

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

March 26, 2024

6:00 p.m. – Regular Meeting

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

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

1. Regular Meeting:

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance: By Invitation
- IV. Recuse for Conflict of Interest

2. Consent Agenda: N/A

3. Action Items:

- I. Public Hearing for Development Agreement for School House Academy at approximately 700 S School House Way.
- II. A Zoning Amendment for 167 West Center Street to rezone the property from RC (Residential Commercial) to C-3 (Central Commercial)

4. Work Meeting: N/A

5. Administrative Items:

- I. City Council Communication Item (Jamie Baron)

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 03.21.2024, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave.



Planning Commission Staff Report

MEETING DATE: 3/26/2024
SUBJECT: Public Hearing for Development Agreement for School House Academy at approximately 700 S School House Way.
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

School House Academy is seeking to place a Commercial Day care at approximately 700 S School House Way. Commercial Day Cares are currently not allowed in the residential zones. The proposed is a development agreement to permit a Commercial Day Care on the identified property.

RECOMMENDATION

Staff is recommending the Planning Commission hold a public hearing, take public comment, and forward a positive recommendation of the School House Academy development agreement to the City Council.

BACKGROUND

School House Academy is seeking to place a Commercial Day care at approximately 700 S School House Way. The property is located in the R-1 zone and is 1.71 acres in size. Only in home day cares are currently permitted, which limit the number of kids. The Council is supportive of making day cares more accessible to the community.

DISCUSSION

The proposed is to allow a Commercial Day Care on the property with the same conditions as the private school in residential zones.

18.68.230 Private Schools In Residential Zones

Private schools in residential zones shall be reviewed by the Community Development Director and approved if the application meets the following standards.

- A. Building and Health Codes. The site shall comply with applicable health, building and fire codes.
- B. Licenses. The private school shall obtain applicable state and local business licenses.
- C. Site size. The site shall contain at least 1 acre.
- D. Street Access. The site shall front upon and directly access a Collector or Major Collector Street.
- E. Parking. See Parking Chapter 18.72.
- F. Building setbacks. Building setbacks shall meet the requirements of the underlying zone.
- G. Height. Building height shall not exceed 30' above grade.
- H. Loading and unloading. 1 off-street loading/unloading space for every 20 people, or portion thereof enrolled. Loading space requirement may be eliminated if there is a circular drive-way.
- I. Lot Coverage. No more than 30 percent of the lot shall be covered by buildings.
- J. Common Areas. The site shall provide landscaped outdoor common area for use by students, covering a minimum of 20% of the site.
- K. Screening and Fencing. Evergreen trees and shrubbery shall be planted along property lines shared with adjoining residential subdivisions.

FISCAL IMPACT

N/A

CONCLUSION

School House Academy is seeking the approval of a development agreement to permit a Commercial Day Care at approximately 700 S School House Way. The City Council has indicated support of making day care facilities more accessible to the community. Staff is recommending a positive recommendation with the following findings and conditions:

Findings

1. The Planning Commission held a public hearing on March 26, 2024.
2. The Planning Commission forwarded a positive recommendation on March 26, 2024.
3. The proposed agreement is consistent with the General Plan.

Conditions

1. Development shall be consistent with 18.68.230.
2. Any additional conditions as outlined by the Planning Commission.

ALTERNATIVES

Staff Recommended Option - Positive Recommendation

I move to forward a **positive recommendation of the School House Academy Development Agreement to the City Council**, with the findings and conditions outlined in the conclusion of the staff report.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. 02.20.24 SHA Presentation to Heber City Councilpptx (UPDATED)



SCHOOL HOUSE ACADEMY

A SAFE PLACE FOR CHILDREN
TO LEARN & GROW

Our Why



Mission Statement:

Child care and resources to support all learners and promote physical, social/emotional, language, literacy, and academic/pre-academic skills for all children through evidence-based, developmentally-appropriate practices while also providing a safe environment that families can rely on.

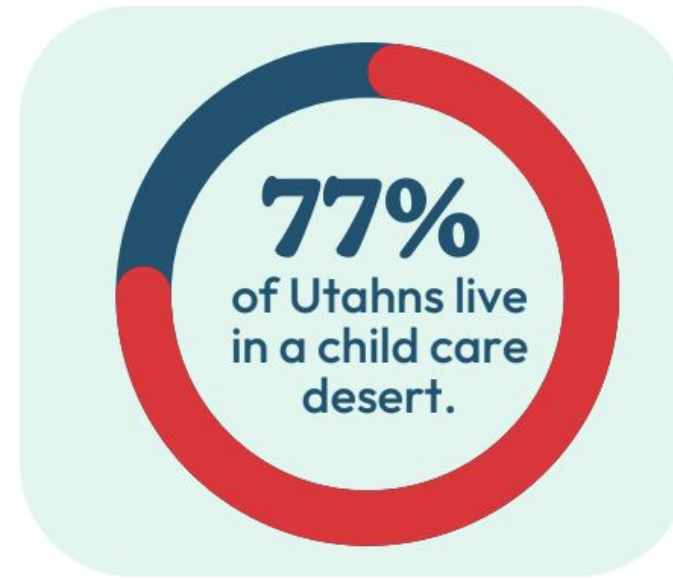
Why childcare?

There is an increasing need for reliable, structured childcare in the Wasatch County area.

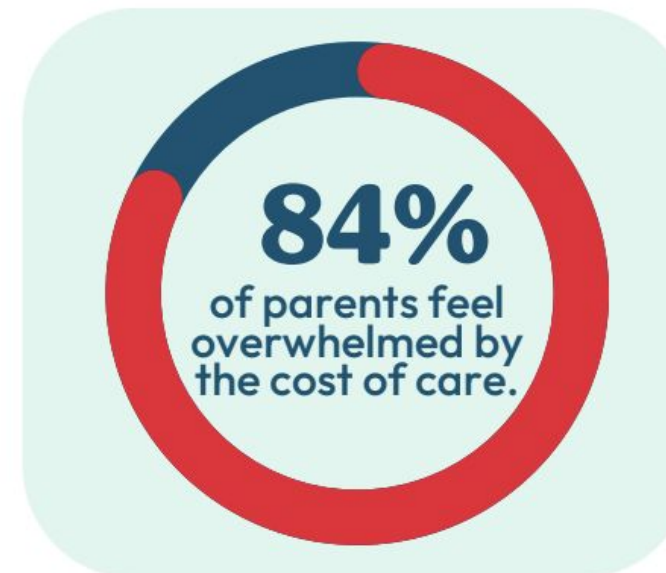
- 6.3%* of Wasatch County's population includes children under the age of five years old.
- This means more than 2200 children are not quite old enough to attend public school but may need a place to go while their parents work.
- Wasatch County currently only has only three licensed child care centers for ages 6 weeks to 6 years. When last contacted, their waitlists were more than a year out.
- Almost 30%* of the Wasatch County population is under the age of 18. Currently, the Boys and Girls Club of Heber Valley is the only after school care for school-aged children.

Wasatch County has been identified by the state of Utah as a high-need area for childcare support.

In our large and growing community, we are not meeting the needs of local families and their children, which results in a smaller workforce, compromised child care situations (siblings, etc.)

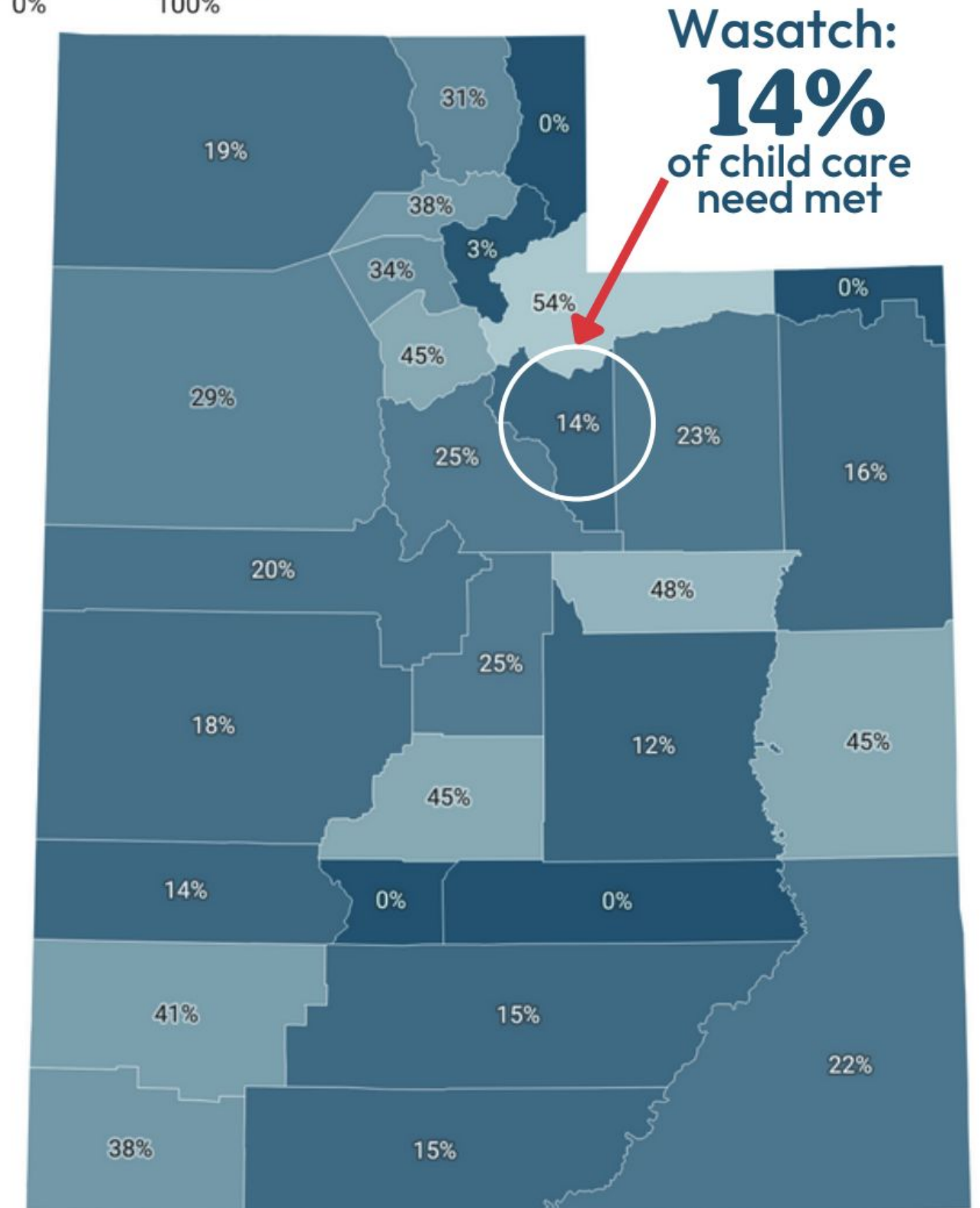


Utah's economy loses **\$1.36 Billion** each year due to lack of child care access.



Child Care Need Fulfilled by Licensed Child Care

Percentage of licensed child care slots divided by the number of kids under 6 with all available parents in the workforce



Source: Number of children under 6 with all available parents in the workforce by age group and county provided by the ACS 2021 5-year estimates Table B23008. Licensed child care data provided by the Utah Office of Child Care as of August 2023 and tabulated by Voices for Utah Children. • Created with Datawrapper

Who We Are

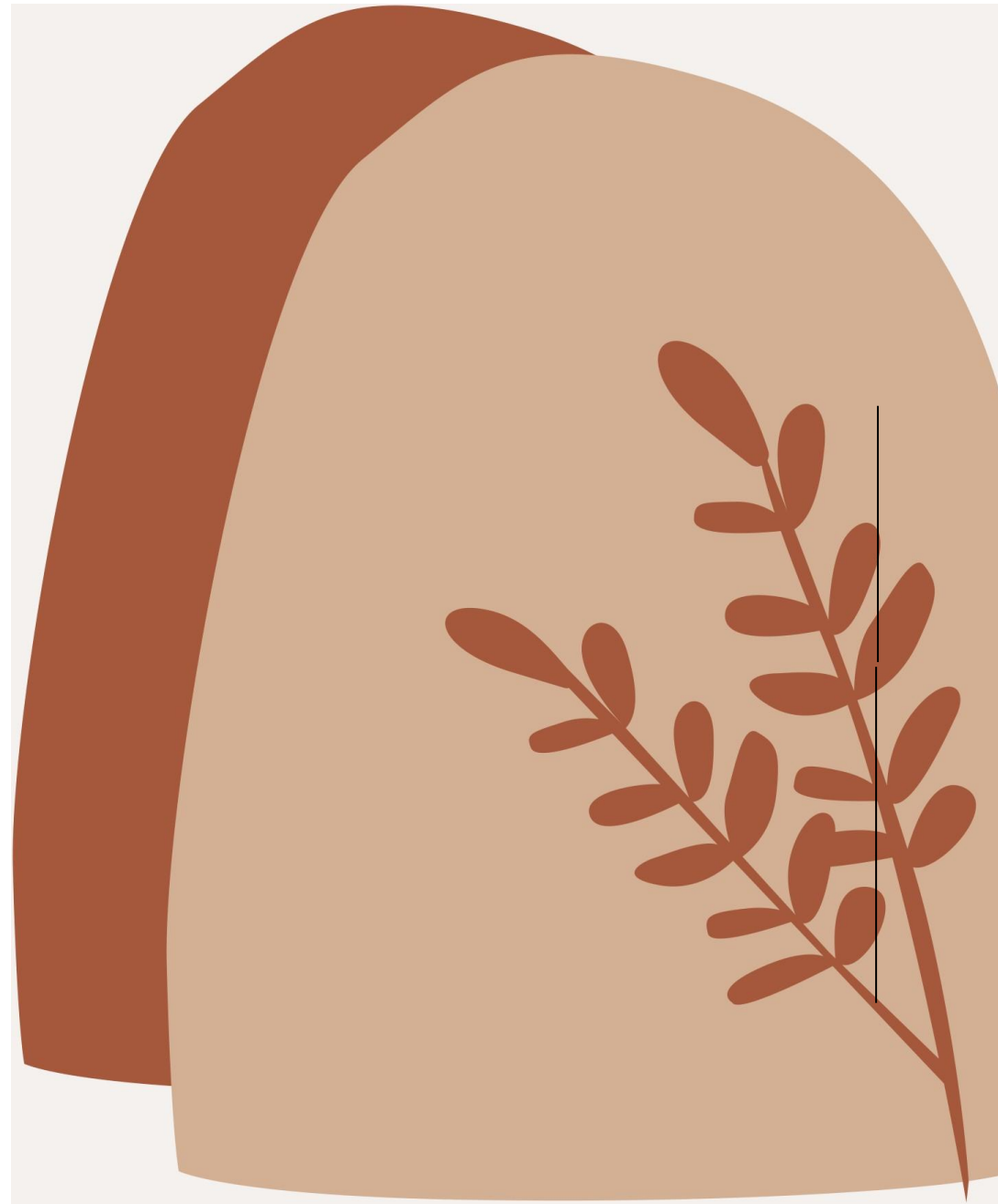
School House Academy Foundation a 501(c)3 non-profit

A team of certified, licensed, and passionate professionals seeking to improve the Wasatch County community and workforce through quality childcare and child development services, for youth ages 0-18 and their families.

- Executive Director: Piper Riddle
- Director of Programs: McKay Riddle Johnson
- Development Specialist: Russ Watts
- Financial Advisor: Aaron Johnson
- Facilities Manager: Rod Riddle
- Real Estate Advisor: Dave Johnson



What We Do



- Childcare (6 weeks-5 yrs)
- Preschool (3-5 yrs)
- Afterschool programs (5-18 yrs)
- Social & emotional development
- Speech & language development
- Academic support
- Invite in wrap-around services
 - Mental Health Services
 - Food Pantry
 - Health Services
 - Vision Services
 - Dental Services
 - Etc.

School House Academy

in

Proposed Partnership with

- Utah Workforce Services
- Wasatch County School District (employer partner through Workforce Services)
- Heber Valley Chamber of Commerce
- Intermountain Healthcare
- Wasatch Community Foundation
- PEAK (Parents Empowering Abled Kids)
- Heber City, Midway City, Wasatch County
- Park City Christian Center
- People's Health Clinic
- Wasatch Behavioral Health
- Park City Community Foundation: Early Childhood Alliance

Other uses and partnerships for our facility

Our goal is to house services that will benefit all aspects of a child's life



Preschool & Child Development resources



Community Ed Classes, Wasatch Wellness Events, PEAK events



Speech & Language Therapy



Occupational & Physical Therapy



Academic Supports & Tutoring Services



Mental Health Resources & Services

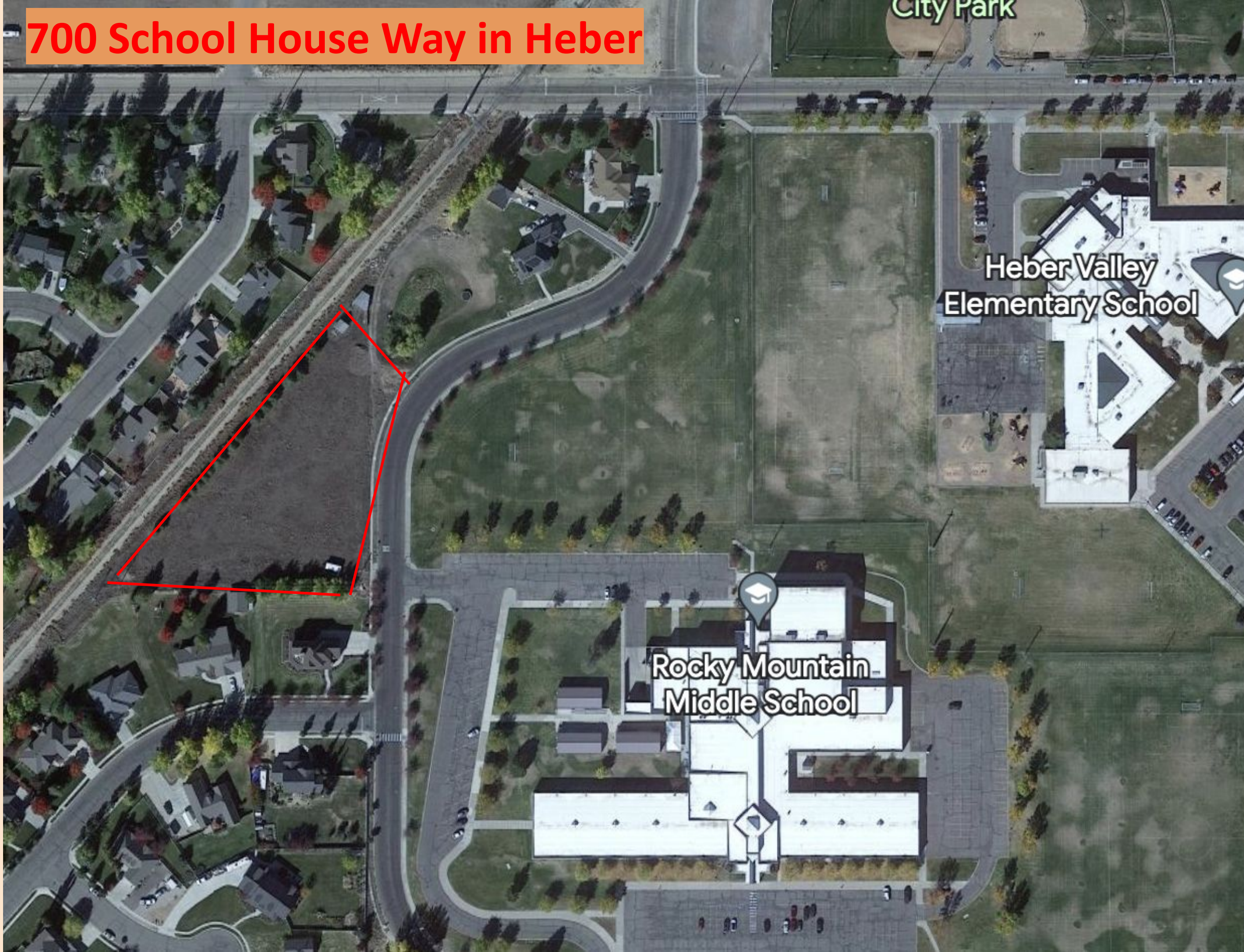


Community Food Pantry, Health Services (vision, dental, etc.)

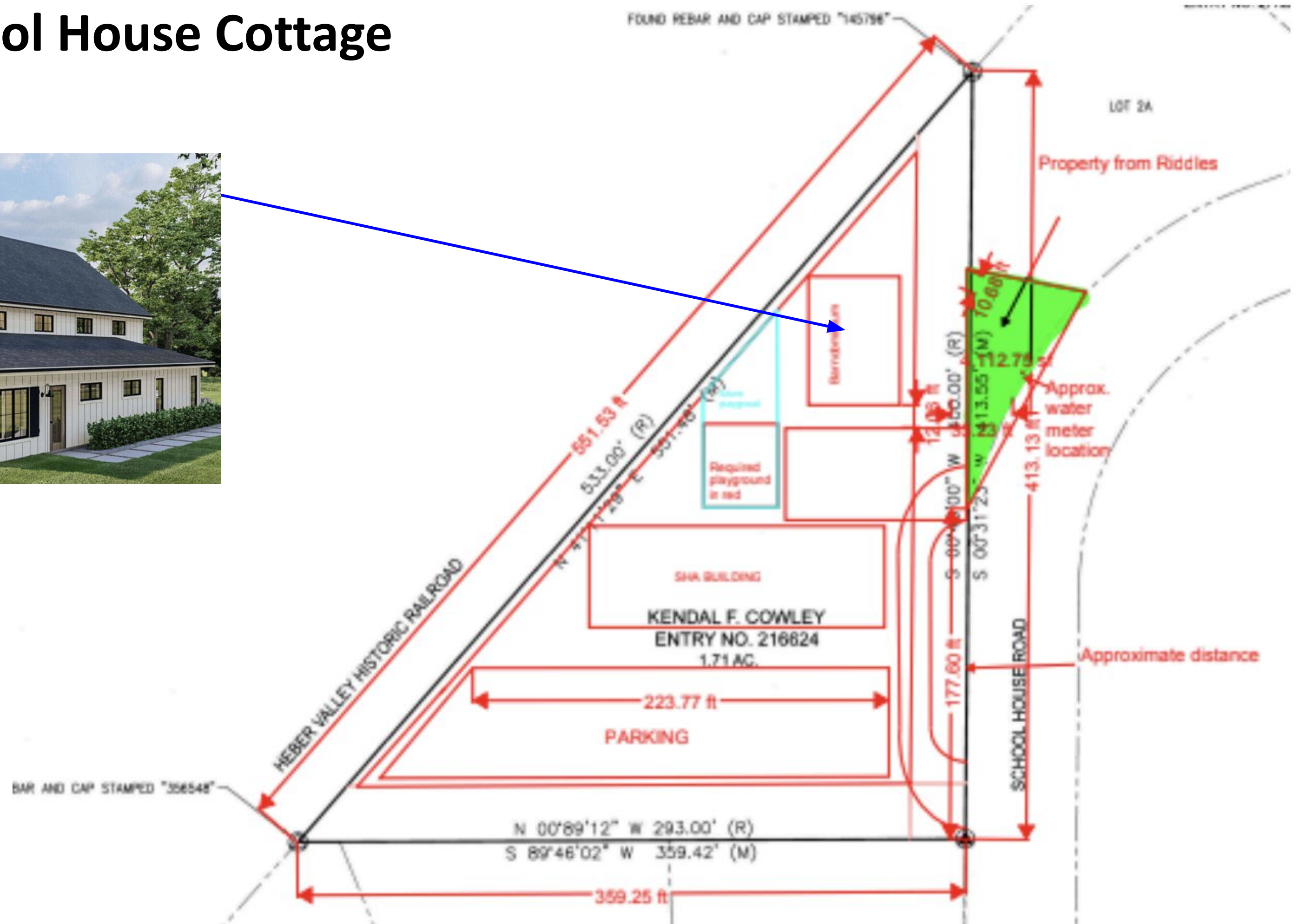
700 School House Way in Heber
2 acres



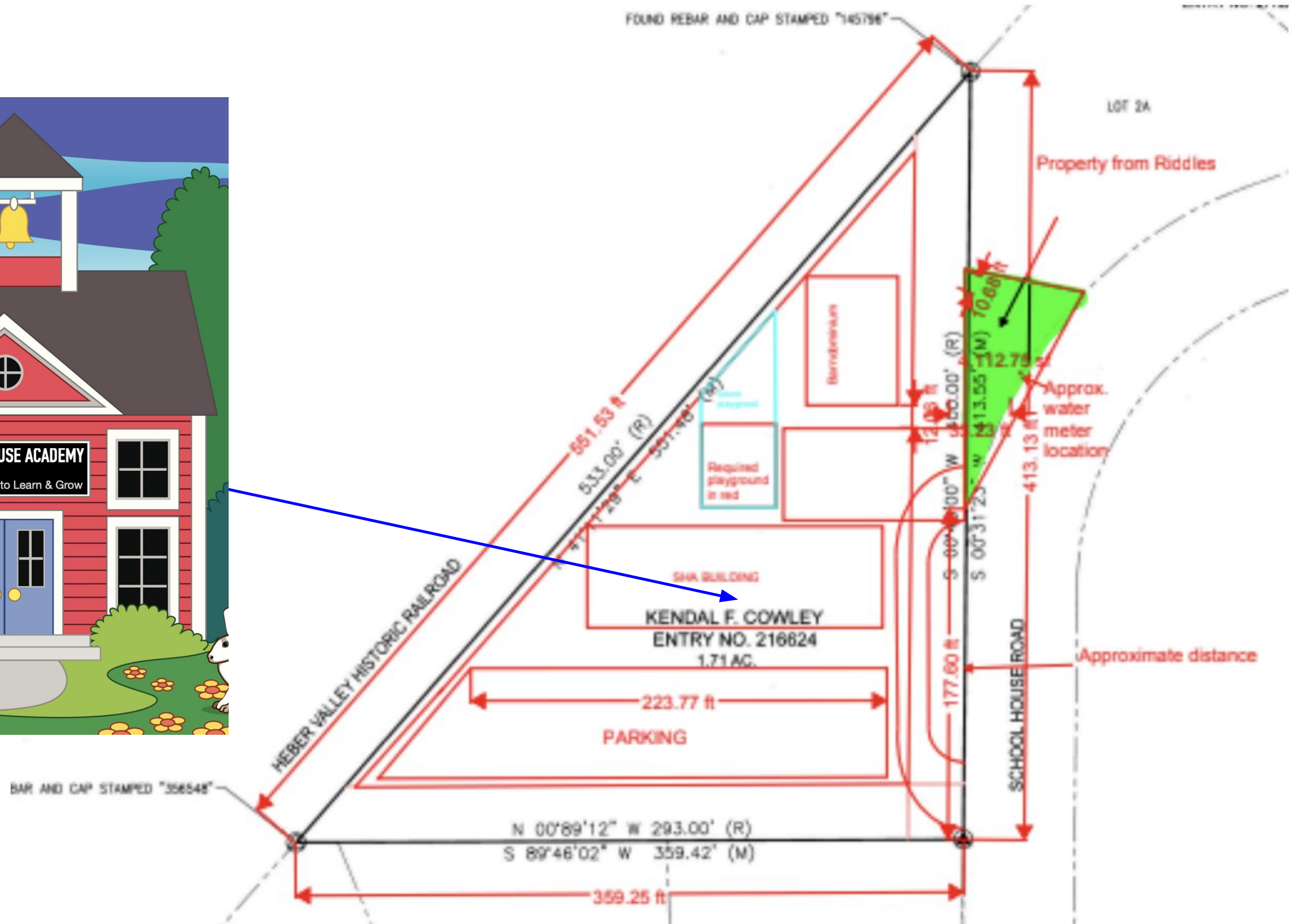
700 School House Way in Heber



Phase 1: School House Cottage



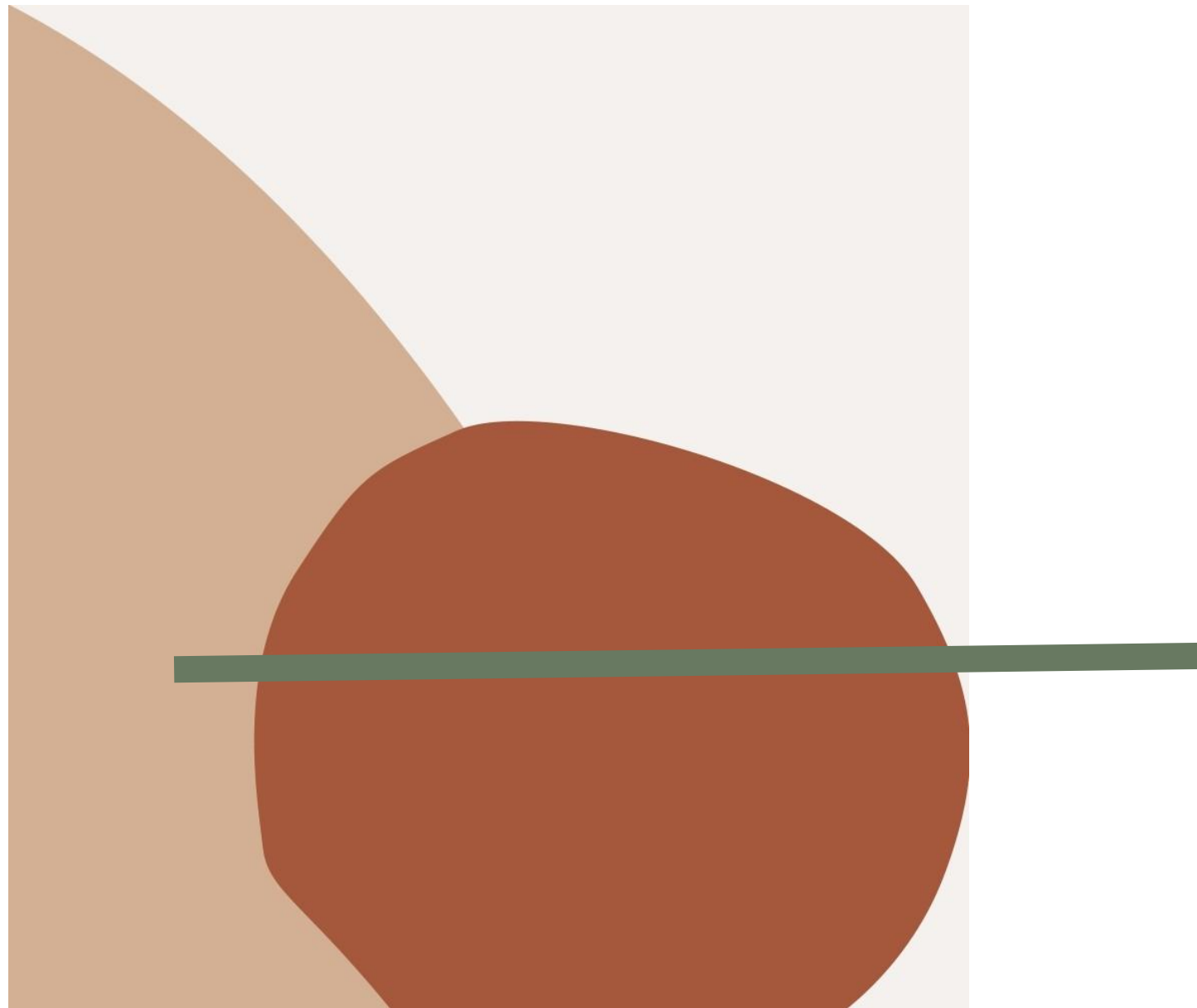
Phase 2



Project Timeline

- Design & Engineering: 2-3 months
- City Approvals: 5-6 months
- Funding/Budgeting Approvals: 3-4 months
- City Permitting Process: 1-2 months
- Phase 1 School House Cottage in place for Childcare startup by Fall 2024
- Start Construction for Phase 2: June 2025
- Open for full facility: by Fall 2026

What We Need



- **Phase 1, while self-funded, would benefit from assistance with development agreement, expedited permitting process, and possible assistance with impact fees**
- **Phase 2 capital funding through partnerships, grants, and donations.**

Project Parameters

	Total Project Costs	\$6.5 million
	Land Purchase (SHA-funded)	\$530,000
	Phase 1 (SHA-funded)	\$400,000
	Phase 2	\$5 million
	SHA Employer Childcare Startup Grant	\$550,000
	WCSD Employer Partnership	\$250,000

QUESTIONS?



"Help one child, help generations to come."

- Lila Bjorklund

Stay in Touch

School House Academy

700 School House Way

Heber City, UT 84032

Call/Text: **435-610-1838**

Email: schoolhouseway@gmail.com

Website: <https://www.schoolhouseway.org/>

Follow us!

Instagram: [@SchoolHouseAcademy.Heber](https://www.instagram.com/SchoolHouseAcademy.Heber)

Facebook: [School House Academy - Heber City, Utah](https://www.facebook.com/SchoolHouseAcademy-Heber-City-Utah)



Target populations

Who we serve



Wasatch County area



Working
families



Educators and other
Essential Workers



Highly impacted
families



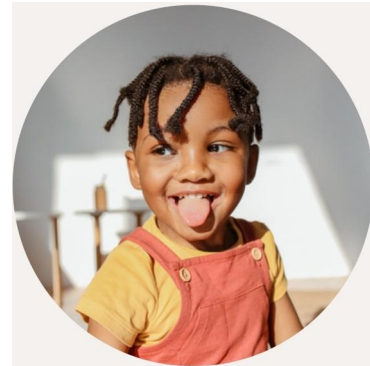
Families with flexible and/or
unusual schedule needs for
childcare (drop-in services)

Youth Populations Served



Infant Care

For children ages 6 weeks up to 2 years



Toddler Care

For children ages 2 years up to 4 years



Preschool Care

For children ages 4 years up to 6 years



Elementary Care

For children ages 5 years up to 12 years



Adolescent Activities

For youth ages 12 up to 18 years

Adolescent Activities

- There is a lack of safe, fun spaces for middle school students, high school students, including those with special needs
 - Wasatch County Rec Center requires youth under 16 to be accompanied by an adult
 - Attempts to expand Boys & Girls Club to the secondary level has been challenged with finding host sites, leaving hundreds of thousands of grant dollars unused each year for after school Clubs, activities, staffing, supplies, snacks, etc.
- **Adolescent activities will include physical activities, STEM, gaming, arts, homework help, skill-learning, mentors, snacks, mental health supports, etc.** The goal is to provide a space specific to teens, with supervision, purpose, and FUN.

Childcare Programming

Flexible to fit each family's unique needs

Partial-Day program

Childcare provided for 4 hours or less per day on a consistent schedule

Full-Day Program

Childcare provided for 4.5 hours or more per day on a consistent schedule

Before- and After-School Program

Childcare and activities provided for school-aged children, K-12

Drop-In Program

Childcare provided on an as-needed basis with an hourly rate per child, per age of child

Rates

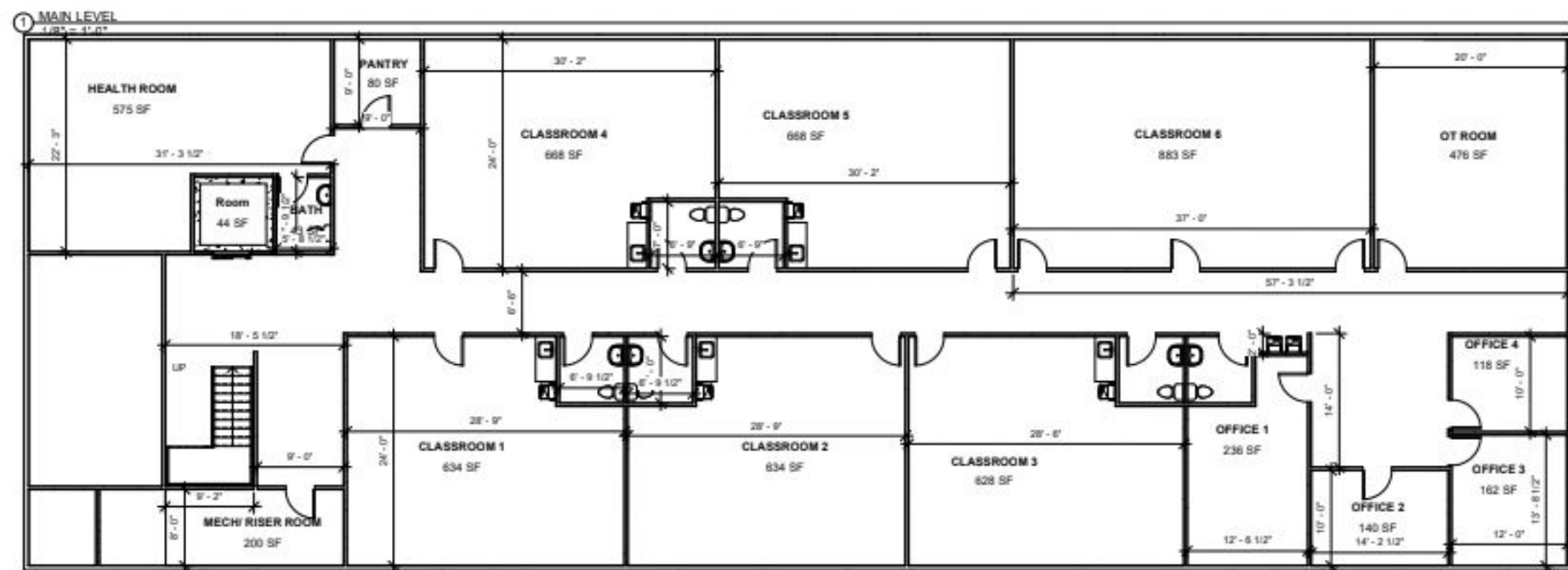
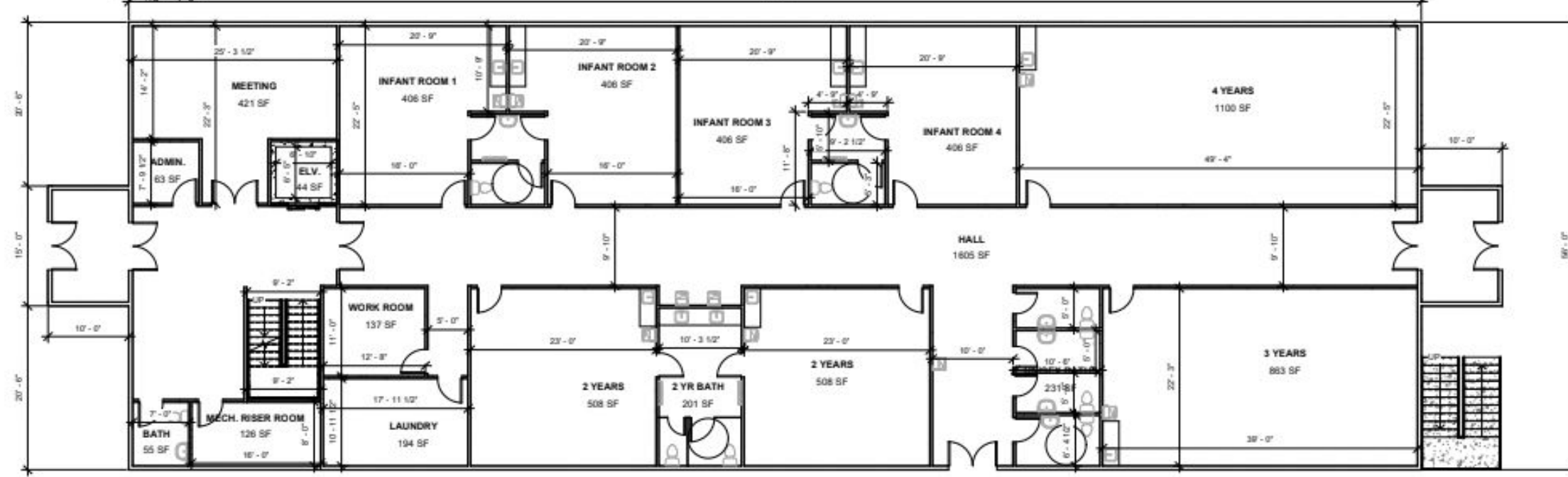
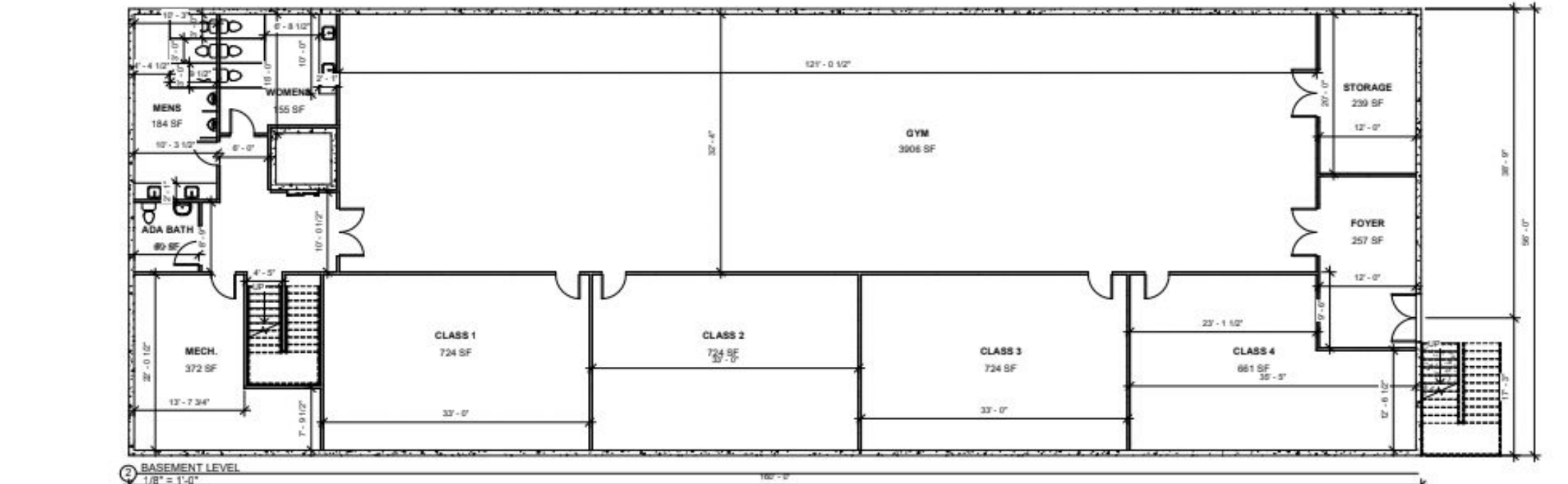
Rates are competitive and scholarships are available.

- Tuition will be at a fixed rate.
- Scholarships available
- Biannual fundraising events will provide scholarship opportunities





PROJECT STATUS:
PERMIT
 ISSUE DATE:
 Issue Date



CLIENT NAME:
**SCHOOL HOUSE
 ACADEMY**
 PROPERTY ADDRESS

PROJECT NUMBER: 22-08-12
 DRAWN BY: BDP
 APPROVED BY: CLIENT



SCHOOL
A1.0



Planning Commission Staff Report

MEETING DATE: 3/26/2024

SUBJECT: A Zoning Amendment for 167 West Center Street to rezone the property from RC (Residential Commercial) to C-3 (Central Commercial)

RESPONSIBLE: Denna Woodbury

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Zone Change following the guidelines of the General Plan

SUMMARY

This item is a Public Hearing for a zoning amendment to change the zoning on the property located at 167 West Center Street from RC (Residential Commercial) to C-3 (Central Commercial) zones.

RECOMMENDATION

Recommend Approval

BACKGROUND

The applicant would like to change the zoning of this property from the current RC (Residential Commercial) to C-3 zone (Central Commercial). This request is to facilitate potential residential/apartments and commercial uses to be built on the property.

DISCUSSION

The zoning amendment changing the zoning from RC to C-3 conforms with the Downtown District of the General Plan. The General Plan Downtown District's key characteristics are small business storefronts with historic architectural elements on the first floors along Main Street. Interior block commercial/office uses blending with higher density residential. East/west streets to include diagonal parking and bike accommodations. The density ranges from 14 to 30 units per acre and up to 4 story heights (interior block locations encouraged).

The purpose of the C-3 district found in 18.28.010 of the Municipal Code states, "The C-3 central commercial zone has been established as a district in which the primary use of the land is for business purposes. The area covered by this zone is the historical core area encompassing Main

Street and adjacent blocks, which acts as the dominant shopping and financial center for the city and surrounding territory. For this reason, the zone has been located in the central part of the city where the street pattern makes the business buildings readily accessible to all parts of the city and surrounding region and where business and shopping activities can be carried on with maximum convenience. The C-3 zone is characterized by wide, clean, well-lighted streets, and ample pedestrian ways for the convenience and safety of the public." Mixed uses are allowed within this zoning district with a Conditional Use Permit.

FISCAL IMPACT

N/A

CONCLUSION

Staff recommends approval of the zoning amendment to re-zone the property located at 167 West Center Street. This request conforms to the General Plan recommendations for this parcel.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve a zoning amendment for 167 West Center Street to rezone the property from RC to C-3** as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Continuance

I move to **continue a zoning amendment for 167 West Center Street to rezone the property from RC to C-3** 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 a zoning amendment for 167 West Center Street to rezone the property from RC to C-3** with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. Propose Zone Change Plats

 75 N Main Street
Heber City, UT 84032

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

 heberut.gov

2. Zoning Map
3. General-Plan-Map-102022-PDF
4. Future Land Use Downtown District from General Plan



S 100 W
100 W

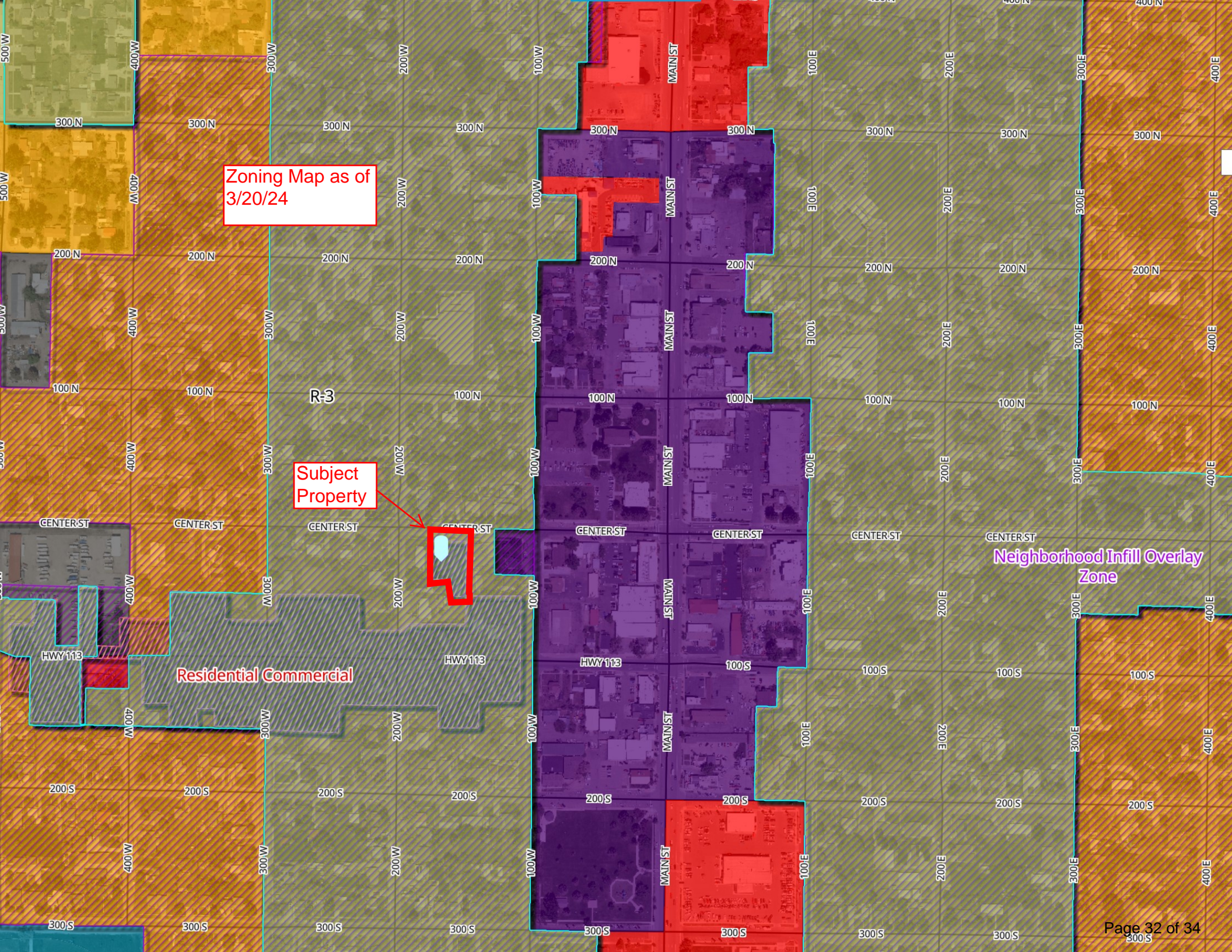
Zoning Map as of
3/20/24

Subject
Property

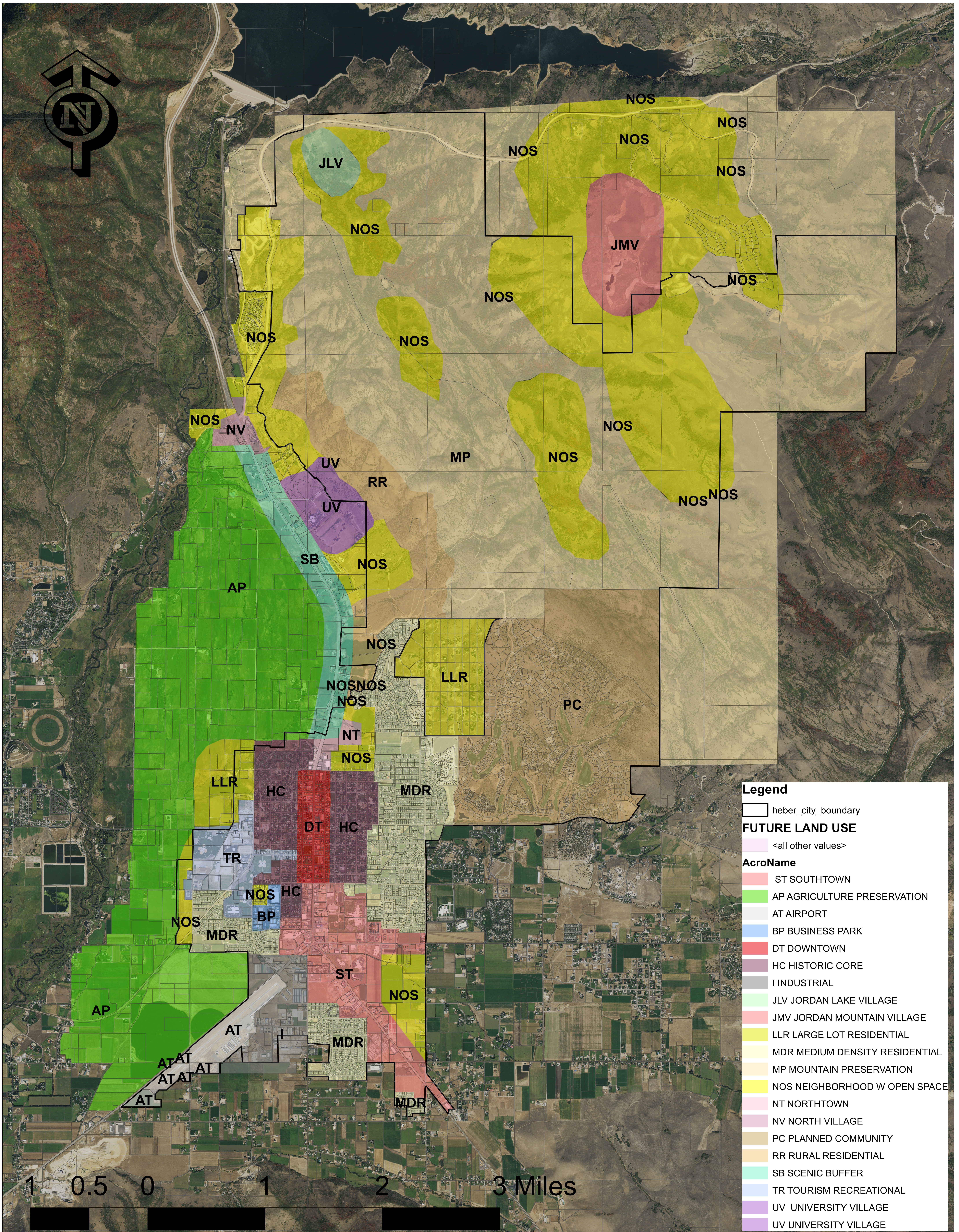
R-3

Residential Commercial

Neighborhood Infill Overlay
Zone



Heber City General Plan Map



Legend

heber_city_boundary

FUTURE LAND USE

<all other values>

AcroName

- ST SOUTHTOWN
- AP AGRICULTURE PRESERVATION
- AT AIRPORT
- BP BUSINESS PARK
- DT DOWNTOWN
- HC HISTORIC CORE
- I INDUSTRIAL
- JLV JORDAN LAKE VILLAGE
- JMV JORDAN MOUNTAIN VILLAGE
- LLR LARGE LOT RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- MP MOUNTAIN PRESERVATION
- NOS NEIGHBORHOOD W OPEN SPACE
- NT NORTHTOWN
- NV NORTH VILLAGE
- PC PLANNED COMMUNITY
- RR RURAL RESIDENTIAL
- SB SCENIC BUFFER
- TR TOURISM RECREATIONAL
- UV UNIVERSITY VILLAGE
- UV UNIVERSITY VILLAGE

Future Land Use Map Categories	District Type	Uses	Density Range / Scale (gross acreage)	Key Characteristics
	Historic Core Neighborhood (HC)	<p>Primary: SFDs on smaller lots, town homes, duplexes, triplexes, flexible infill, small multifamily buildings; consider bonus densities for higher quality architecture</p> <p>Secondary: connective and corner small scale retail/ restaurants, bed and breakfasts, community gardens, public facilities, churches</p>	<p>3-15 units per acre</p> <p>1-3 story height</p>	<p>A mixed neighborhood emphasizing a variety of housing types. Strong street connections to the downtown and the tourist center; bicycle and pedestrian friendly.</p>
	Downtown (600 South to 500 North, 200 East to 200 West) (DT)	<p>A mixed use town center with historical architecture and active open spaces</p>	<p>14 to 30 units per acre</p> <p>Up to 4 story heights (interior block locations encouraged)</p> <p>Consider 2 story minimum height</p>	<p>Small business storefronts with historic architectural elements on first floors along Main Street. Interior block commercial/office uses blending with higher density residential. East/west streets to include diagonal parking and bike accommodations.</p>
	Tourism/Recreation Center (TR)	<p>A hospitality/commercial mixed use center</p>	<p>4 to 20 units max per acre</p> <p>2-3 story height, except hospitality, which may reach 4 stories</p>	<p>Recreation and tourism-oriented uses with an old west flavor. Includes the 100 South corridor. Transitional corridor uses including expanded home occupations, small scale retail, bed and breakfast, small cafes.</p>
	Jordanelle Mountain Village (JMV)	<p>Primary: commercial and service uses intended to reduce trip generation to other town centers</p> <p>Neighborhoods: low, medium and higher density residential areas on slopes less than 30%, clustering options, schools</p>	<p>Base density established by a master development agreement. Overall property base densities may be transferred to the center and adjacent NOS by concentrating and clustering land uses.</p> <p>Up to 3-4 story heights in mixed use village</p> <p>1 to 14 units per acre in residential areas adjacent to centers</p>	<p>A mixed use town center intended to serve the significant population on the upper mountain area, characterized by Mountain Modern architecture and mixed uses that include gathering spaces. Natural lands are preserved.</p> <p>Roads with swales and trails, clustering options, small lot and townhome options, significant open space, natural areas, schools.</p>