Pipe Connection	Install Throughout Various Planting Beds
ESP	Rainbird ESP-TM2-6	Exterior Cover Controller	6 Station / 110 Volt Power By Others
⊕	WR2-RFC	Rain-Freeze Sensor	Install In Clear Bldg. Exterior Location
⊕	Mueller Orisael Mark II	Stop 4 Waste Valve	1" Size / Install Inside Curb Box
⊗	Amlad 1 1/2" T-Super	Secondary Water Filter	Install Above Grade In Protective Cage
-----	Schedule 40 PVC	Main Service Line	1 1/4" Size Throughout
-----	Schedule 40 PVC	Lateral Circuit Line	Pipe Size As Required / 3/4" Min. Size
▨	Planting Area / Dripline	In-Line Emitter Drip Tubing	Dripline Tubing / .9 GPH - 12" Spacing

Emitter Installation Guide

PLANT SIZE	EMITTER DEVICE	QUANTITY
1 Gallon Shrub Plant Material	XB-10FC (1 Gal./Hr.)	Two Each
5 Gallon Shrub Plant Material	XB-20FC (2 Gal./Hr.)	Two Each
7 Gallon Shrub Plant Material	XB-20FC (2 Gal./Hr.)	Three Each

Final selection of emitter type and quantity to be the responsibility of the irrigation contractor. In order to provide the optimum amount of precipitation to each plant, in addition to complying with project warranties.

Sprinkler Notes

- All main service lines and pipe sleeving shall be buried minimum 18 inches below finish grade, all lateral circuit lines minimum 12 inches below finish grade. Backfill all lines with sand or lump free soil. All clean material shall be settled and compacted to proper finish grade. All piping shall be capable of winterization by the use of compressed air / "Blown Out".
- All control valves and quick coupler valves shall be installed in fiberglass control boxes with bolt down lids. Washed gravel shall be installed in the box bottom to a depth of 3 inches.
- All sprayheads shall be installed using (2) 1/2" barbed ella, (1) 1/2" marlex ella, and 1/2" swing pipe cut to the appropriate length (12" min.-24" max.). Quick coupler valves shall be installed using the appropriate sized swing joint assembly including 3 marlex ella, and (1) 1/2 inch schedule 80 pvc riser.
- The design and layout of all sprayheads shall provide for a minimum 60% DU (distribution uniformity).
- All sprayheads adjacent to hardscape paving shall be spaced 1 to 3 inches away from paving.
- Control valve wire shall be #14 single conductor white for the common wire, and #14 single conductor for the hot wire. Use red for the hot wire on all lawn control valve zones, green for "drip" zones and blue (2) as spares along the entire main service line. Spare wires shall be home run to the controller. All wiring shall be UL UL rated. All connections shall be made with water tight connectors, and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with service line where possible, taped to the underside of the pipe at regular intervals. Provide slack n control wires at all changes in direction.
- Contractor shall locate the irrigation controller per the Owner's direction. The 2" conduit from the controller to the nearest landscape area shall be installed by either irrigation or building electrical contractor.
- Install 3/4" manual drain valves at all low points along the main service line. Use 2 inch schedule 40 pvc sleeves over the valve with a valve marker cap. Install a two cubic foot gravel sump at the valve bottom.
- All sprinkler lines passing under paved and other hard surfaces shall be installed in schedule 40 pvc sleeves a minimum of two sizes larger than the pipe size to pass through it. The sleeve depth shall be the same as the deepest pipe to pass through.
- Upon completion of the installation, provide the Owner with a complete set of "As-Built" drawings showing any and all deviations from the original plans. It shall also show the locations of main service lines, control valves, wire routes, and manual drain valves.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.
- The contractor shall comply with all state and local plumbing codes, and shall honor all warranties and guarantees set forth by the Owner.

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
- The contractor shall verify the exact location and size of the irrigation waterline stub, and the available water pressure at the point of connection. Any conflicts from what is shown on the plans shall be brought to the attention of the engineer for a resolution.
- The contractor shall be responsible for the installation of all irrigation sleeves under paving and other hard surface areas, whether shown on the plan, or required otherwise. This shall also include the installation of electrical conduit(s) from the controller location to the nearest planting area.
- The controller shall be hardwired to the available 110 volt power source, with all work being performed per state and local codes. The controller shall be located in a convenient location as determined by the Owner and site/building contractor.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.

Submittal Requirements

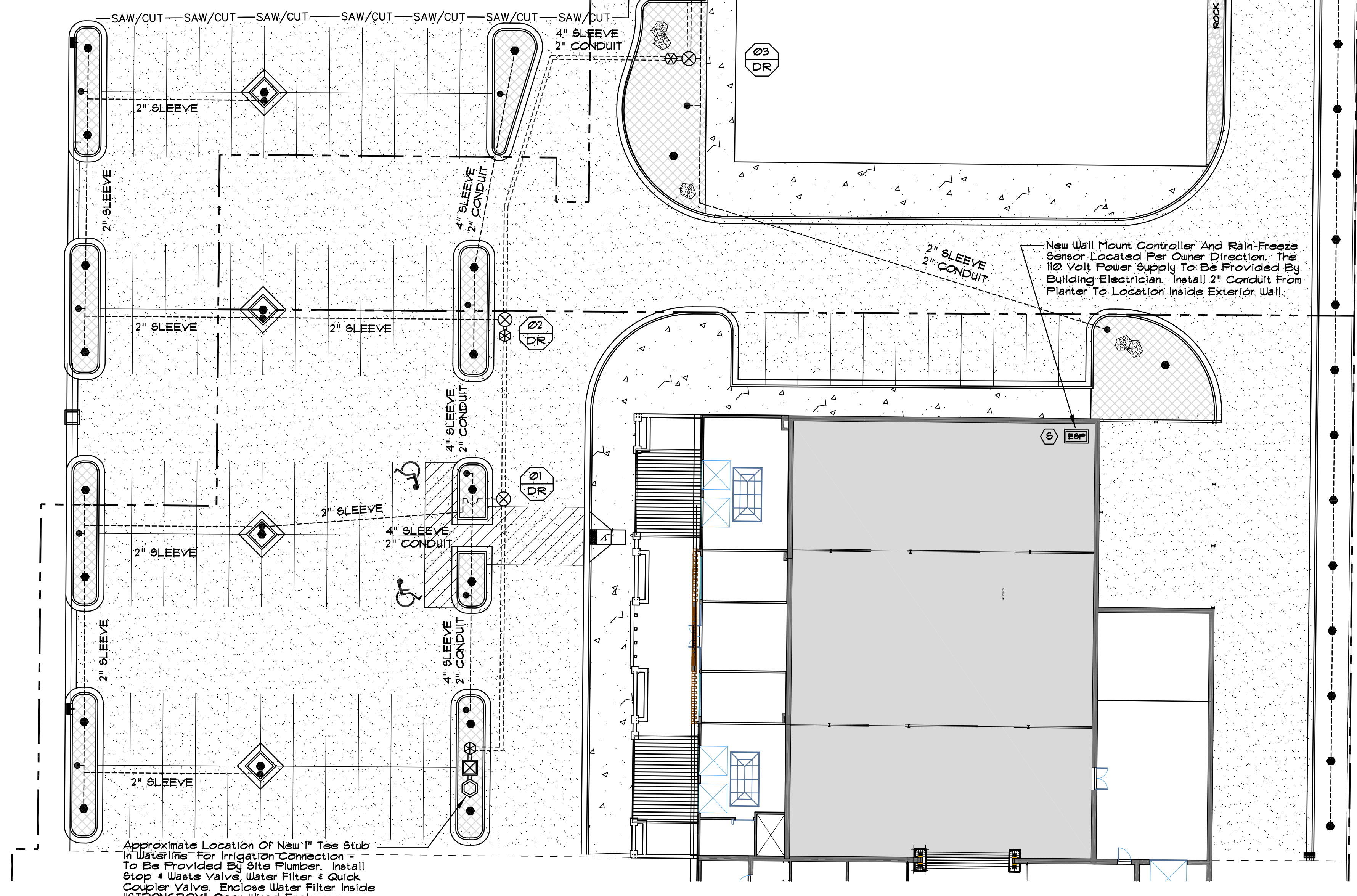
- The contractor shall provide to the Owner/Engineer product data sheets of all irrigation materials such as control valves, control wire, quick coupler valves, control valve boxes, controller(s), pvc piping, drip tube piping, drip emitters & backflow prevention devices in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All irrigation materials shall be located for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to beginning work on the project. No substitutions will be considered following this time period.

Irrigation Controller Valve Schedule

*	VALVE DATA			HYDRAULIC DATA			
	Size	Sta. #	Head Type	Landscape Zone	Prec. Rate-Inch/hr	GPM	PSI
1	1.0"	1	Drip	Plants-Sun	NA	5.0	30
2	1.0"	2	Drip	Plants-Sun	NA	5.0	30
3	1.0"	3	Drip	Plants-Sun	NA	5.0	30
4	1.0"	4	Drip	Plants-Sun	NA	5.0	30
5	1.0"	5	Drip	Plants-Sun	NA	5.0	30
6	NA	6	NA	Spare	NA	NA	NA

General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaces For Clarity Purposes ONLY!! Install All Irrigation Components Within Landscaped Areas Where At All Possible.



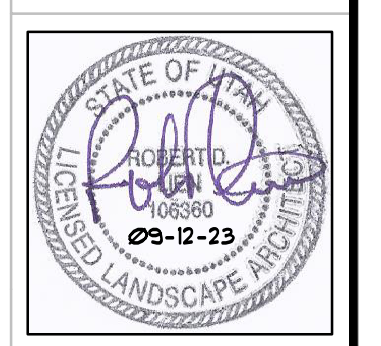
Approximate Location Of New 1" Tee Stub In Waterline For Irrigation Connection - To Be Provided By Site Plumber. Install Stop 4 Waste Valve, Water Filter & Quick Coupler Valve. Enclose Water Filter Inside "STRONGBOX" Open Wired Enclosure.

NO.	REVISIONS	BY	DATE

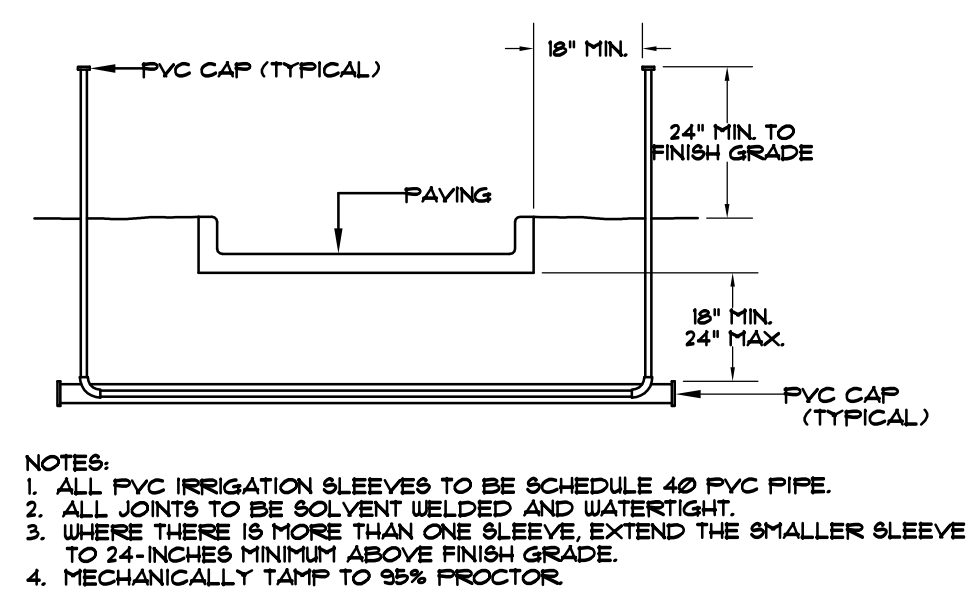
LEGEND ENGINEERING
 52 WEST 100 NORTH
 HEBER CITY, UT 84002
 PHONE: 435-654-4828
 www.legendengineering.com



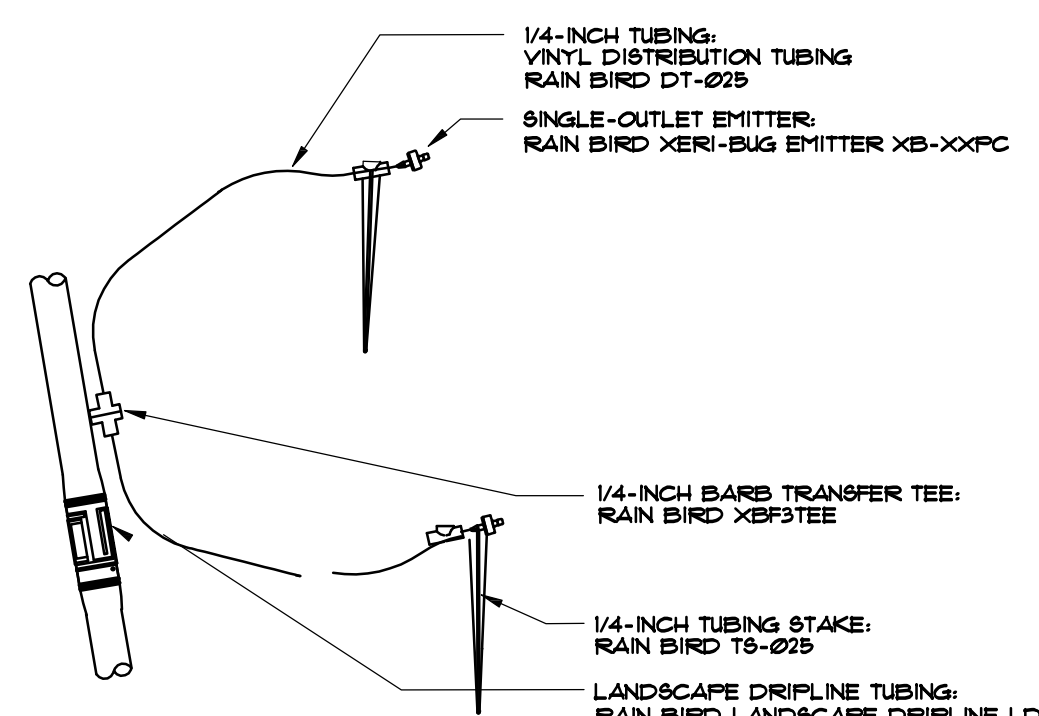
TIMBERLINE EXPANSION
 IRRIGATION PLAN
 711 SOUTH MAIN STREET, HEBER CITY, UTAH 84002



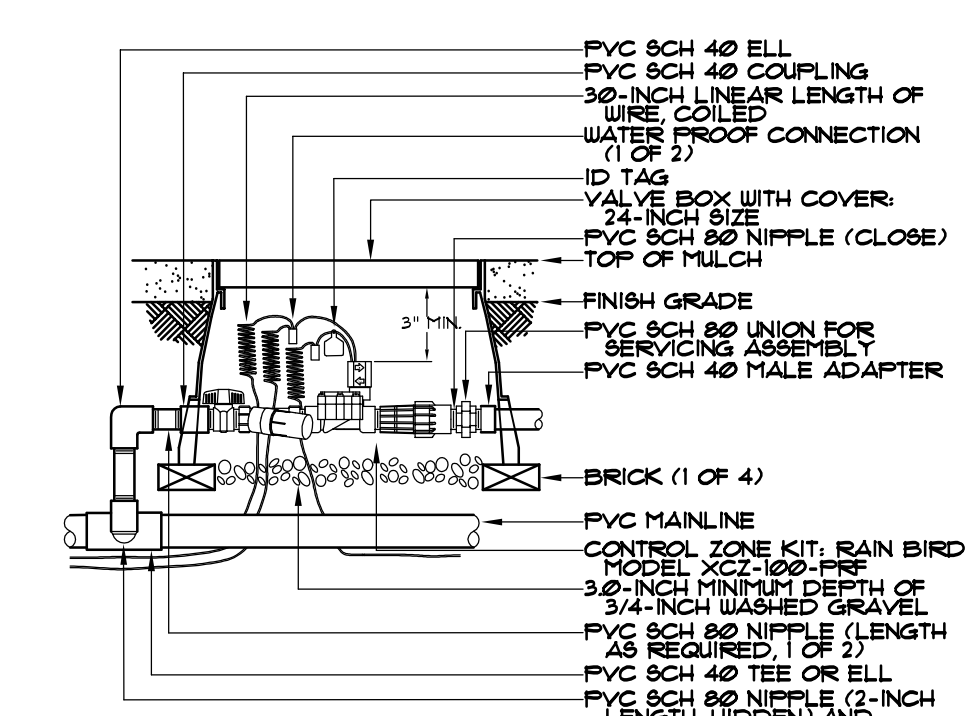
SHEET:
L-2
 DATE: Sept 12, 2023



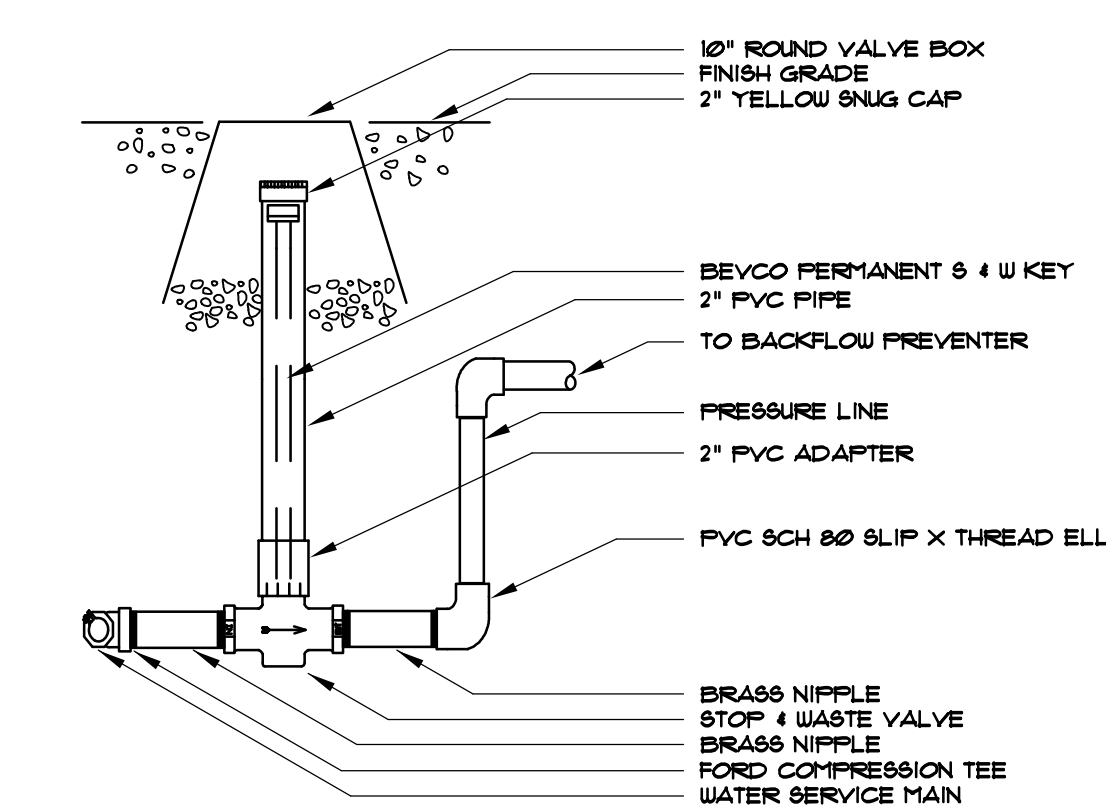
1 Sleeving
L-3 N.T.S.



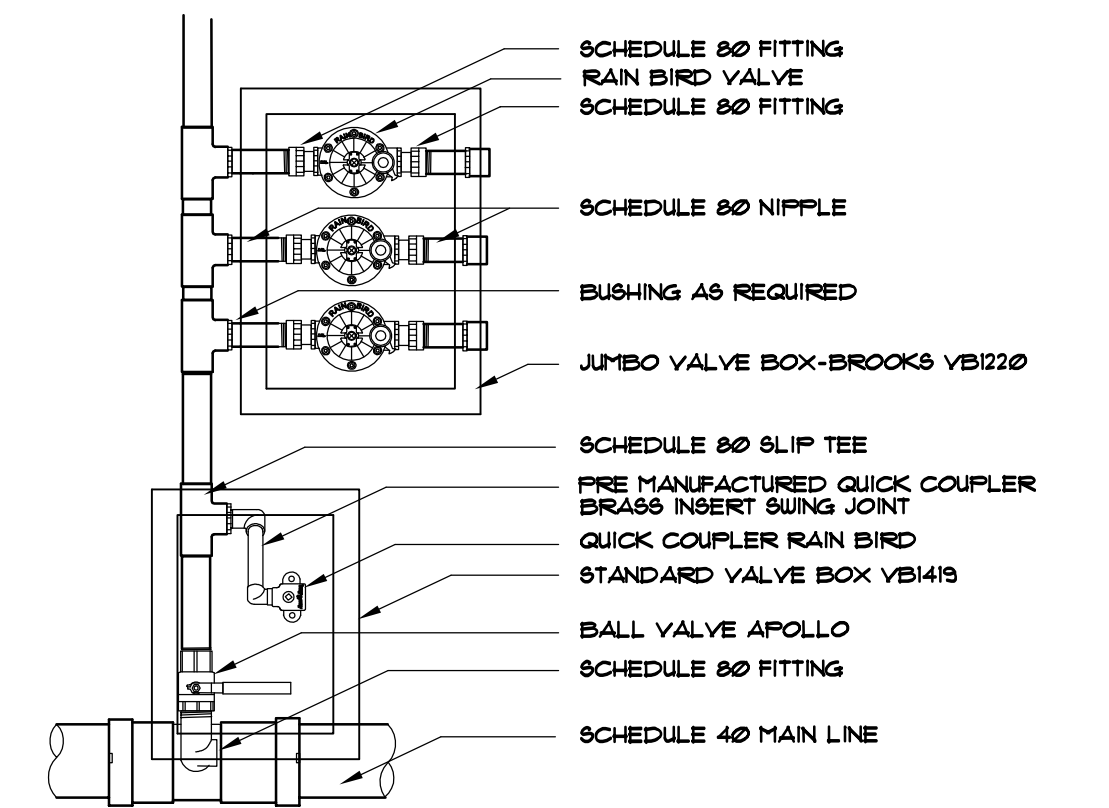
2 Dripline - Additional Emitters
L-3 N.T.S.



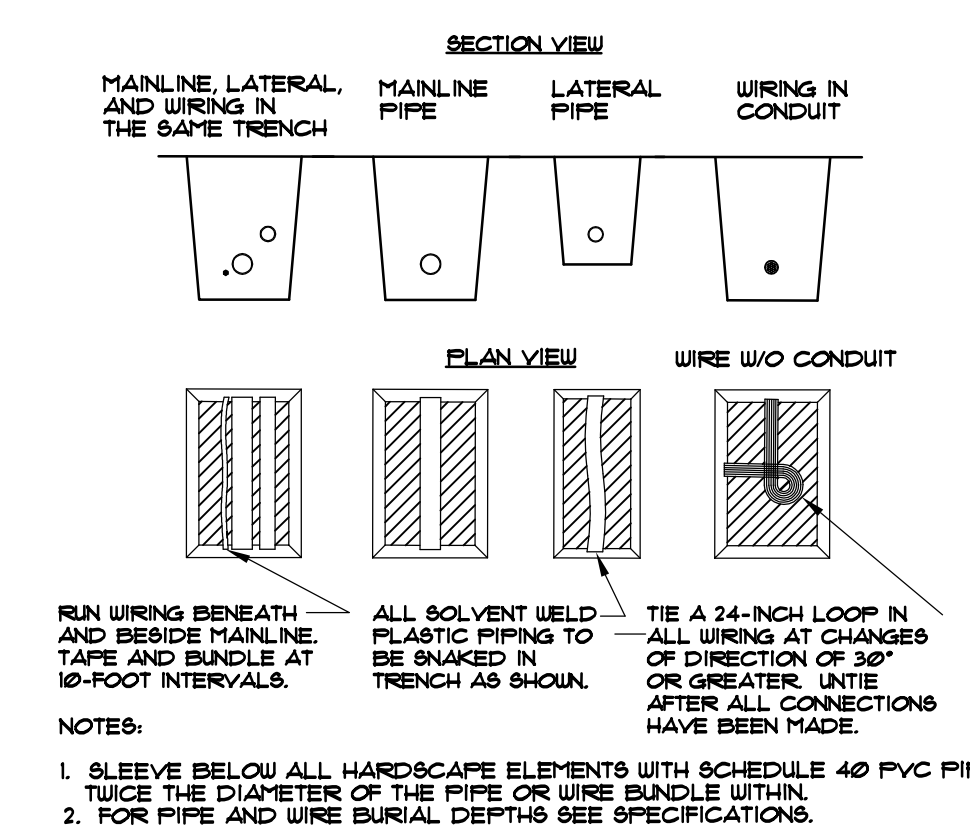
3 Xerigation Control Zone Kit
L-3 N.T.S.



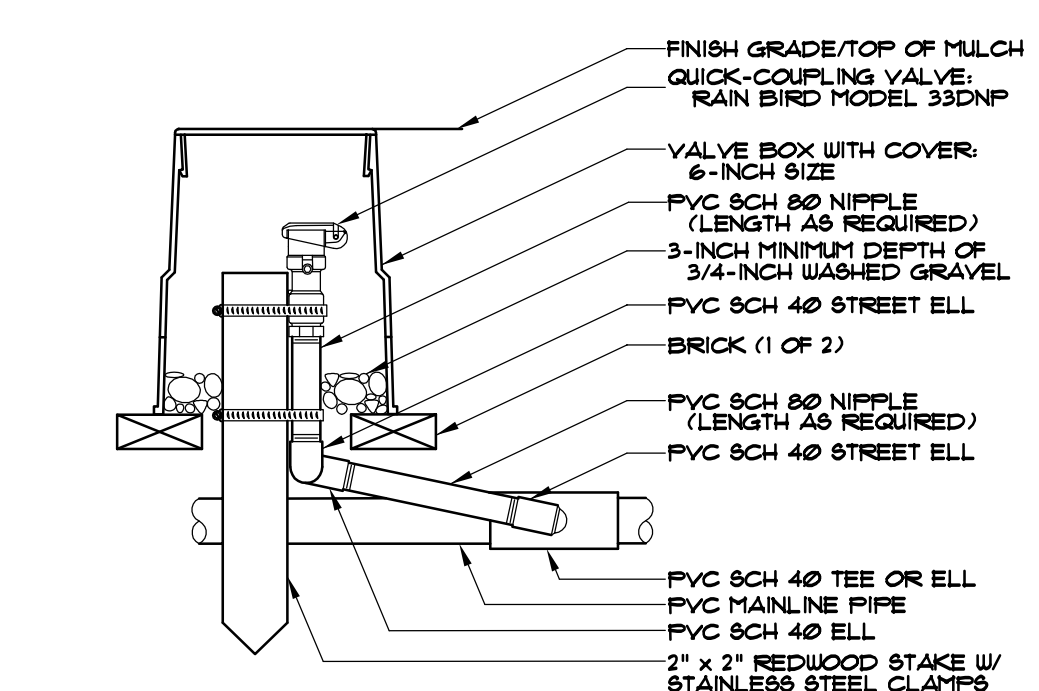
4 Stop & Waste Valve
L-3 N.T.S.



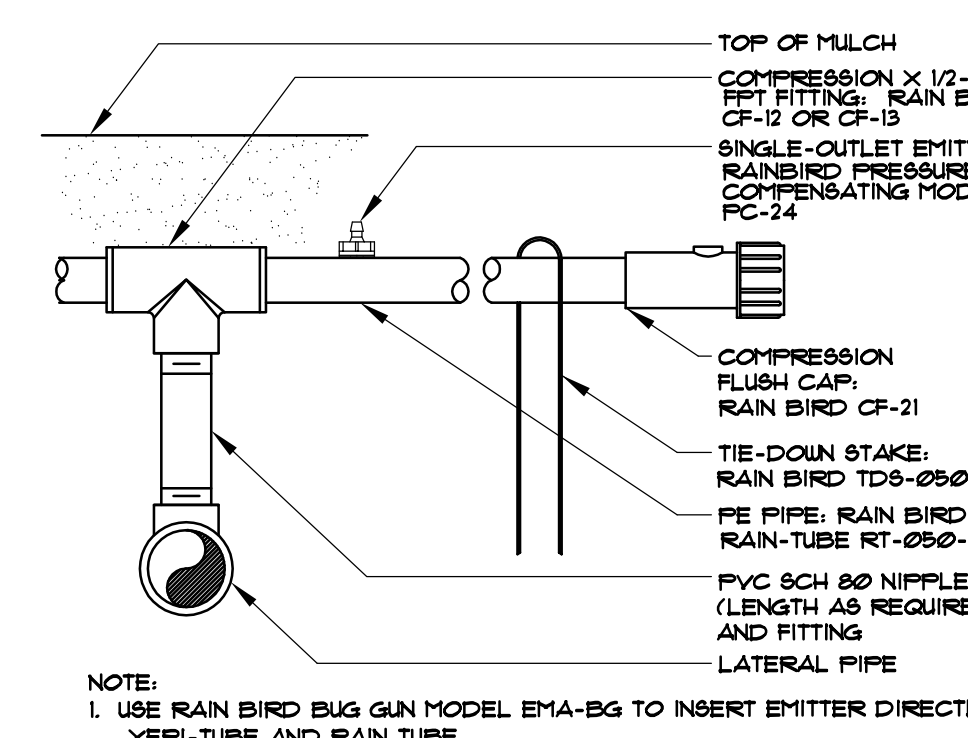
5 Valve Manifold
L-3 N.T.S.



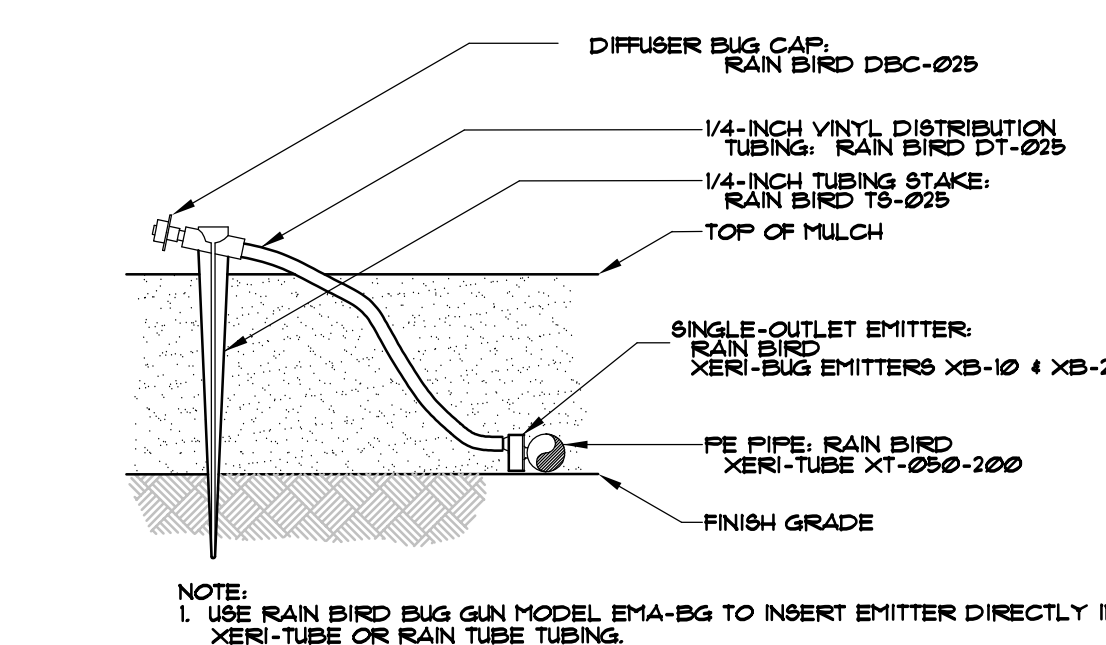
6 Pipe & Wire Trenching
L-3 N.T.S.



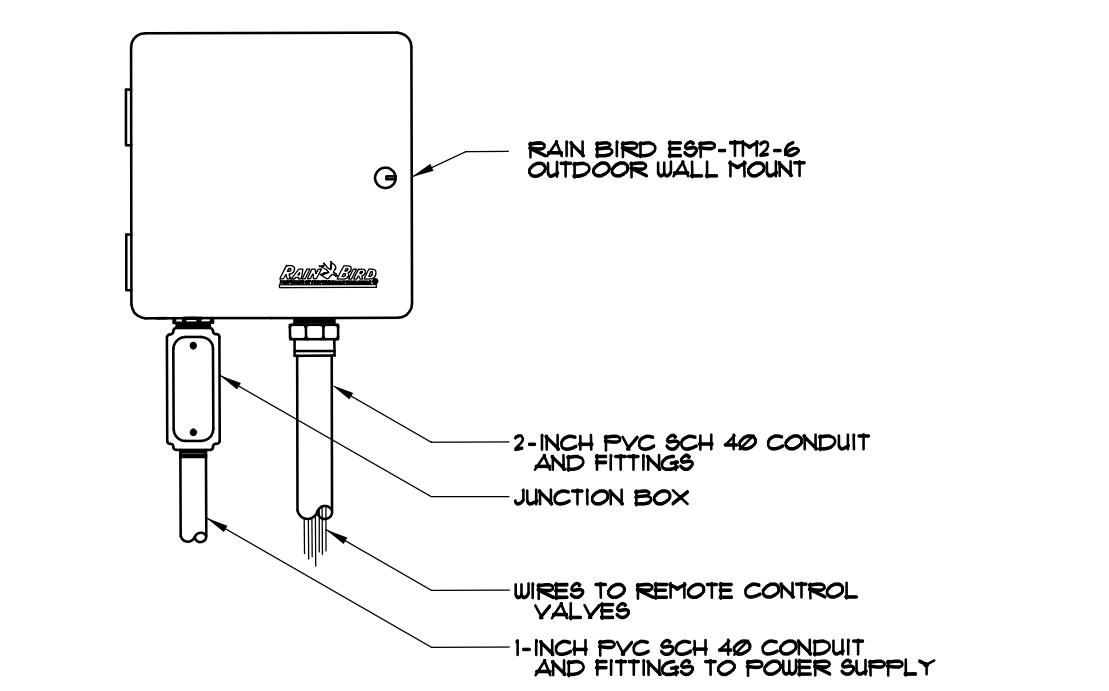
7 Quick Coupling Valve
L-3 N.T.S.



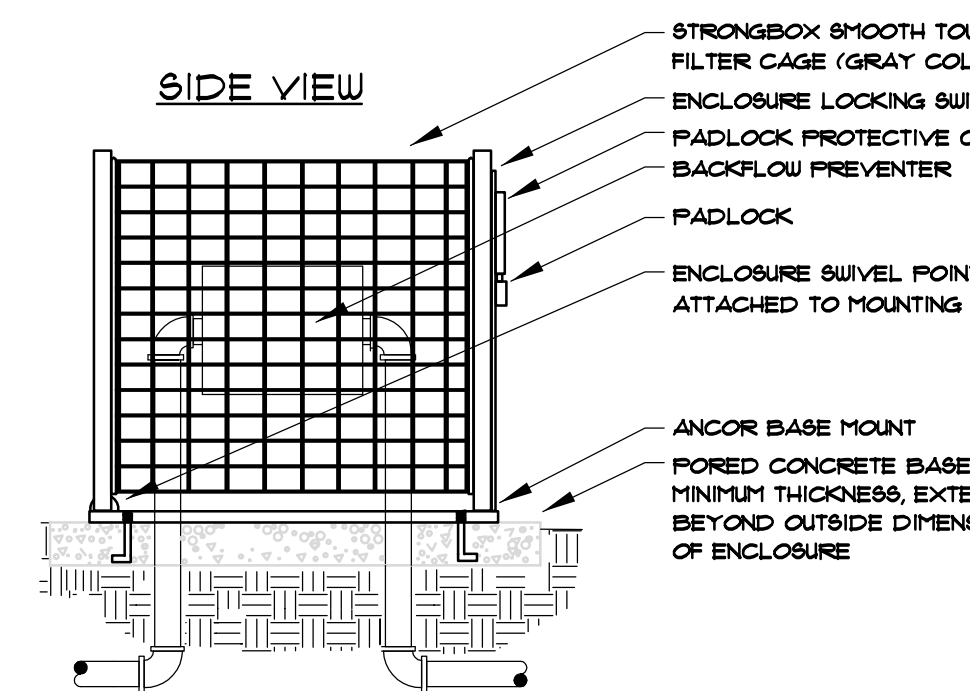
8 PVC To PE Pipe Connection
L-3 N.T.S.



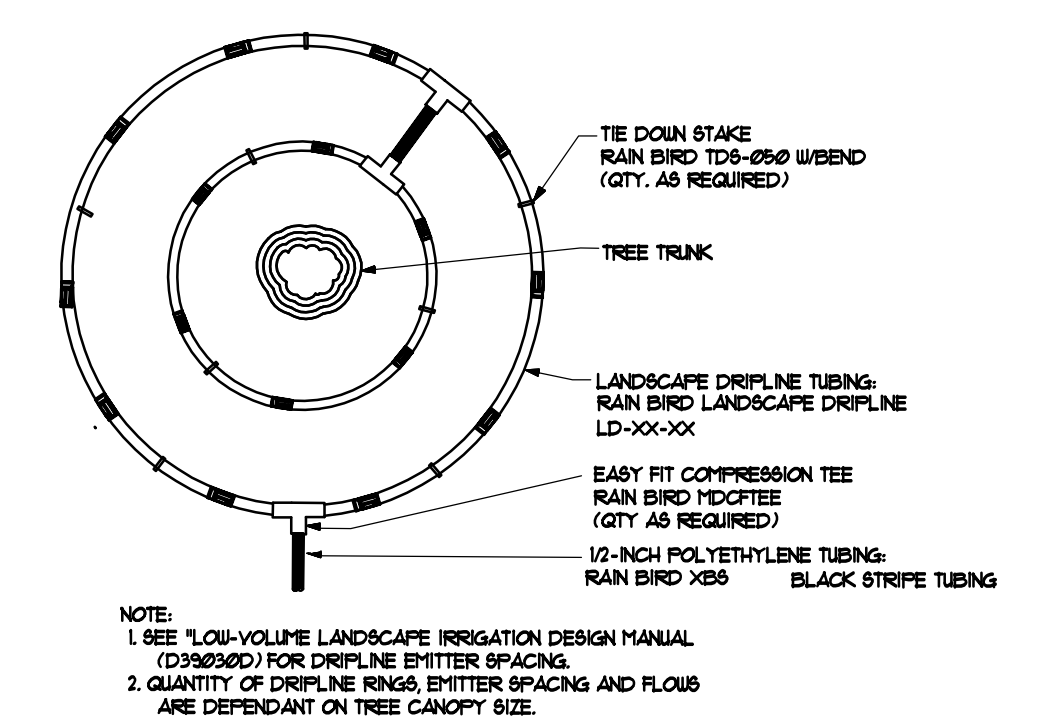
9 Emitter Into Xeri-Tube
L-3 N.T.S.



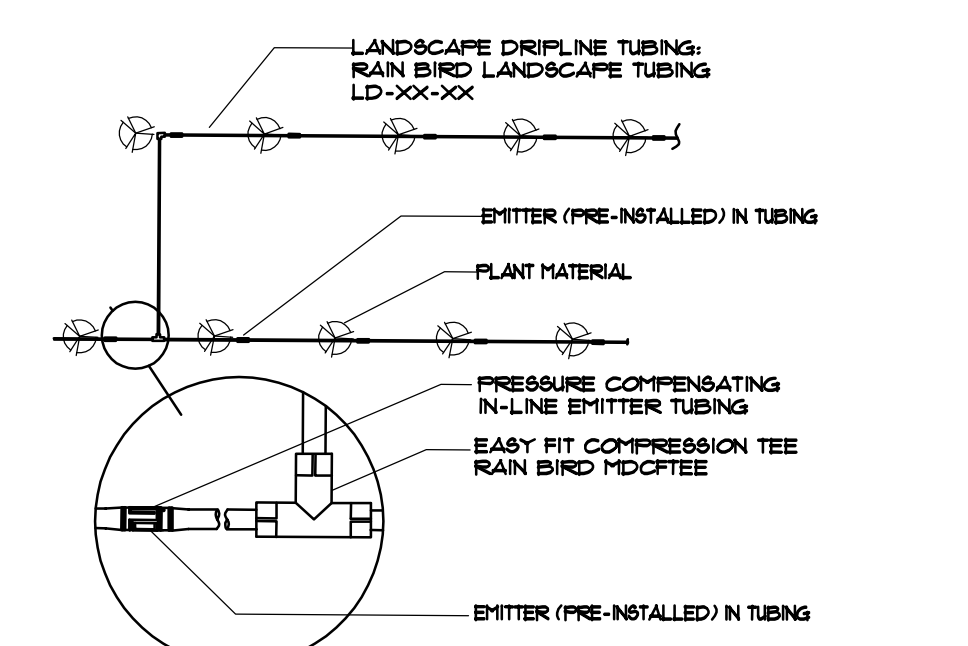
10 Wall Mount Controller
L-3 N.T.S.



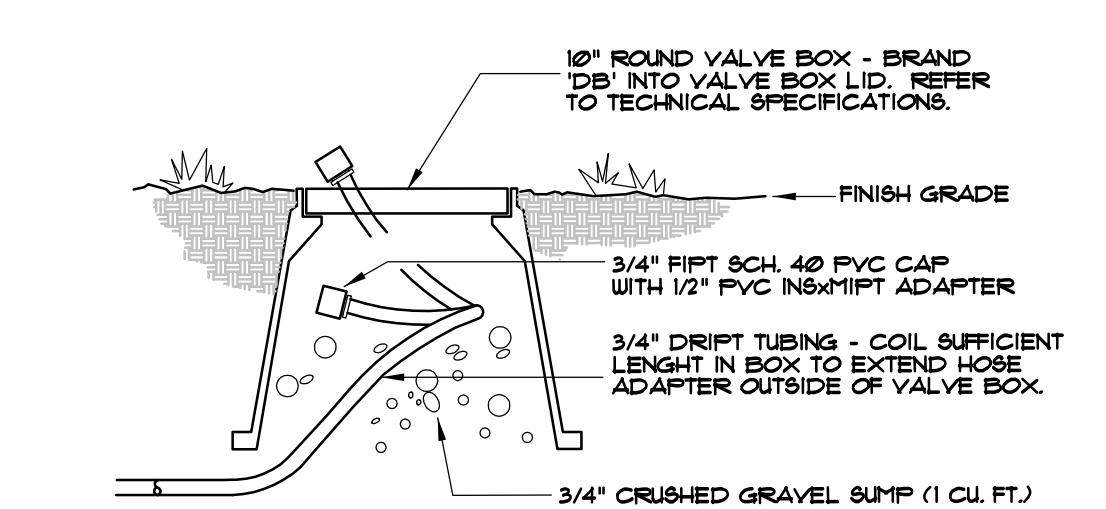
11 Backflow Preventer Enclosure
L-3 N.T.S.



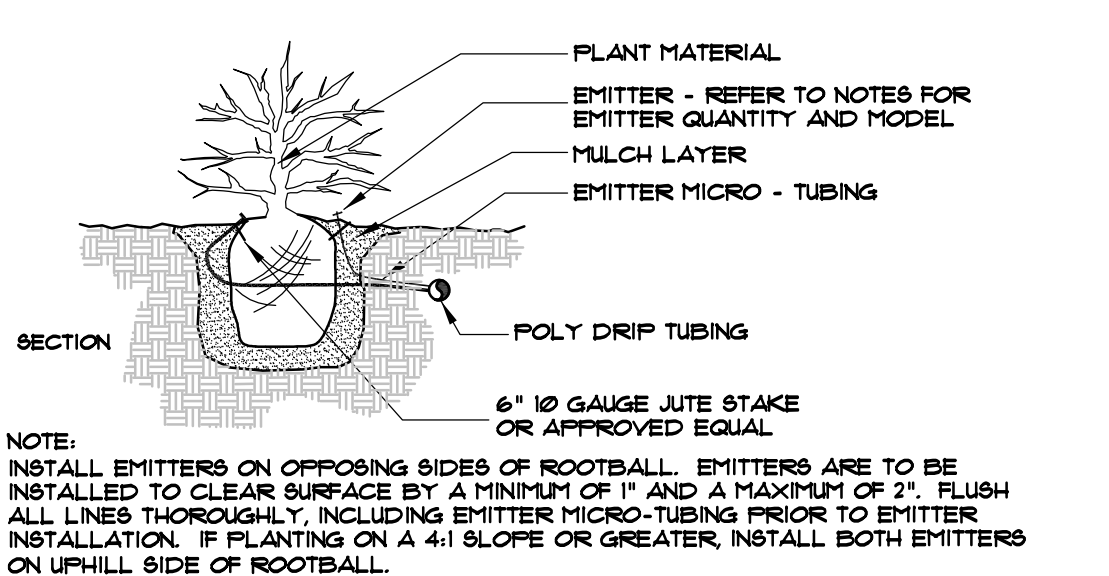
12 Dripline At Trees
L-3 N.T.S.



13 Dripline At Shrubs
L-3 N.T.S.



14 Compression Flush Cap
L-3 N.T.S.



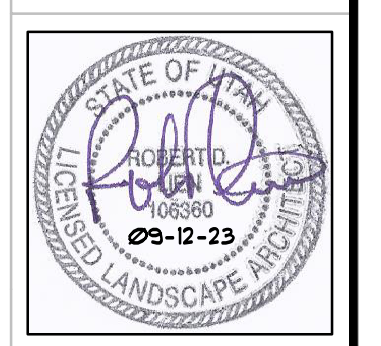
15 Drip Emitter
L-3 N.T.S.

NO.	REVISIONS	BY	DATE

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-464-4828
www.legendengineering.com



TIMBERLINE EXPANSION
IRRIGATION DETAILS
711 SOUTH MAIN STREET, HEBER CITY, UTAH 84032



SHEET:
L-3
DATE: Sept 12, 2023



Planning Commission Staff Report

MEETING DATE:	3/25/2025
SUBJECT:	Public Hearing for the proposed Central Heber Overlay Zone (CHOZ) and Use Options for Historic Buildings (John Janson, Tony Kohler)
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

After the Central Heber Vision was adopted last year, the City has been working on implementation. Already pieces of the Vision are underway. As part of that Vision, transitions from the commercial/mixed downtown (the C-3 zone) area into the Central Neighborhoods and the possibility of creating infill options for the Central Neighborhoods became recommendations within the Vision. The draft Central Heber Overlay Zone, CHOZ, is intended to implement those parts of the Vision.

CHOZ includes two sub-districts. One sub-district, the Transition Corridor (TC) covers the transition areas located essentially in a north south direction east and west of the C-3 zone but also including the Midway Lane area, west to about 600 West. The second sub-district, the Central Neighborhoods (CN), covers the downtown existing neighborhood generally in the R-2 and R-3 zones.

In addition to the CHOZ, a draft ordinance to allow for more land use options to help preserve historic homes in the Central Neighborhoods, has been prepared for the public hearing. The intent of that draft to provide more options to distinctive older homes that could provide additional revenues to address maintenance issues that seem fairly frequent in older homes.

RECOMMENDATION

No decision is required at this time. It is suggested that the Planning Commission listen to the input received and make a decision at the next Planning Commission meeting on April 8th. Comments from the March 20 Open House will be provided to the Planning Commission for the March 25 Public Hearing.

BACKGROUND

Public Noticing

Staff has advertised a public hearing to receive comments from interested residents concerning CHOZ. Public Notices include the following:

1. Post card notices for the March 20 Open House and March 25 Public Hearing with a link to ordinance copies on the Envision Website was mailed to 1219 property owners on March 13, 2025.
2. Envision Website (<https://envisionheber.com/choz>) updated with times and dates of March 20 Open House and March 25 Public Hearing, including a summary and text of the CHOZ and Historic Building Use Ordinances, on March 13, 2025.
3. Notice placed on Utah Public Notice Website at <https://www.utah.gov/pmnl> on March 12, 2025.
4. One a-frame sign posted at City Hall and one a-frame sign posted at the Public Safety Building on March 18, 2025.
5. Public Hearing notices placed in the Heber City Town Hall on March 12, 2025.
6. Public Hearing notices emailed to Wasatch County, Wasatch County Planning, Wasatch County Fire, Midway City, Wasatch County Health Department, Heber Valley Tourism and Wasatch County Public Works for posting in those public buildings on March 12, 2025.
7. Notice of the Public Hearing sent to the Wasatch Wave on March 12, 2025.
8. Notice posted on Instagram and Facebook on March 16, 2025.

DISCUSSION

Within the general CHOZ Overlay, there are two sub-districts: Central Neighborhoods for the neighborhoods, and the Transition Corridor District (east and west of Main Street and along Midway Lane). The intent of each district is as follows:

Central Neighborhoods District (CND). The Central Neighborhoods District, as part of the Central Heber Overlay Zone, has been established to allow for various forms of infill. These include flag lots, small lots, and certain missing middle housing types. The CND adds additional housing flexibility to the R-2 and R-3 zones in the Downtown area.

In general, additional uses are proposed, especially for various housing types. Some new housing concepts are proposed including, flag lots, smaller lots (based on your current infill ordinance), courtyard buildings, duplexes, and ADUs which are already allowed

Some spatial requirements have been made more flexible but all development types will accommodate needed easements for Public Works.

Design standards are based on the type of building being proposed.

A new small lot concept is also suggested which would allow for a detached ADU-like lot accessed by a permanent easement.

Transition Corridors District (TCD). The Central Heber Vision suggests an additional mix of uses could be considered as a transition to the residential neighborhoods east and west of the Main Street area and along Midway Lane. The Transition Corridors District (TCD) has been established to

promote limited uses with a mix consisting of residential and commercial uses. The mix of uses would allow for medium to higher density residential uses, with occasional corners for lower intensity commercial uses. A portion of the TCD, between 150 West and 150 East, has been identified by the Central Heber Vision, as an area to be considered for rezoning to C-3 Commercial.

Use Options for Historic Homes in the Central Heber Overlay Zone. As a new chapter this draft ordinance provides for additional use options for historic buildings with certain architectural features. The intent is to provide additional income possibilities that could assure the continuation of these older buildings. If the area becomes eligible for an historic designation or additional homes get designated, businesses within the dwellings can help provide tax credits to the property owner.

FISCAL IMPACT

None at this time

CONCLUSION

The CHOZ is intended to implement the Central Heber Vision but a process leading up to the possible adoption needs to be accomplished.

ALTERNATIVES

N/A

POTENTIAL MOTIONS

ACCOUNTABILITY

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

EXHIBITS

1. CHOZ Draft 03-20-25
2. CHOZ presentation-rev2
3. Envision_mailer0225-01
4. Envision_mailer0225-02
5. PH Notification

18.83 Central Heber Overlay Zone (CHOZ)

Draft Date: March 20, 2025

18.83.010	Purpose
18.83.020	Permitted and Conditional Uses
18.83.030	Spatial Requirements
18.83.040	Design Requirements
18.83.050	Visual Screening
18.83.060	Definitions
18.83.070	Related Provisions

18.83.010 Purpose

To implement the Central Heber Vision of the General Plan, the Central Heber Overlay Zone (CHOZ) is hereby created to include two distinct land use districts. If the use of the Overlay is desired by an applicant, the uses and standards of this chapter shall apply.

- A. **Central Neighborhoods District (CND)** is established to allow for various low intensity forms of infill, combined with options to preserve historic homes. Infill options include certain missing middle housing types and historic building use flexibility.
- B. **Transition Corridors District (TCD)** is established to permit a moderate intensity mixture of residential and commercial uses. The TCD serves as a transition area from the C-3 Commercial Zone westward and eastward of Main Street to existing residential neighborhoods. The district also serves as a connecting land use from the C-3 Commercial Zone westward to the area containing the new high school, railroad and Southfield Park. The TCD promotes missing middle housing types, historic building use flexibility, mixed use buildings and lower intensity commercial uses. A portion of this area, located between 150 W/E to the C-3 Commercial Zone, has been identified by the General Plan as an area to be considered for rezoning to the C-3 Commercial Zone, in the future.

18.83.020 Permitted and Conditional Uses

The underlying zone uses remain. The CHOZ includes additional uses and limitations as described below. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential district characteristics, the following uses are allowed the CHOZ:

A. Land Use Regulations Terms

P = PERMITTED USE (P) A site plan application is required with staff processing. Site plan applications are approved, when and if they meet the ordinance standards.

C = PLANNING COMMISSION CONDITIONAL USE REVIEW (C). A site plan application with Planning Commission review is required.

N = not allowed in the particular overlay area

- B. Within the Table, if a use is not specifically designated below, then it is prohibited, except as specified in the underlying zone.

All uses listed in the use table, that require a building permit shall also require a site plan application.

Permitted and Conditional Use Chart

18.83.020.1

Land Use	CND	TCD	Limitations
Residential (less than 6 units per building)	P	P	See Section 18.83.040 for permitted building types per district
Residential (more than 6 units per building)	C	C	See Section 18.83.040 for permitted building types per district
Artist studios & live-work	N	P	
Office, Retail, Services and Secondhand Stores	N	P	<ul style="list-style-type: none"> • Max 5000 sf footprint • See note 1 below • Tattoo parlors, tobacco shops, adult related businesses, pawn shops & cannabis facilities are prohibited)
Cafes/restaurants, bakery, outdoor dining	N	C	<ul style="list-style-type: none"> • No drive-up windows • No fast food • See note 2 below
Hotels	N	C	See note 1 below
Medical offices, clinics	N	P	See note 1 below
Institutional/Religious, Museums & Public Uses	C	P	
Fitness centers & gymnasiums	N	P	See note 1 below
Commercial day care	N	P	As regulated by State Law
Home occupations, home based pre-school, daycare and micro-school	P	P	As regulated by Section 18.68.609 & State Law
Public/Private schools	P	P	As regulated in State Law and Section 18.68.230
Signs	N	P	<ul style="list-style-type: none"> • As regulated by Section 18.104 • Further limited to one monument sign (max 15 square feet and 4' in height) with a rock/brick base, and one wall sign (max 24 square feet and 3' in height) or one projecting sign (as per the standards in 18.104)

Note 1 - For the TCD, permitted only for properties fronting 100 South and for properties fronting 100 East and 100 West

18.83.030 Spatial Standards

- A. The minimum spatial standards shall be as set forth in the underlying zone, with the addition of Small lots, Flag lots and SDADUs, as described below.
- B. The maximum height of all principal structures shall be thirty-five feet and accessory buildings shall follow the requirements of the underlying zone.

Spatial Requirements by Building Type*

Table 18.83.030.1

Frontage	Min Front Setback	Min Rear Setback	Min Side Setback	Min Area & Depth	Max Height
98 foot min for courtyard building; All other buildings must meet the frontage requirements of the underlying zone	15 feet min from public right of way; 10 feet min for flag lots from PUE/access easement to any building	15 feet to property line	5 feet min to each side property line; 15 feet min from public right of way	98 foot min depth for corner lots	20 foot max for flag lots; 35 foot max for all other buildings

*Other standards may apply elsewhere in this code.

18.83.040 Building Typologies & Design Requirements

Table of Permitted Building Type per District

18.83.040.1

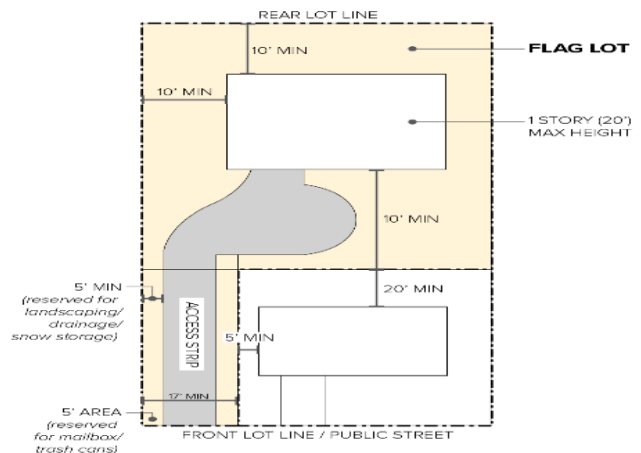
Building Typology	CND	TCD
Courtyard Residential Building	N	P
Small lot	P	N
Flag lot	P	P
Subordinate Dwelling Unit (SDU)	P	P
Detached and Internal Accessory Dwelling Unit (ADUs)	P	P
Duplexes & Twin Home	P	P
Commercial Building	N	P
Mixed Use Building	N	P

- A. Those who desire to convert homes,** lots or other buildings to commercial use or multi-family use shall maintain the required landscaping. No parking is allowed in a front yard.
- B. Rooftops** may be used as garden type open space, and/or passive recreation space.
- C. All Rooftop** Heating, Ventilating, and Air Conditioning equipment (HVAC) shall be enclosed or screened such that it is not readily recognizable as HVAC equipment.
- D. Special Standards** for certain uses and structures.
 - 1. Non-residential uses shall not produce noise exceeding fifty-five (55) decibels as measured at the property line, vibration, fumes smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, electrical interference or other objectionable effects.
 - 2. Where garages are built, they shall be wired for a minimum of 220 Volt vehicle charging.
 - 3. Temporary outdoor sales are allowed.
- E. Small lots.** Smaller lots than the standard lot size required in the R-2 and R-3 zones are allowed as follows:

1. Such interior lots may have a width no less than 49' at the front yard setback and if located on a corner, 56' wide.
2. Any street facing garage shall be setback from the front face of the dwelling by at least ten feet.
3. Lots with a detached rear yard garage are required to have a minimum twelve (12') foot side yard from the side property line, to accommodate a driveway to the required rear parking. The opposite side yard setback is a minimum of six (6) feet.
4. A minimum lot size of 3,500 square feet is required.

F. Flag lots. Flag lots shall meet the following requirements. These requirements supersede the requirements for flag lots in Section 18.52.050:

1. Up to two (2) flag lots (plus the existing home) may be created from an existing parcel of property.
2. The flag lot(s) shall be used exclusively as a single-family residential dwelling which includes the potential for one internal Accessory Dwelling Unit and shall be located to the rear of the original or front lot. If the dwelling on the front lot is torn down, any new dwelling shall face the adjacent street.
3. The main body of a flag lot, exclusive of the access strip, shall be no smaller than 50% of the required lot area in the zone in which it is located.
4. The existing front lot shall meet the required lot area, lot width, front yard, side and rear yard setback requirements for the governing zoning district in which it is located.
5. If two flag lots are proposed, one behind the other, see graphic below.



The access strip portion of a flag lot:

- a. Shall be at least 17' wide for its entire length from the street to the point where the access strip adjoins the main body of the flag lot;
- b. Shall be paved except for the 5' reserved for landscaping/drainage/snow storage adjacent to the neighboring property line, unless agreed to in writing by the adjoining property owner;
- c. Hard surfaced driveways shall be located a minimum of 5' from any existing home on the original or neighboring lots;
- d. Shall front on a public street; and
- e. Shall not exceed one hundred fifty feet (150') in length unless approved by the Fire Department
 - 1) Where the 5' landscaped area abuts the public street, it shall contain a mailbox (s), displaying the lot address (s), and a gravel or paved area for trash cans.
6. Where two flag lots are proposed behind a lot on the public street, the middle lot may have a zero lot line using the property line adjacent to the furthest lot.
7. Two (2) adjoining flag lots may share a common access strip only if the access strip is twenty (20') wide or greater – this includes a 5' landscaped drainage/snow storage area and 15' of pavement.

8. The access strip portion of a flag lot shall be platted as a contiguous portion of the flag lot(s) or as an easement but require public utility easements for access and public utilities from the original lot and to the adjacent street, in addition to recorded agreements about maintenance by the property owners.
9. The subdivision plat shall include an outline of the buildable area proposed for the home(s).
10. 2 parking spaces are required for the home, as well as a turnaround area to prevent the need to back out through the driveway/access strip.
11. The address of the flag lot dwelling shall be clearly visible on the home(s) when viewed from the access strip.

G. Subordinate Dwelling units (SDU)

1. These ordinance provisions only apply to lots 5000 square feet and larger and located in the CHOZ. If an SDU can be located on a property, it is considered an additional voluntary benefit provided to the homeowner and therefore is subject to additional regulations.
2. A Permitted use application for a Subordinate Dwelling Unit (SDU) is required. Such applications shall show the footprint and height, materials/design of the SDU, the proposed lot, side yards, rear yards, the designated front yard, and the proposed permanent access easement. In addition, a subdivision plat and processing is required.
3. Standards: The following standards and conditions shall apply to all SDUs:
 - a. Location: A SDU shall only be allowed as part of, or in conjunction with, a single-household dwelling, and SDUs shall contain no more than a one-story (15') building (pitched roof excluded) and shall have minimum side and rear yard of 5 feet. The front yard shall have a minimum of 10' unless adjacent to a street or alley, where 15' minimum is required.
 - b. Number: A maximum of one SDADU is allowed and only the original, existing dwelling may contain an additional internal ADU. The SDU shall not have an internal ADU.
 - c. Parking: At least one off-street parking stall shall be provided for the SDU. The required parking space may be a designated tandem space on the original lot as a permanent easement area. Parking spaces shall be identified on the subdivision plat.
 - d. Design And Character: The SDU shall be designed to reflect the architecture of the existing home and as a small home with painted wood, composite wood-like appearing materials, brick or stone exteriors as well as a pitched roof, 3 by 12 minimum.
4. Size: An SDU shall be subordinate to the footprint of the original single-household dwelling. The SDU shall not have less than a three hundred (300) square foot footprint or more than an eight hundred (800) square foot footprint.
5. Lot Size and Frontage:
 - a. The original home shall be located on a lot that is at least 5000 square feet and meet the setbacks as specified in this ordinance.
 - b. No frontage on a public street or alley is required for an SDU, but a walkable or drivable permanent access easement is required (see 11 below).

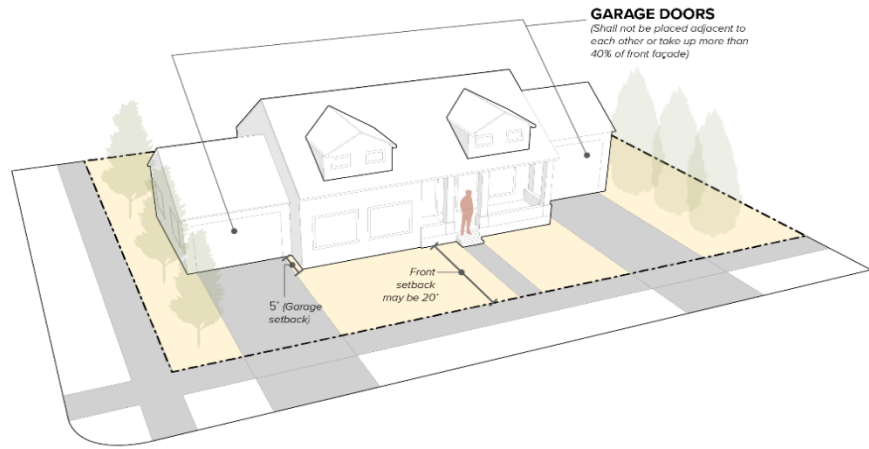
6. Foundation: The SDU shall be secured to a permanent concrete foundation in accordance with the International Building Code, as adopted and amended by the City.
7. Occupants: The SDU shall be occupied exclusively by one household.



8. The SDU shall be occupied by the owner. The City may require the recording of an instrument with the property to notify the public of this requirement.
9. The SDU shall have separate utilities from the original dwelling.
10. An SDU shall have a recorded permanent access easement or a deeded driveway. If the permanent access easement can only accommodate pedestrians, then the original lot shall accommodate the required one additional parking space. Such walkable pathways shall be a width of 5' to 12'.
11. Accessory buildings shall meet the standards for accessory buildings in the existing zone. Accessory buildings shall be subordinate in height to the SDU. Once a front yard is designated, accessory buildings are not allowed in the front yard.
12. The front entry shall include a covered or uncovered porch at least 6' deep and containing at least 60 square feet.

H. Duplexes and Twin homes: as an extra allowance in the CHOZ, construction of a duplex or a twin home is considered an additional voluntary benefit provided to the property owner and therefore is subject to additional regulations.

1. If garages are proposed, the garage door shall encompass no more than 40% of the front façade (A) and shall be recessed, a minimum of 5', as per the drawing below.

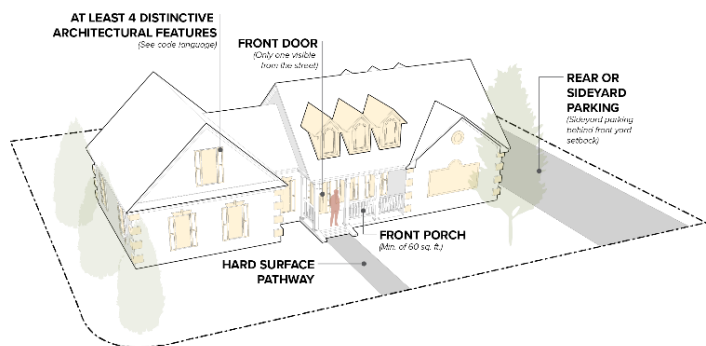


2. If garages are proposed for each unit, they shall not be placed adjacent to each other.
3. Vinyl, aluminum siding and stucco are not allowed.
4. Separate utility lines and connections are required for each unit.
5. Duplexes located on a corner lot shall have one unit facing each street.

I. Mansion Style Apartments. Mansion Style Homes shall be designed to resemble larger homes, and shall only have one visible front door as viewed from the public street. The front door area shall include a porch with a minimum of 60 square feet and a hard surfaced pathway to the street. Parking shall be provided to rear or side beyond front yard setback. Vinyl, aluminum and stucco wall surfaces are not allowed.

All Mansion Style apartment buildings shall include at least 4 distinctive architectural features from the following list (only one item from each numbered item below, as a minimum) and shall be incorporated in each building:

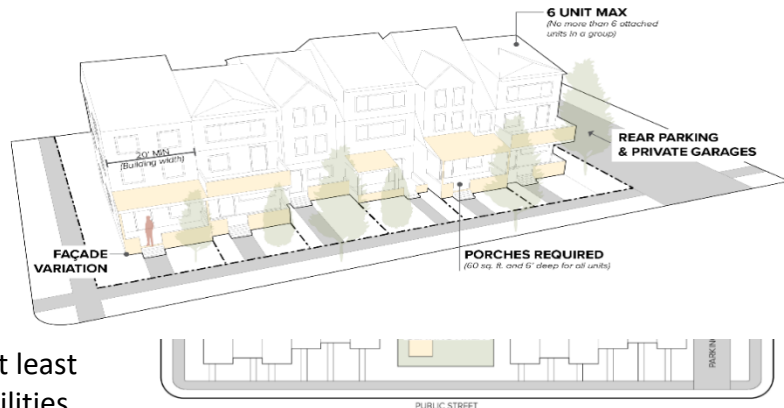
1. Ornamental details such as knee braces, exposed joists, decorative vents, window shutters.
2. Box or bay windows
3. Balconies with at least 50 square feet.
4. A minimum of 5 windows, 12 square foot minimum on the front façade.
5. A substantial/noticeable change of material applied to the front façade.
6. A substantial/noticeable change of color applied to the front façade.
7. A change of pattern that is substantial/noticeable on the façade (Example: changing brick work from face brick to a soldier course or basket weave pattern.)
8. Brick or stone along the front of the building, covering at least 25% of the front of the building.
9. Materials – brick, stone, wood, cement composite materials, and metal accents



Separate utilities for each unit are required if condominium units are proposed.

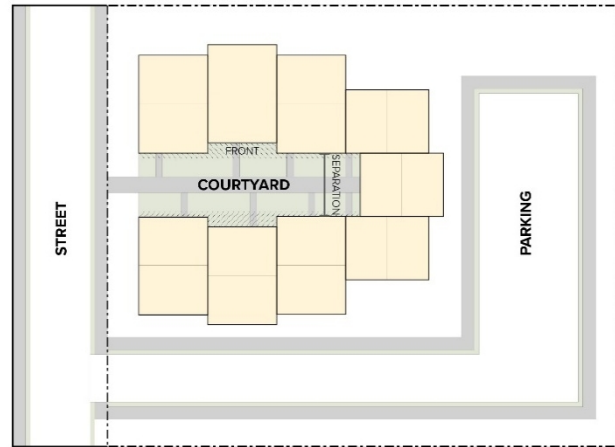
J. Townhouse. Horizontally attached multi-story units in a rowhouse configuration. This building type can include live/work units. If end units face the street, they shall include windows covering at least 25% of the façade for each floor. Parking and private garages shall be to the rear of the building allowing the primary façade to front a public street or public greenspace. Garages shall include the infrastructure for a 220 outlet capable of faster car charging. Provide outdoor balconies or patios for 100% of the units at a minimum of 6 feet deep and 60 square feet each.

Building width shall be a minimum of 20'. Guest parking shall not include any driveway area that accesses a garage. No more than 6 attached units per building. Setbacks shall be varied where a development has more than 6 units. Townhouse developments with over 12 units shall include at least a play structure and a barbeque/seating area and one passive leisure space of at least 3000 square feet. Separate utilities for each unit are required and may require easements for units that are distant from a public street. Building height shall not exceed 2 stories in the CND and no more than 3 stories in the TCD, and in no case shall either situation exceed 35 feet.

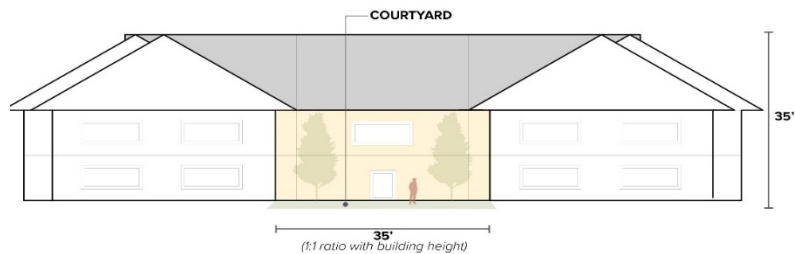


K. Multi-family Courtyard Oriented Development: A building (s) that contains residential uses, oriented toward a courtyard with parking to the rear. Provide outdoor balconies or patios for 100% of the units at a minimum of 6 feet deep and 60 square feet each. If end units face the street, they shall include windows, covering at least 25% of the façade for each floor. Multi-family developments with over 12 units shall provide recreational amenities, with at least a play structure and a barbeque/seating area and one passive leisure space of at least 3000 square feet. Unit diversity shall be accomplished by constructing at least 20% of the units with different numbers of bedrooms. Parking shall occur at the side or rear of the building. If located to the side, it shall be setback at least 10' and that setback shall be landscaped to obscure the parking lot.

Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are required. Roughhewn, exposed wood beams, columns and supports are required for all facades facing a street. New development in the TCD shall incorporate common, locally found materials such as granite, stone, sandstone, wood, and brick as part of the first floor of each building for at least 75% of the first floor, excluding the windows. All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and third floor if additional scoring provides a brick-like appearance. Other materials may be considered by the Planning Director for soffits, or as accents or unique architectural features. Twenty-five year guaranteed architectural shingles or other longer-lasting materials are required for sloped roofs.



Up to two stories may be constructed for this type of development. Separate utilities for each unit are required and may require easements for units that are distant from a public street.



- L. Mixed-use buildings.** Intended for a mix of primarily residential with commercial/office or commercial and office uses required to be located on the first floor, and optional above the first floor at or near the front build-to-line with parking to the rear, underground, or podium type. No podium parking is allowed to front a street. This building type may support office, retail, hotel/hospitality or residential uses mixed vertically. For residential units, provide outdoor balconies or patios for 100% of the residential units at a minimum of 6 feet deep and 60 square feet each. No wood burning fireplaces, stoves, appliances, or outdoor fire pits are allowed. Provide indoor bike storage or bike lockers. Rooftop patios are allowed but shall be recessed ten feet from the edge of the building.

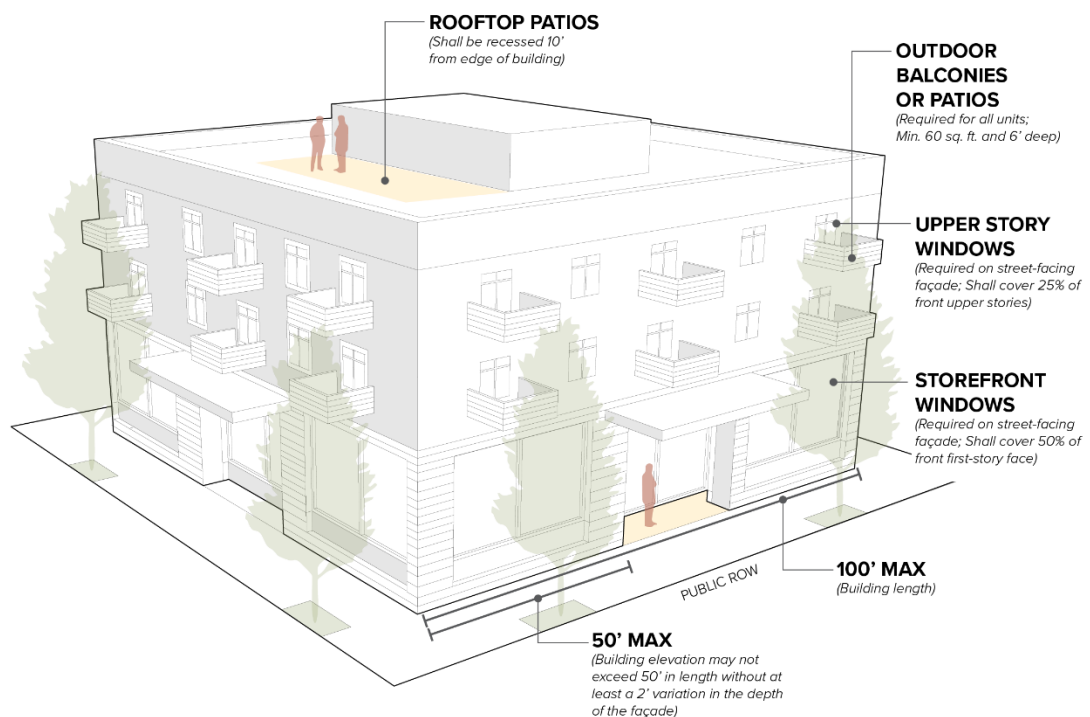
Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are required. Roughhewn, exposed wood beams, columns and supports are required for all facades facing a street. New development in the TCD shall incorporate common, locally found materials such as granite, stone, sandstone, wood, and brick as part of the first floor of each building for at least 75% of the first floor, excluding the windows. All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and

EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and above stories if additional scoring provides a brick-like appearance. Other materials may be considered, by the Planning Director for soffits, or as accents or unique architectural features. Twenty-five year guaranteed architectural shingles or other longer-lasting materials are required for sloped roofs. 360 degree architectural consistency is required.

No new building elevation may exceed 50 feet in length without at least a 2-foot variation in the depth of the façade along the public right of way and a 1-foot variation on other facades. Residential unit balconies shall not be interpreted to meet this requirement. No single building shall exceed 100 feet.

Parking shall be to the rear of the building.

Storefront windows are required on the street facing façade and street facing windows shall be cover a minimum of 50% of the front first story face and 25 percent of all upper story facades.



10 foot wide dry utility easements shall be provided along each public and private right of way. Dry utility placement shall occur in the public Right of Way or through negotiated locations such as the private drive/street, an alley or a public utility easement (PUE) on private property. A determination of the best locations for utilities shall occur during the application process with an application requirement for a conceptual utility plan as part of that process. No above ground utilities, especially utility boxes, shall be placed in the clear view of an intersection or driveway. Any above ground utilities shall be located in an easement (PUE) behind the front face of the building, and preferably to the rear of the building.

Sewer, water, and irrigation shall be metered from the public ROW and distributed through the development as private ownership. Such extensions are not a City responsibility.

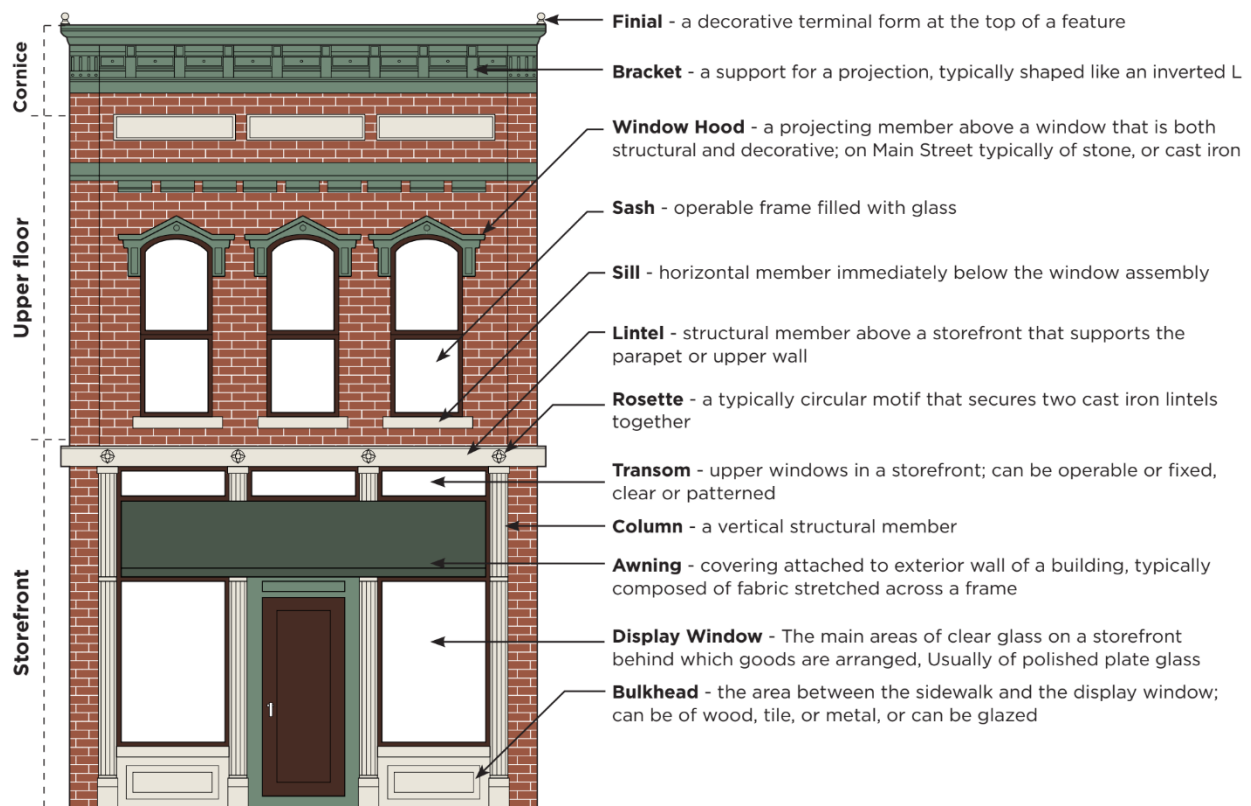
M. Commercial Buildings.

Minimum 2-story building with the primary use of office, retail, civic or commercial use. All such buildings shall include at least 1 vehicle charging station per building.

Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are required. Roughhewn, exposed wood beams, columns and supports are required for all facades facing a street. New development in the TCD shall incorporate common, locally found materials such as granite, stone, sandstone, wood, and brick as part of the first floor of each building for at least 75% of the first floor, excluding the windows. All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and above stories if additional scoring provides a brick-like appearance. Other materials may be considered, by the Planning Director for soffits, or as accents or unique architectural features. Twenty-five year guaranteed architectural shingles or other longer-lasting materials are required for sloped roofs. 360 degree architectural consistency is required.

Principal entrance shall face the street or be located on the corner of the building and recessed. Front façade shall include a storefront type appearance and include at least two additional features from the sketch below:

ANATOMY OF A MAIN STREET BUILDING



18.83.050 Visual Screening

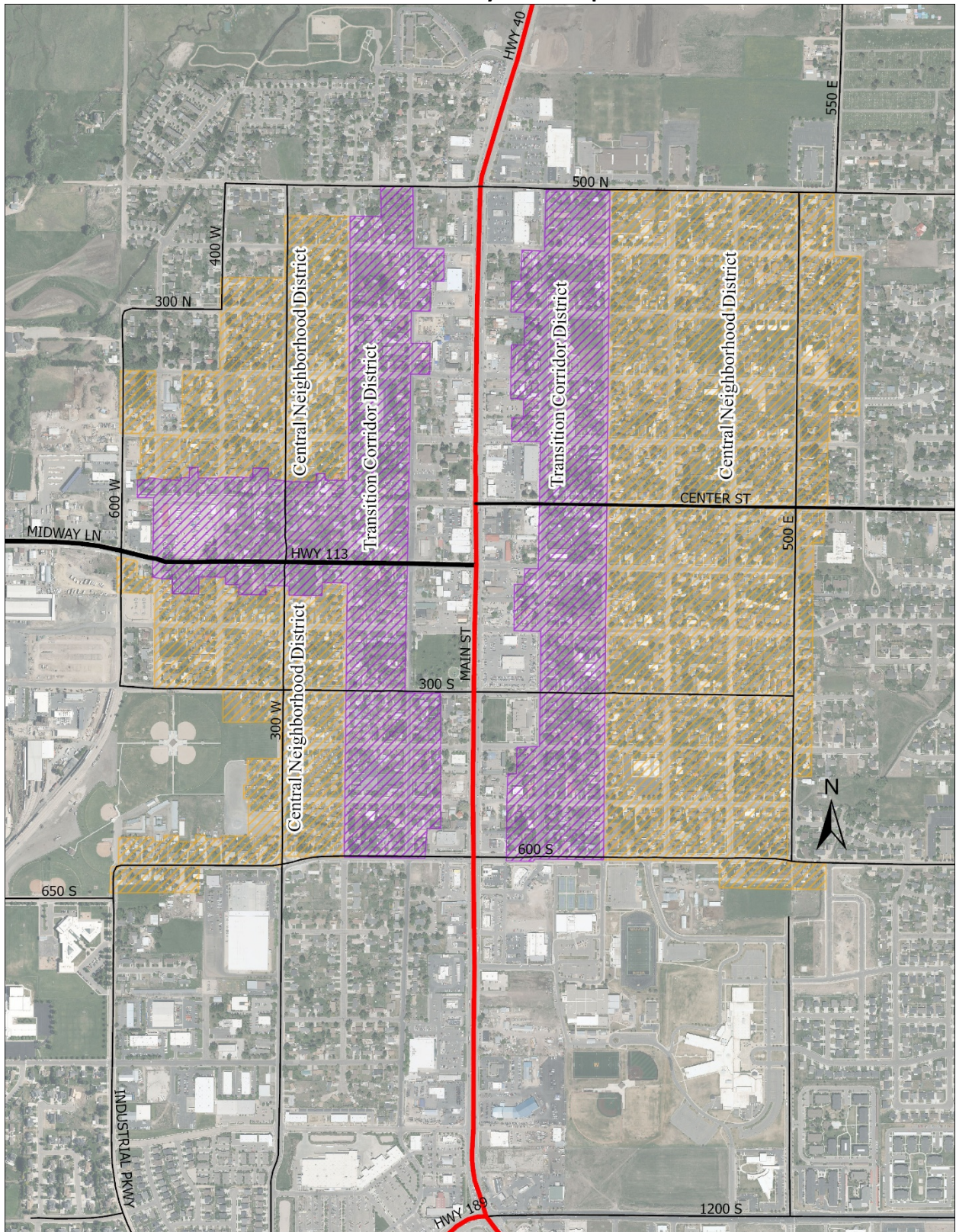
All commercial lots within the zone shall have a six-foot rear yard sight obscuring fence.

18.83.060 Definitions (added as needed and likely relocated to the definitions chapter)

18.83.070 Related Provisions

Chapter 18.12	Administration
Chapter 18.08	Definitions
Chapter 18.68	Supplementary Regulations
Chapter 18.108	Conditional Use Permits
Chapter 18.72	Off-Street Parking and Loading
Chapter 18.103	Sign Regulations
Chapter 18.78	Lighting
Chapter 18.174	Enforcement
Chapter 18.117	Subdivisions

CHOZ Overlay Zone Map



18.54 Use Options for Historic Homes in the Central Heber Overlay Zone (CHOZ)

- 18.53.010 Purpose
- 18.53.020 Applicability
- 18.53.030 Permitted and Conditional Uses
- 18.53.040 Design Standards for Rehabilitation and Additions

18.53.010 Purpose

Many of Heber's older Central Neighborhoods, generally encompassed by the R-2 and R-3 zones, have historic homes that exhibit character and designs not often found in today's newer neighborhoods. The intent of this chapter is to provide land use options that could assist in the desire to retain these older buildings instead of eventually being knocked down or entering a state of neglect. These options are intended to incentivize owners to maintain their buildings and remain in the City. These buildings reinforce the historic urban character of Heber's neighborhoods and could provide convenience and walkability benefits for area residents, as well as a new revenue stream for existing historic homes.



18.53.020 Applicability

- A. Eligible Homes.** Homes that are eligible for approval as per this code must meet the following requirements.
 - 1. Originally built before 1950.
 - 2. The home must include the design features described in 18.53.020 B.
- B. Design Features.** At least one feature from each category of the following architectural features shall be present on the building (these features must have been on the original building as well as on the present building):
 - 1. **Materials:** brick, sandstone, painted or stained wood
 - 2. **Ornamental features:** decorative features, including eave trim, railings, and/or intricate molding/frames (lintels, keystones, arches, corbelling etc.)
 - 3. **Projections:** façade variations, including bay windows, porches, balconies, chimney (s), and/or dormers
 - 4. **A pitched roof**
 - 5. **Doors:** doors that are recessed with a non-traditional shape, and/or include a complimentary window schemes (transom, sidelight, etc.),
 - 6. **Windows:** stained glass or defined decorative sills, windowpanes and intricate frames
- C. Setbacks.** Existing non-conforming setbacks shall not impact any new use. Additions to historic buildings shall be consistent with the following :
 - 1. **Front:** a minimum of 15 feet from right of way
 - 2. **Side** at minimum of 5 feet from property line

3. **Side street:** a minimum of 15' from any public right of way
 4. **Rear:** a minimum of 15 feet from property line
- D. Parking.** On-site parking requirements are waived except as per the table (18.53.031) below.
1. No parking lot with more than three parking stalls (a typical three-car driveway width) shall be located within a front yard. Parking lots larger than a typical driveway need to be reviewed and approved by the Engineering Department for conformance to storm drain requirements and located within a side or rear yard.
 2. Any provided parking, including within a public right of way, shall be hard-surfaced. Parking in the right of way shall conform to the standards found in the Heber City Standards and Specifications manual.
 3. Parking spaces adjoining the property, and located within the right of way, count for required parking, but shall be hard-surfaced and require Engineering Department's approval.
 4. Parking may be shared from/with an adjoining private property owner upon an executed written recorded agreement stating permission by that property owner to use the adjacent off-site private property parking for a time period of at least 5 years.
 5. Historic buildings and structures (built prior to 1950), shall not be torn down to provide parking.
- E. Height.** The height of the structure may only be increased by one story.
- F. Architecture.** Additions shall reflect the style of the existing building and/or features identified in "B" above.
- G. Area.**
1. The maximum site area shall be one acre.
 2. The maximum total business area shall be 5,000 square feet, including any accessory buildings.
- H. Signs and Outdoor Displays.** Each building may have one 10 square foot free standing monument sign that includes a rock/brick base equal to 1/3 of the sign face, not exceeding 4 feet in height and must meet the required placement standards of the sign ordinance in Section 18.104 of the code. Monument signs shall not be internally lit, exterior lighting with an historic appearance such as downlit gooseneck lighting is allowed. One unlit wall sign or blade sign is permitted, not exceeding 3 square feet. Temporary outside displays and A-frame advertising are allowed if such items are removed and placed inside the building daily.
- I. Exterior building lighting.** Shall be downlit and reflect an historic theme consistent with the building's age.
- J. Occupancy.** The home shall continue to be owner and/or manager occupied as per Table 18.53.03.1.
- K. Deterioration.** Significantly deteriorated buildings shall be disqualified from these use options when they display clear evidence of neglect such as broken windows, rust, rot, missing railings, broken stairs, and peeling paint. If such buildings are permitted to use one of these options, through an agreement, the building shall be repaired within 90 days or lose their use permit (s) and cease the business-related operations. Buildings when approved under one of these use options shall maintain the building to avoid the appearance of neglect, or after written notice, lose their permit approval.

L. Street & Utility Improvements. Historic building sites, when converted to a non-residential or multi-family use, are not required to install curb, gutter & sidewalk or buried power, unless the historic property adjoins another property that contains existing curb, gutter & sidewalk. A deed restriction shall be recorded with the property requiring property owner financial participation if such improvements are initiated by the City in the future or by other property owners along the street.

1. A paved driveway shall be installed to connect street pavement to any onsite parking.

M. Additional Standards for Rehabilitation and Additions. See Section 18.53.040 for additional Design Standards for Rehabilitation and Additions.

N. Reviews and Approvals. It is the intent of this chapter that use flexibility for Historic Buildings will receive a priority and expedient review. The Community Development Director or its designee serves as the Land Use Authority responsible for approving permitted non-residential use conversions and associated site plans/elevations for new uses in historic buildings per this chapter, while the Planning Commission serves as the Land Use Authority for any new use that requires a Conditional Use. Building permits and business licenses are required as per City ordinances.

18.53.030 Permitted and Conditional Uses

The following table displays the potential uses allowed for historic buildings in the Central Neighborhood’s residential zones.

Table 18.53.03.1

Re-use options for Historic Buildings in the R-2 and R-3 Residential zones	Permitted (P) or Conditional (C) Use	Limitations
Personal Services/care	P	Cannabis, adult related businesses and financial institutions prohibited. Homeowner or manager required to live in the building
Office	P	Homeowner or manager required to live in the building
Art galleries, bookstores & reception centers	P	Homeowner or manager encouraged to live in the building
Private Schools		As regulated by Section 18.68.230, except with no lot size minimum. Homeowner or manager encouraged to live in the building.
Indoor Commercial Retail Sales	P	Tattoo parlors, tobacco shops, adult related businesses, pawn shops, drive-up windows & cannabis facilities are prohibited). Homeowner or manager required to live in the building.

Re-use options for Historic Buildings in the R-2 and R-3 Residential zones	Permitted (P) or Conditional (C) Use	Limitations
Café/Restaurant, Bakery and/or Coffee shop	C	Hours of operation limited to 7 AM to 10 PM. Outside dining limited to 9 PM. No drive-up windows. No onsite coffee roasting. One parking stall per 1,000 square feet required. Homeowner or manager encouraged to live in the building.
Institutional/Religious Land Uses, Museums, and Public Uses	P	
Multi-Family Dwelling Units	C	Minimum 500 square feet per dwelling unit. Minimum of one off-street parking stall per unit. Homeowner or manager encouraged to live in the building
Live/work unit	P	For approved uses only Homeowner or manager required to live in the building

18.53.040 Design Standards for Rehabilitation and Additions

The following suggested standards shall be incorporated for any building renovations, rehabilitations, and additions. Disturbance of the site is also addressed. The intent of these provisions is to ensure appropriate treatment of historic properties.

A. Design Standards for Rehabilitation and Additions:

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that provide the historic character of a property should be avoided.
2. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
3. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall reflect the style, be complimentary to the existing building, and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. No accessory building shall be larger than the main building.
4. Removal of any portions of the building, including additions, shall be accomplished in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Central Heber Overlay Zone (CHOZ)

- A **General Plan** is a general policy document that provides vision for the long-term, comprehensive land use goals and policies for the community
- An **Overlay Zone** is a zoning district which provides additional standards and uses to an area with existing zoning districts. The base zoning district still applies if the property owner does not want to build the new uses permitted in the Overlay Zone
- In 2023, Heber City adopted an amendment to the **General Plan** for Central Heber entitled “Envision Central Heber”
 - Identifies a new future vision for Central Heber
 - Recommends changes to current zoning ordinance
- The **CHOZ** is an Overlay Zone that implements the goals & policies of the General Plan and overlays the R-2 and R-3 Residential Zoning District

Heber Overlay Zone (CHOZ)

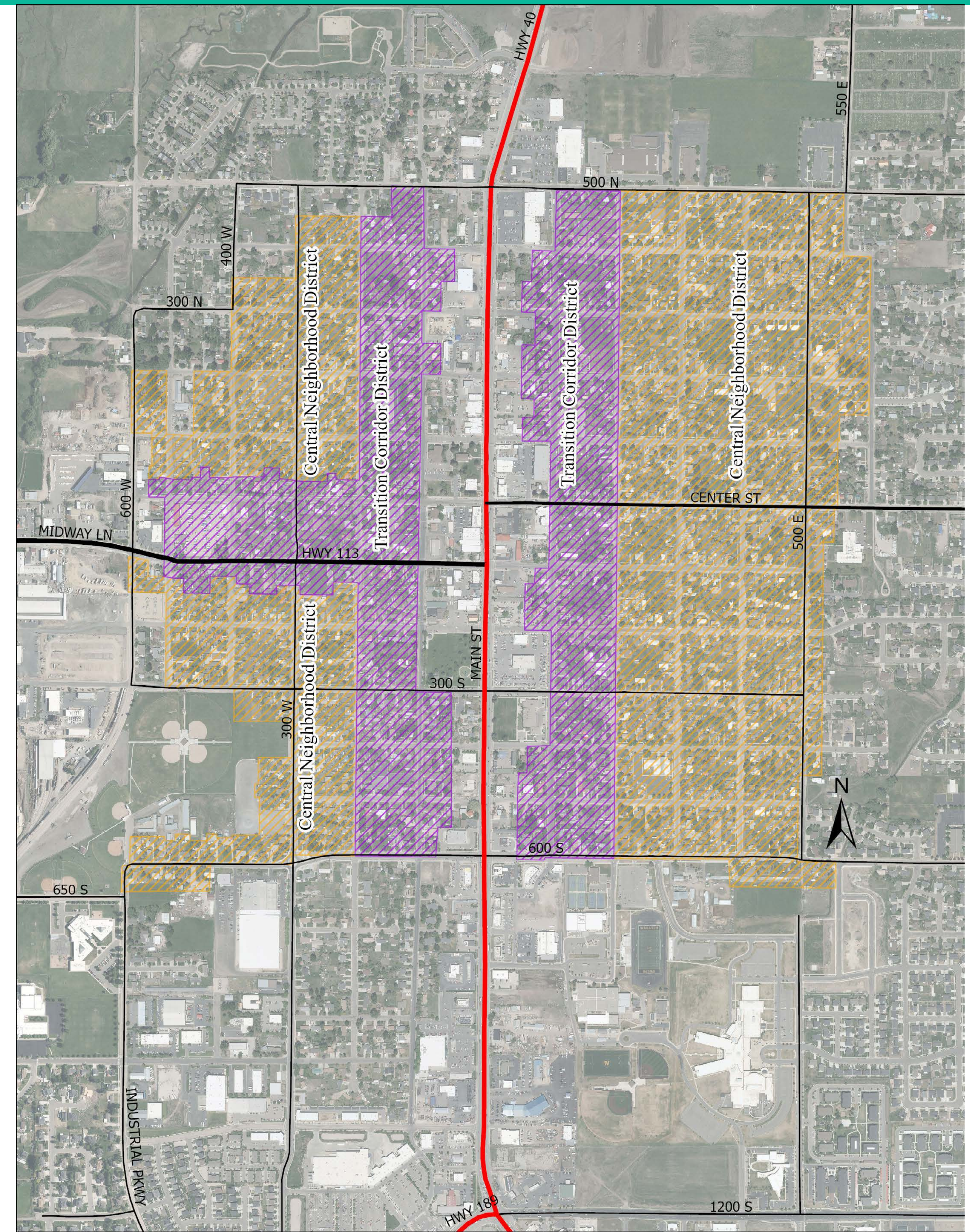
Two Sub-Districts within CHOZ

1. Central Neighborhoods District (CND)

- 200 West/East to about 600 West/East

2. Transition Corridors District (TC)

- From about 100 West/East to 200 West/East
- Along Midway Lane and Center Street westward from 100 West to about 600 West



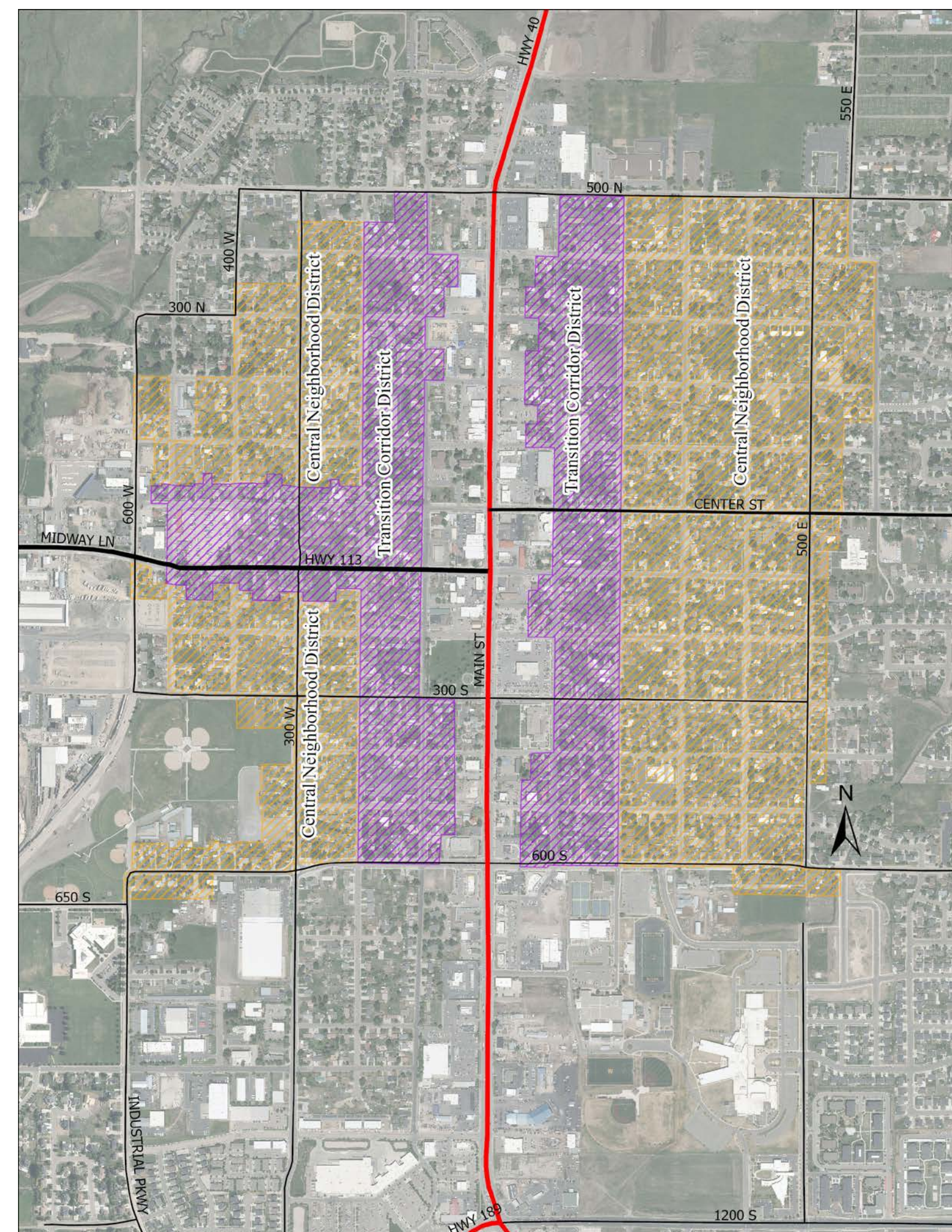
Purpose of Central Heber Overlay Zone (CHOZ)

Central Neighborhoods District (CND)

- Lower density residential infill
- Flexible uses for historic buildings

Transition Corridors District (TCD)

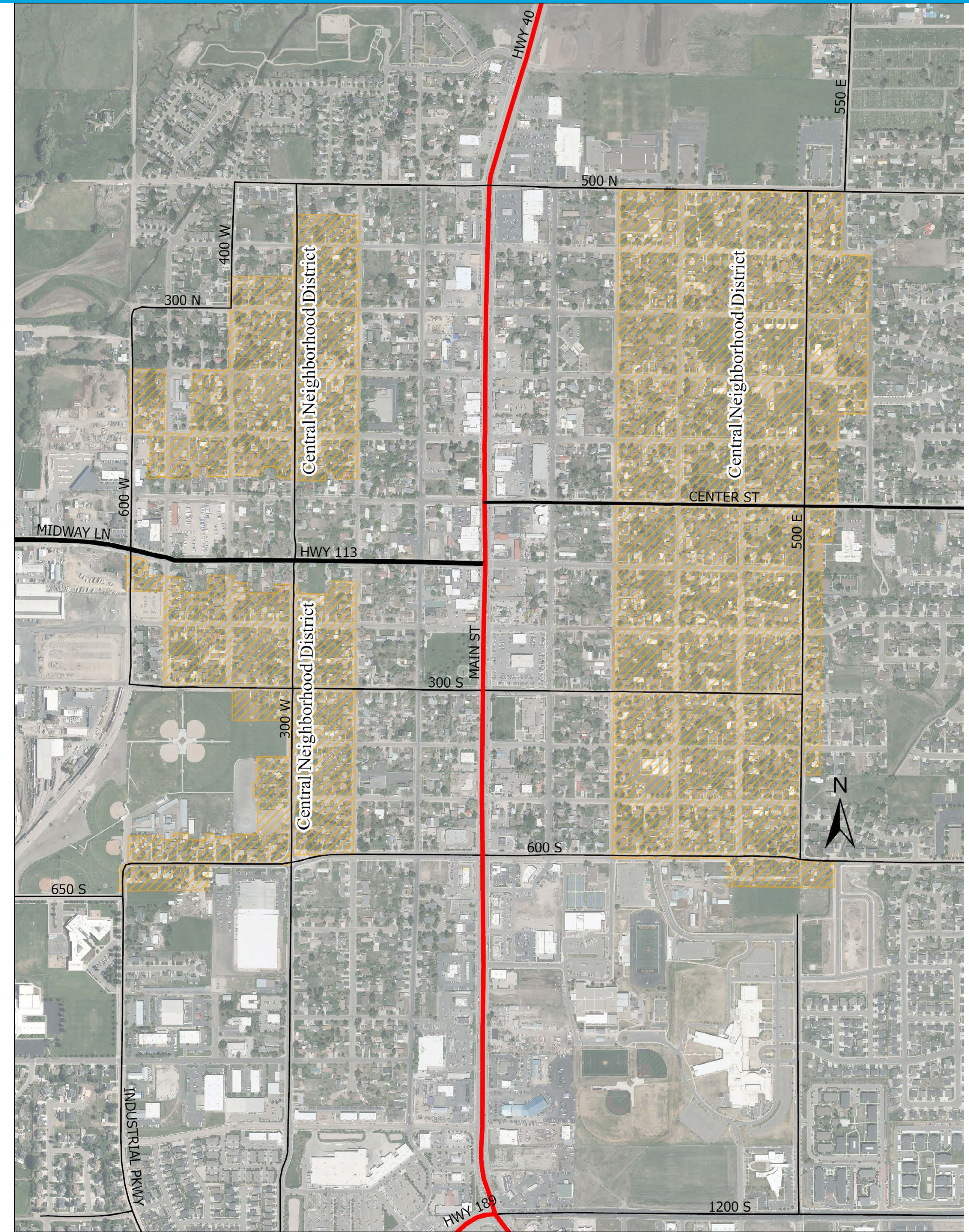
- Area of transition from Main Street Commercial to Residential Area
- Moderate density residential infill
- Low intensity commercial
- Flexible Uses for historic buildings



Central Heber Neighborhoods District (CND)

Lower Density Residential Uses:

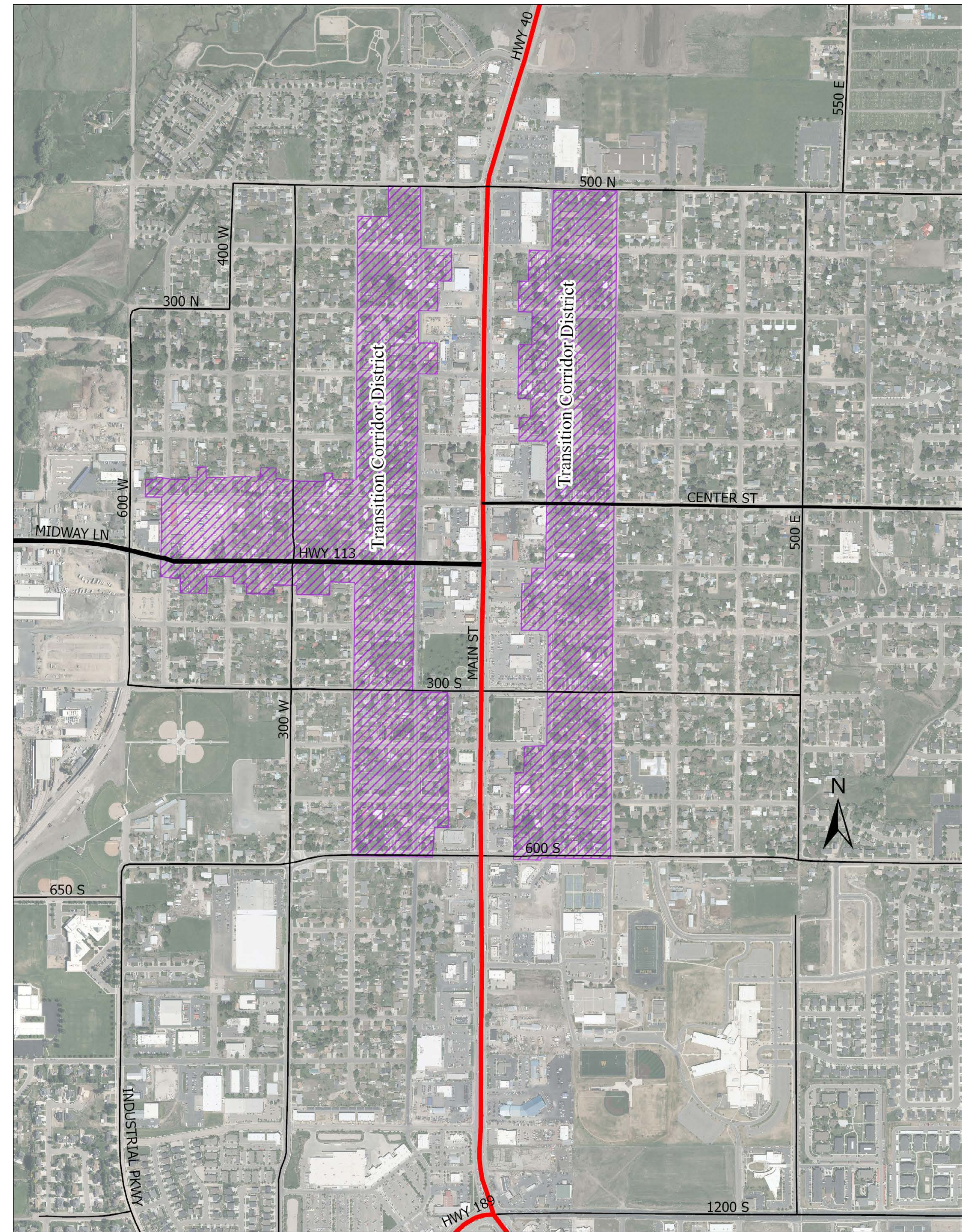
- Duplex and twin home
- Flag lots
- Mansion style apartments
- Small lots
- Subordinate dwelling unit
- Townhouse
- Internal and detached accessory dwellings
- Flexible uses for historic buildings



Transition Corridors District (TCD)

Moderate density residential uses and low intensity commercial uses:

- Commercial Buildings
- Duplex & Twin Home
- Flag Lots
- Mansion Style Apartments
- Multi-family Courtyard
- Mixed Use Buildings
- Townhouses
- Subordinate dwelling unit
- Internal and external accessory dwelling units



Flag Lots and Subordinate Dwelling Units

Place a **Green** dot near items you like & a **Red** dot near items you dislike

Flag Lots

- Separate lot with lot connecting to street with “flag pole”



Subordinate Dwelling Unit (SDU)

Owner occupancy required

- Separate lot with easement to street

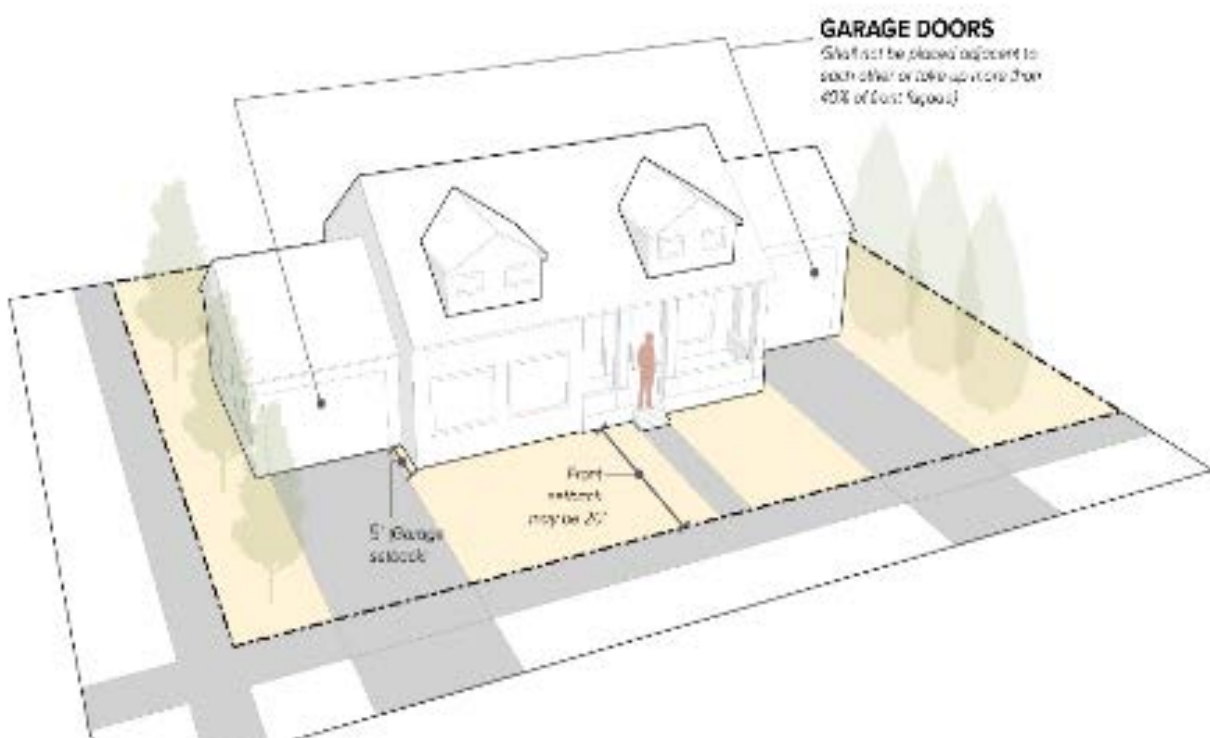


Duplexes/Twin Homes & Mansion Style Apartments

Place a **Green** dot near items you like & a **Red** dot near items you dislike

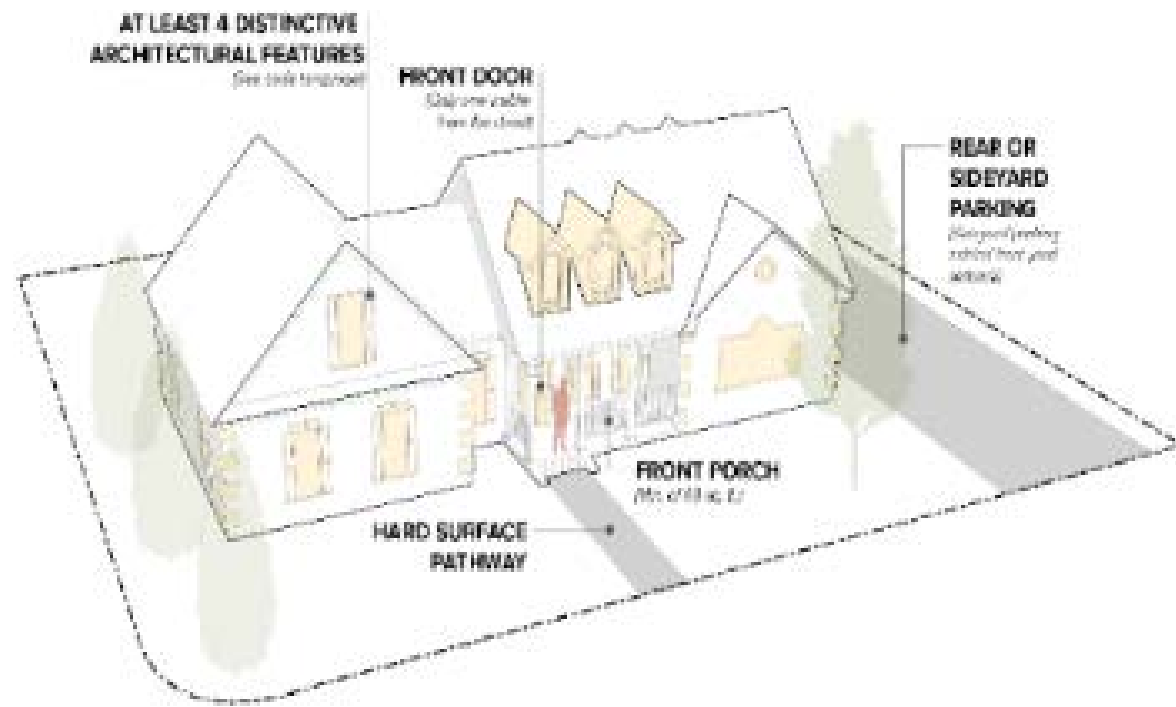
Duplexes/Twin Homes

- ~~• Rear loaded garages~~
- Architectural design standards



Mansion Style Homes

- One front door facing the street
- Architectural design standards

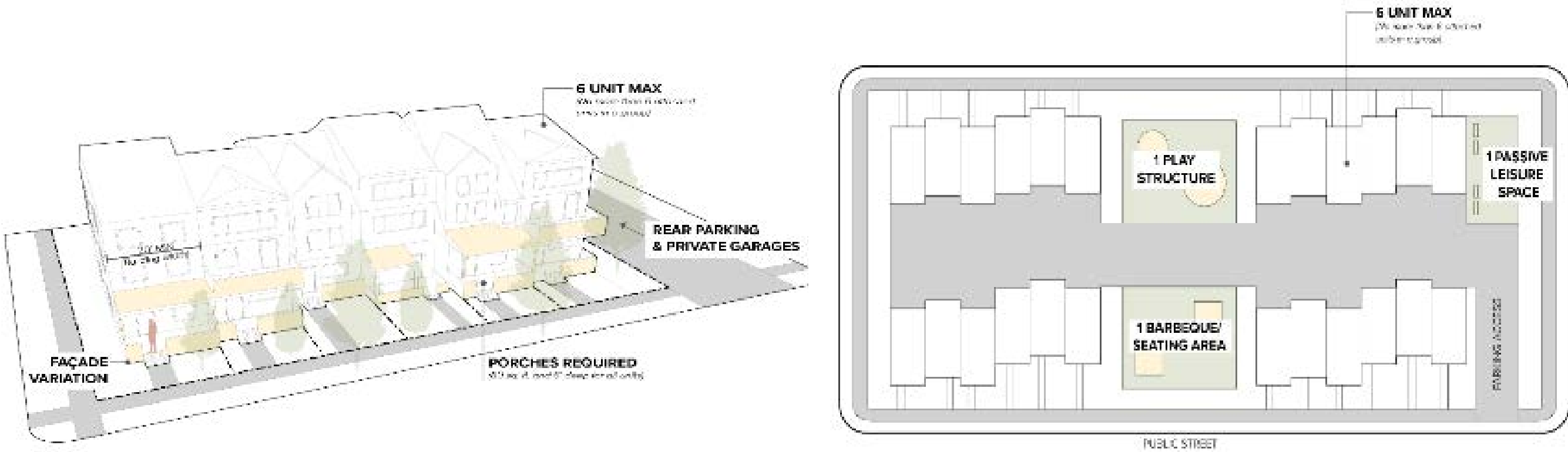


Townhouses and Multi-Family Courtyard Homes

Place a *Green* dot near items you like & a *Red* dot near items you dislike

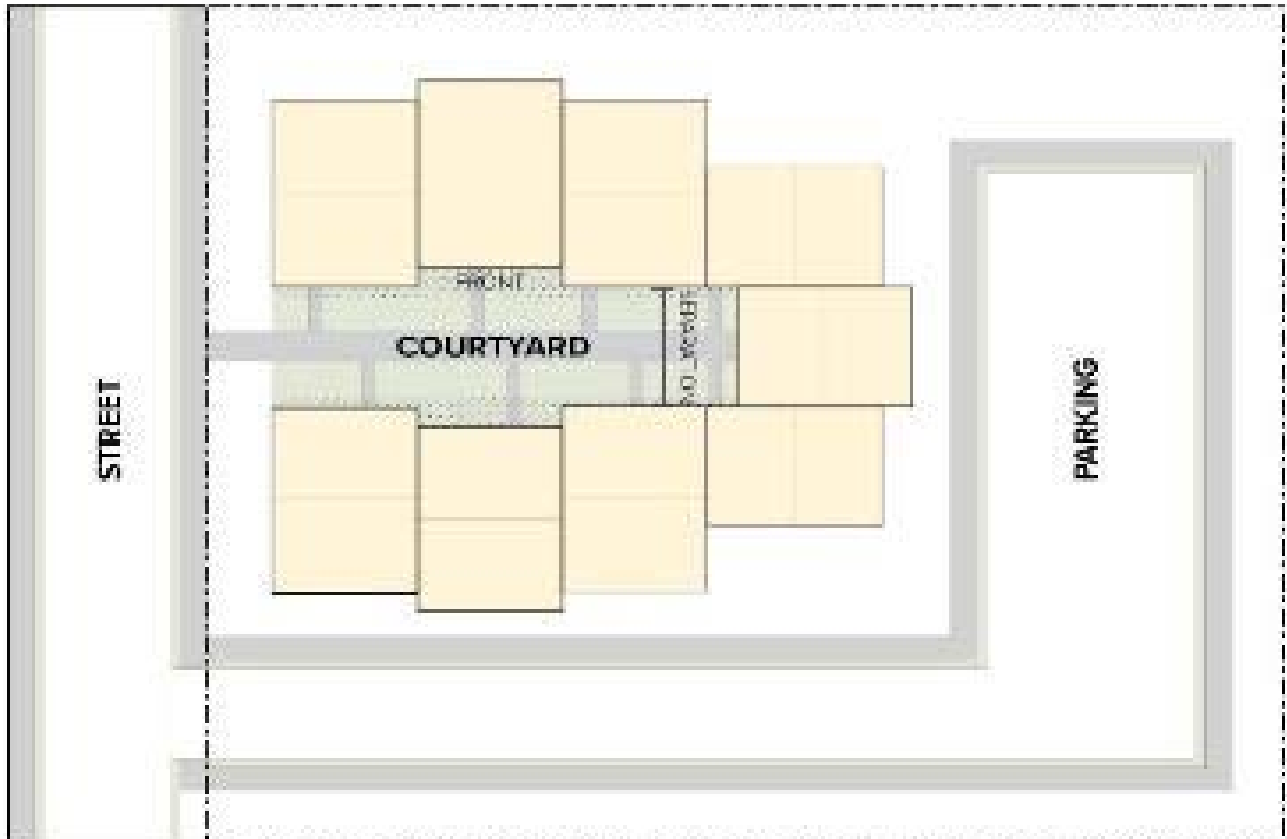
Townhouses

- No more than 4 units per building
 - Rear loaded garages
- Architectural design standards



Multi-Family Courtyard Buildings

- Apartments with street facing courtyard
 - Architectural design standards



Design features for multi-family buildings

Place a **Green** dot near items you like & a **Red** dot near items you dislike

What design elements are important to you?

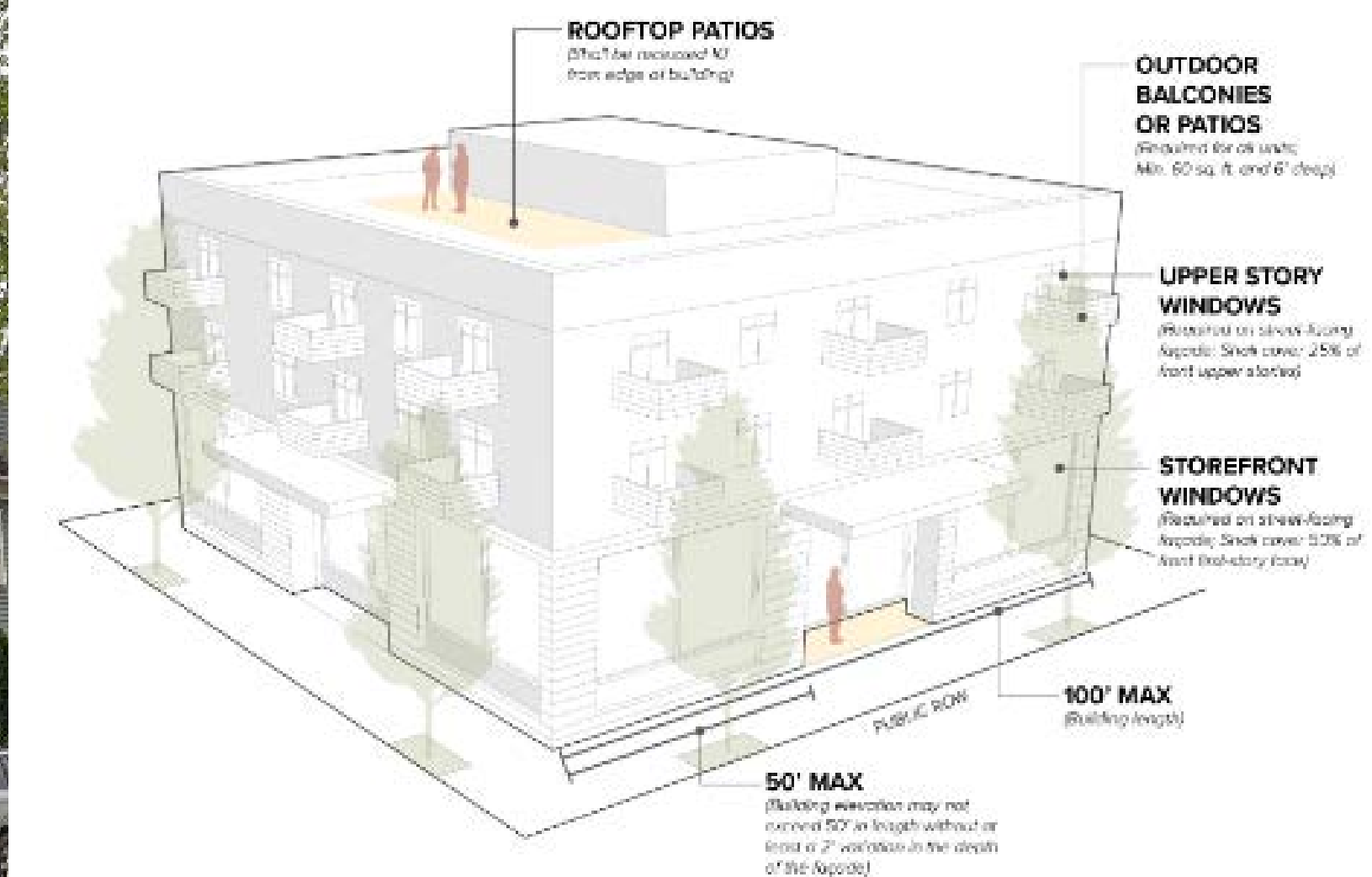
- Brick, rock/stone, board and batten siding
- Balconies (for multi-family homes)
- Doors on the street with patios/porches
- Rear loaded garages
- Pitched roofs and/or decorative varying height parapets
- Open space type playground or recreational features
- Rooftop patios (townhouses)
- 35 foot height limit

Mixed-Use Buildings (Permitted in Transition Corridor District only)

Place a **Green** dot near items you like & a **Red** dot near items you dislike

What design elements are important to you?

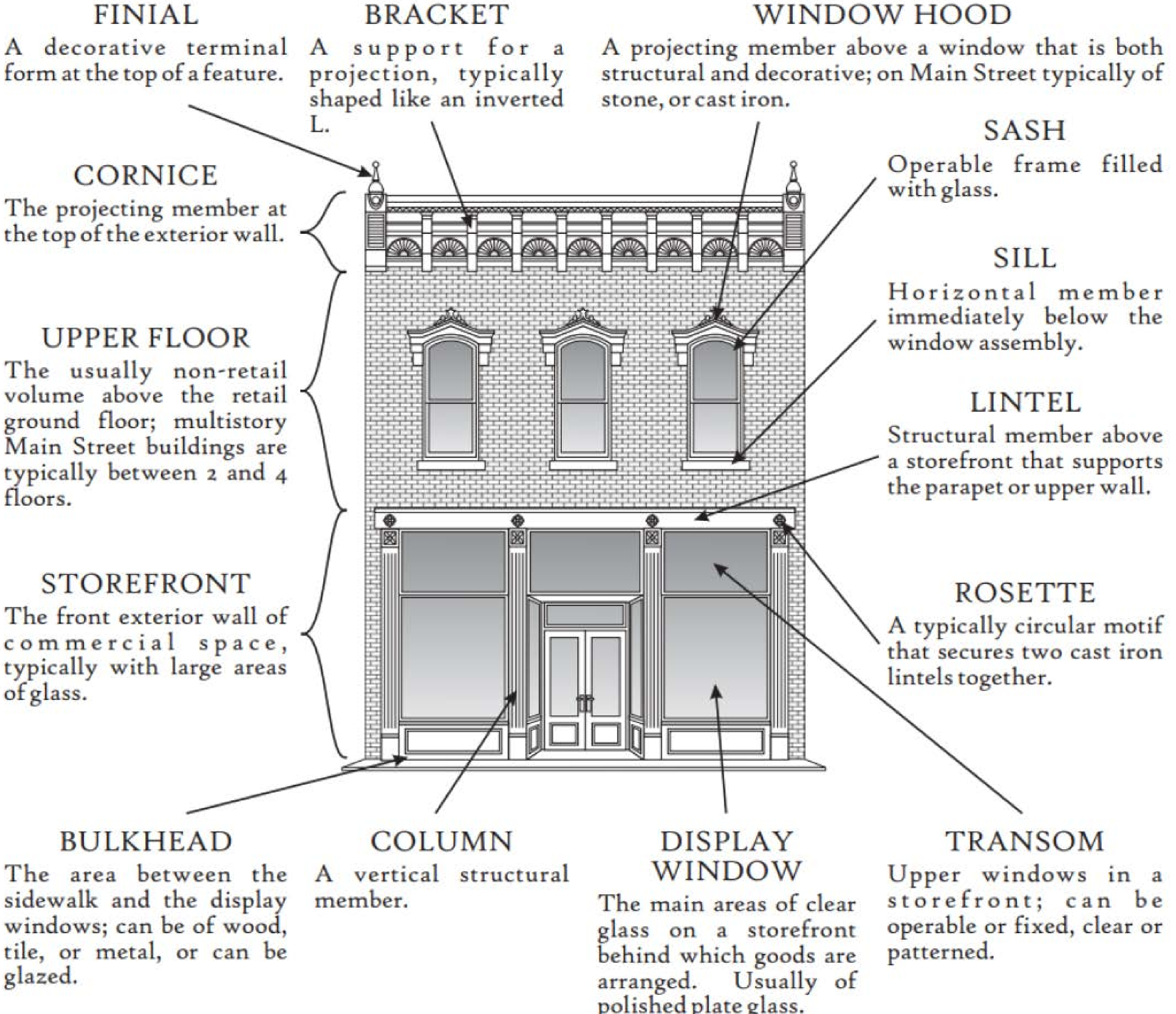
- First floor commercial use
- Awnings
- Upper story balconies
- Materials – brick, stone, composites
- Stepbacks on upper floors
- Façade indentations
- Gooseneck light fixtures
- Defined sign spaces
- Varying height parapets
- 35 foot height limit



Commercial Buildings (Permitted in Transition Corridor District only)

Place a **Green** dot near items you like & a **Red** dot near items you dislike

Which design features do you like the most?



Historic Building Use Flexibility

Place a **Green** dot near items you like & a **Red** dot near items you dislike

Which uses do you most support?

- Bed & Breakfast
- Commercial Daycare (TCD only)
- Instructional/private schools
- Mansion Style Apartment Housing
- Minor retail/sales/galleries
- Offices
- Personal services
- Restaurant/Bakery/Coffee shop



Purpose: to provide historic building owners with additional permitted uses so they will be less likely to tear down their historic building

Will CHOZ cause my home or neighborhood to change significantly?

No. The CHOZ just provides new infill development options.

- The Base Zoning Districts R-2 & R-3 Residential stay in place.
- Homeowners choose if an infill option works for them, not the city or developers.
- Many homeowners may not want to use the infill development options.
- Adoption of the CHOZ does not mean the city is going to condemn your property.
- Development standards include:
 - 35-foot height limit
 - Minimum building setbacks from property lines
 - Open space
 - Architectural design standards

CHOZ: How can I be involved?

Scan this QR Code
to see a copy of the
proposed CHOZ
regulations



See also
envisionheber.com

Upcoming meetings

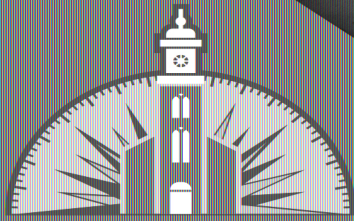
- **Voice your Comments**

Public hearing on March 25, City Hall, 75 N Main St at 6 pm

Optional CHOZ summary presentations at 5:30 pm

- **Email comments**

pcpublic@heberut.gov



ENVISION

CENTRAL HEBER



Join Us

for Important Discussions on the **FUTURE OF CENTRAL HEBER**

The City of Heber invites you to participate in upcoming public meetings about the Central Heber Overlay Zone (CHOZ)—a proposal to enhance housing options and support historic preservation in our community.

Scan for
more information
envisionheber.com



3/20

6:00 PM

PUBLIC OPEN HOUSE
& WORKSHOP

3/25

5:30 PM
6:00 PM

Q & A
PUBLIC HEARING

UPCOMING EVENTS

**MAR
20**

Public Open House & Workshop

6:00 PM
Public Safety Building
301 S Main Street

Learn about the **CHOZ proposal**, share your input, and ask questions.

**MAR
25**

Public Hearing

5:30 PM CHOZ
6:00 PM Public
75 N Main Street

The Planning Commission will review feedback and make recommendations.



What is the CHOZ?

The Central Heber Overlay Zone introduces two key districts:

- Central Neighborhoods District (CND): Allows for infill housing, small lots, duplexes, and courtyard buildings in the neighborhood.
- Transition Corridors District (TCD): Supports a mix of residential and commercial uses along Main Street and Midway Lane, with higher-density housing options.

Supporting Historic Homes

The proposal also introduces new use options for historic buildings to help preserve their character while offering property owners additional income opportunities and potential tax credits.



Your Voice Matters!

Help shape the future of Heber by attending these meetings and sharing your thoughts.

Learn more at envisionheber.com



Heber City Corporation
NOTICE OF PUBLIC HEARING
Planning Commission

NOTICE IS HEREBY GIVEN that on the 25th day of March 2025, at the hour of 6:00 p.m. of said day in the Council Chambers of Heber City, 75 North Main Street Heber City, Utah, the Planning Commission will hold and conduct a Public Hearing to consider the Central Heber Overlay Zone (CHOZ) Proposals:

Summary of the Central Heber Overlay Zone (CHOZ) Proposals

Within the general CHOZ Overlay, there are two sub-districts: Central Neighborhoods for the residential neighborhoods, and the Transition Corridor District (east and west of Main Street and along Midway Lane). The intent of each district is as follows:

Central Neighborhoods District (CND). The Central Neighborhoods District, as part of the Central Heber Overlay Zone, has been established to allow for various forms of infill. These include flag lots, small lots, and certain missing middle housing types. The CND adds additional housing flexibility to the R-2 and R-3 zones in the Downtown area.

Transition Corridors District (TCD). The Central Heber Vision suggests an additional mix of uses could be considered as a transition to the residential neighborhoods east and west of the Main Street area and along Midway Lane. The Transition Corridors District (TCD) has been established to promote limited uses with a mix consisting of residential and commercial uses. The mix of uses would allow for medium to higher density residential uses, with occasional corners for lower intensity commercial uses.

For both sub-districts, the additional infill housing types include: flag lots, smaller lots (based on the current infill ordinance), duplexes, mansion homes (3 and 4plex homes that look like a single home), courtyard buildings, and subordinate dwelling units. Design standards are also proposed and are based on the type of building being proposed.

Use Options for Historic Homes in the Central Heber Overlay Zone. As a new chapter this draft ordinance provides for additional use options for historic buildings with certain architectural features. The intent is to provide additional income possibilities that could help ensure the continuation of these older buildings. Older buildings become increasingly harder to maintain as they age. If the area becomes eligible for an historic designation or additional homes get individually designated, businesses within the dwellings can help provide tax credits to the property owner. Income and tax credits could be applied to the upkeep of the home

Process: The suggested process leading to a possible adoption includes a public open house on March 20th at the Public Safety Building, a half-hour pre-public hearing open house for additional input on February 25th coupled with a public hearing with the Planning Commission at City Hall. If the Planning Commission recommends approval or approval with some changes, the draft goes to the City Council for review and a potential eventual adoption.

If the Public is unable to attend, the Public Hearing comments can be emailed to PCPublic@heberut.gov. Comments may be read aloud during the open comment portion of the Public Hearing and will be included as part of the permanent public records for this meeting.

DATED this 12th day of March 2025

HEBER CITY CORPORATION

Meshelle Kijanen

Planning Department Asst. Office Manager

PUBLIC NOTICE POSTED: March 12, 2025, on the Utah Public Notice Website at <http://pmn.utah.gov> and heberut.gov and in required locations throughout the Wasatch County area.



Planning Commission Staff Report

MEETING DATE: 3/25/2025
SUBJECT: 5:30 PM CHOZ & Historic Building Uses Workshop
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



Planning Commission Staff Report

MEETING DATE: 3/25/2025
SUBJECT: Body Art Facility Text Amendment Discussion (Jacob Roberts)
RESPONSIBLE: Jacob Roberts
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

A discussion regarding a text amendment to update the Municipal Code in connection with Body Art Facilities in Heber City.

RECOMMENDATION

N/A

BACKGROUND

The applicant approached Staff to receive a business license for a Body Art Establishment within City limits. "Tattoo" is expressly prohibited in all Commercial Zones.

The applicant expressed a desire to see this changed as many tattoo artists are already operating in Heber City.

- Currently only one (1) active business license for a Body Art Facility exists in Heber City: Trigger Happy Tattoo, license received in 2017 before code change.

City Council and the Planning Commission expressed interest to learn more and find a possible solution.

Staff is presenting more information and possible solutions for consideration. This is not an Action Item as a public hearing will likely be a required part of the solution.

DISCUSSION

FISCAL IMPACT

N/A

CONCLUSION

Staff is looking for further guidance on how to best handle this Text Amendment, specifically regarding updating the definitions in city code and deciding where this use fits best in Heber City.

ALTERNATIVES

N/A

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jacob Roberts, Planner

EXHIBITS

None