

Planning Commission Staff Report



MEETING DATE: 10/10/2023
SUBJECT: Request for a Site Plan approval for Amateur Farms, located at 1615 N Gilber Peak Road (Planner Mark Vlastic/ Engineer Gordan Miner)
RESPONSIBLE: Mark Vlastic
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Administrative Action - Site Plan Application

SUMMARY

This is a request to construct a barn on the property to store four-wheelers and boats. The proposed project is located in The Springs at Coyote Ridge Subdivision Phase 4, and was included in the MDA that was adopted several years ago.

RECOMMENDATION

Staff recommends that the Site Plan application is approved with Findings and Conditions.

BACKGROUND

The 0.55 acre site is located at 1615 N Gilbert Peak Road, and consists of Parcel C and Lot 115 per the recorded Plat. The Concept Plan was presented to the DRM in March 2022, at which time the application was approved to continue to Final Application. The Final Plat was reviewed by the DRM on September 9, 2023. The proposed project is located in the R-3 (R-3 Residential Zone) with a COSZ overlay (Clustered Open Space Zone). The general plan indicates the property is located in the Scenic Buffer land use district.

Existing uses include a single family home with 'out' buildings and agricultural uses. Adjacent uses include agriculture and commercial transitioning to residential to the north, agriculture transitioning to residential to the east, residential and agriculture uses to the west and south.

DISCUSSION

The Final Plat was reviewed by the DRM on September 6, 2023. With subsequent revisions, the application has been determined to generally meet requirements for Site Plan approval according to the applicable zoning requirements and MDA stipulations, as follow:

1. Site Plan – Use OK per MDA. Setbacks meet code requirements.
2. Landscape Plan is OK, encompassing a mix of natural and water-wise plantings that meet code requirements. COSZ requires submittal of Noxious Weed Plan, which has been submitted. Final version signed by Wasatch County is required.
3. Lighting and Photometric Plan – photometrics OK. Lighting and cutsheet/specifications meet code requirements.

4. Architectural Elevations – Barn height meets maximum height requirements. Wood siding material and color meet coded requirements.

FISCAL IMPACT

CONCLUSION

FINDINGS

1. The application is consistent with the Municipal Zoning Code.
 2. The application is consistent with the General Plan.
- The application is consistent with the Springs at Coyote Ridge MDA.

CONDITONS

1. Applicant to re-submit Noxious Weed Plan that is signed and approved by Wasatch County.
2. All requirements of the City Engineer and Fire Department shall be met.
3. All other Code Requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission.

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: Mark Vlasic, Planning Consultant
Jamie Baron, Planning Manager

EXHIBITS

1. Amateur Farm Planning Checklist and Drawings
2. Amateur Farms Final Site Plan - Planning Commission Powerpoint Presenttion 10102023

Amateur Farms - Site Plan

Project Details

Project Name: Amateur Farms - Site Plan
Project Type: Site Plan
GL CODE: 10-26??
DRM Date: 09/06/2023
Project Address: 1615 N Gilbert Peak Road

Property Owner/ Name: Amateur Farms, LLC
Company Name/ Agent: Russ Poulsen
Project Description: Request to construct a barn on the property to store four-wheelers and boats. The proposed project is located in The Springs at Coyote Ridge Subdivision Phase 4, and was included in the MDA of same. It consists of Parcel C and Lot 115 per the recorded Plat. Concept plan was presented to the DRM in March 2022.

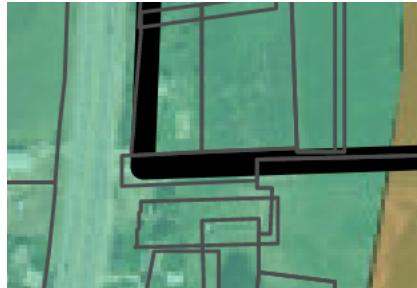
Acres: ~~0.33~~ (conflicts with site plan, which indicates the lot is .55 acres)
Number of Units or Lots: One Lot
Parcel(s): 1 parcel – 0.61 acres – Wasatch County (21-5578)
The lot consists of Parcel C and Lot 115 per the recorded Plat.



Zone: R-3 (R-3 Residential Zone) with COSZ (Clustering Open Space)



General Plan Designation: Scenic Buffer



Current Use: Single Family Home with 'out' buildings and agriculture
Adjacent Uses: North – Agriculture Commercial transitioning to residential
 East – Agriculture transitioning to residential
 West – Residential, agriculture
 South – Residential, Agriculture

Land Use Authority: Planning Staff with Planning Commission Approval
Action Type: Administrative
Planner: Mark Vlastic, Landmark Design & Jamie Baron, Planner

Notes

Previous Meetings: DRM Concept Review (March 22, 2022)
Previous Approvals: MDA Approval / DRM Concept Acceptance to continue to Final Application
Other Departments: Engineering report and letter required.
Other Requirements: N/A

General Review

Vicinity and Site Plan



See other drawings in folder regarding subdivision layout, etc.

GENERAL QUESTIONS/ COMMENTS:

- GL Code (Confirm with Meshelle)

MISSING / CLARIFICATION ITEMS:

1. Site Plan – Use OK per MDA. Site Plan does not include dimensions / north sideyard setback appears to be less than minimum 10' setback. Application indicates the site is .30 acres, site plan ~~0.33~~ (conflicts with site plan, which indicates the lot is .55 acres)
2. Landscape Plan – OK – mix of natural and waterwise. COSZ requires submittal of Noxious Weed Plan, which is not provided.

3. Lighting and Photometric Plan – photometrics OK. Need cutsheet images of light fixtures. Color of light is missing ; all lighting fixtures shall be 3000 K or less in color.
4. Architectural Elevations – Unclear what the maximum height is. Drawing indicates height is 31’ to top of roof, although the “top point” on drawing is not to roof apex. Need clarification from Jamie on maximum height, and how TOR was determined by applicant. Material (wood) OK. However, need clarification of actual material (siding, free-standing boards, etc.) and color (natural ? stained? Painted?)

Notes DRM 09062023

Community Review

General Plan: Heber City Envision 2050 (Adopted 2020) and Official Map on City website

- Staff Finding: OK*

Code Review

18.22 Clustered Open Space Zone (COSZ)

18.22.040 Approval Process

1. Pre-application conference with staff member. Any person wishing to construct an COSZ shall meet with a staff member, check and review the zone information, obtain application and review procedures, obtain information from the City regarding the City's plan of land use, streets, water, sewer, traffic, trails and parks, and public facilities; and have discussion about public participation meetings and other requirements affecting the land to be developed. The developer shall then prepare plans and seek approval based on the information received and the process outlined below.
2. Concept Plan. The purpose of the Concept Plan Review is to explore general feasibility early in the planning process. The intent of requiring a Concept Plan is to help avoid unnecessary and costly delays when pivotal information or necessary resources are not available because they were not addressed until later in the process. The Concept Plan procedure does not insure or provide approval of the development. It is however an important preparation, review and educational component of the overall approval process. While more flexible in nature than the subsequent steps of Preliminary and Final Approvals, the Concept Plan still needs to be carefully prepared and thoroughly reviewed to be useful. As part of the Concept Plan, the developer shall submit:
 1. An application for development.
 2. A written description of how the development will comply with and promote Heber City's Vision and Clustered Open Space Zone.
 3. A description of the type of development and project name.
 4. A plan which shows a simple concept of the major features of the development including roads in relation to existing conditions and developments within one-fourth (1/4) of a mile of the outside boundaries of the development. Handwritten plans will not be accepted. The Concept Plan shall be submitted on

two (2) full-size, 24" x 36" copies, and twenty (20) 11"x 17" copies of the Concept Plan shall be submitted to the Planning Commission.

5. Title ownership information and a current Preliminary Title Report. If the applicant is not the owner listed on the Preliminary Title report a written consent to the application signed by the title holder must be provided.
 6. Lot or unit pattern and size(s).
 7. Number of lots or units and conformance with the zone.
 8. The types of buildings in the project by use and the architectural elevations and style.
 9. Any plans for common area.
 10. Any plans for common amenities.
 11. Any public dedication proposals.
 12. Conceptual Landscape Plan.
 13. Any open space provisions including the following information:
 1. Location.
 2. General size. (Meeting a 50% minimum open space requirement)
 3. Description of how the open space plan conforms to the standards for open space.
 4. Any off-site open space trading provisions as allowed by this Ordinance shall be taken to the City Council for approval before applying for preliminary plan approval.
 14. The trails proposed within the project.
 15. A topographic map that is suitable for electronic mapping analysis.
 16. With regard to any issues involving "Sensitive Lands";
 1. Topographic information related to such issues involving the project.
 2. Information to identify potential sensitive land issues and a plan for how to address these issues.
 3. Information regarding potential wildlife issues with the project, and surrounding area which might be impacted.
 17. A summary of the water rights status for the proposed project detailing how much is owned now versus how much is estimated to be needed to complete the project and service the development.
 18. Letter of submittal for the concept plans to the Heber Valley Fire Special Service District that transmits the plans to them.
3. Preliminary Plan. After review of the Concept Plan by the Planning Commission, the developer shall prepare a preliminary plan and shall submit two (2) copies of the plan on 24" X 36" sheets and twenty (20) copies of the plan on 11" X 17" size paper to the Planning Commission for its recommendation to the City Council. The purpose of the Preliminary Plan is to demonstrate how the proposed development plan will be able to meet the standards required under the Zoning Ordinance and other applicable law or regulation after considering the issues and recommendations found during the concept review phase. While the preliminary plan is not expected to contain construction drawings, it is expected that the preliminary plan will demonstrate compliance with this code. The preliminary plan shall contain the following information (if any of the

following information is satisfied by the information submitted during the concept plan review, that same information must be included again with the preliminary plan):

1. Description of how the development will implement Heber City's Vision.
2. Type of development.
3. Name of development.
4. Applicant entity's name, primary contact name, civil engineer, architect, designer and attorney, with respective contact addresses, phone numbers, fax numbers, and email addresses for each.
5. Legal description with recorded section coordinates tie.
6. Zone boundaries and designations.
7. North point and a scale consistent with a scale that is on a standard engineering scale ruler.
8. A statement that lists the issues discussed during the Concept Review and reconciles those issues with the Preliminary Application being submitted at this time.
9. A site plan showing location of all buildings, building pads, lots or structures, the elevation view of all structures accompanied by estimates of cost to purchase or rent, including a description of building materials to be used in the construction of all units.
10. Dimensioned side, rear and front yards, including the required side, rear and front set backs pursuant to City Ordinances and Requirements.
11. Location and description of all recreational and open space areas and facilities.
12. Topography shown by contours at no greater interval than two (2) feet except that a greater interval may be permitted when the property is outside the survey boundary if specifically authorized by the Planning Commission.
13. The outside boundary of the project.
14. Tabulation of land use, including:
 1. Total area, open space, building area, and dedicated streets;
 2. Drives and parking (all the above shown in acreage and percentage);
 3. Number of units and project density;
 4. Types of units by number of bedrooms, where applicable; and
 5. Parking spaces (covered and uncovered), where applicable.
15. Identify who will hold title for any open space and open space easements at the conclusion of Development.
16. Adjacent property owners, including their respective mailing and physical addresses and telephone numbers.
17. Proposed circulation pattern including, private and public streets and sidewalks.
18. Typical street or roadway cross sections.
19. A detailed statement and illustration of how the project will mitigate "Sensitive Lands" identified in the Concept Phase.
20. Existing and proposed easements, waterways, utility lines, canals and ditches, with specifications of ownership, and disclosures of who is responsible for, and how such will be maintained. This information shall include verification

of compliance with all local, state and federal regulations with regard to said easements, waterways, utility lines, canals and ditches.

21. A plan for accommodating trails, waterways, ditches and canals.
 22. Proposed and existing sewage disposal facilities.
 23. Existing and proposed storm drain system with the related run-off calculations for the development site including routing the runoff water that leaves the site to a City storm drain or natural drainage approved by the City to accept the water.
 24. Existing and proposed water system indicating size of water lines and fire hydrant locations. Indications as to the capacity of the water system as it relates to the project when required.
 25. More detailed (than concept) landscape plan indicating areas of landscaping and irrigation and the various types of landscape materials.
 26. A noxious weed control plan.
 27. Letter of intent signed by the applicant stating the following information when applicable:
 1. Design theme of project
 2. List of common area amenities
 3. Time schedule for completing common area amenities
 28. Any other information City staff or the Planning Commission may determine necessary relating to the particular site of the proposed project.
 29. Evidence of sending an 11" x 17" copy of preliminary plan to QWest, Questar Gas, Heber Light & Power, ComCast (Cable Company), Heber Valley Fire Protection Special Service District, and Wasatch County Solid Waste Disposal District.
 30. An updated preliminary title report as of the date of the Preliminary application.
 31. A list of the documentation that will be required at Final Approval to implement the plans for the development and keep it maintained after approval.
4. Final Approval. The developer shall submit final development plans, approved by the City Engineer, to the Planning Commission. Said plans shall conform to all City Engineering and Title 17 Subdivision standards and requirements of the Heber City Municipal Code. The Planning Commission shall review and make its recommendation to the City Council. The City Council shall have ultimate authority to accept, modify or reject, or send back to the Planning Commission for further review.

18.22.050 Project Density

The permitted base densities allowed in a COSZ for each zoning district are listed below:

1. R-2 Zone: 5 units per acre; 8 units per acre for development on less than 10 acres that have buildings that do not exceed 1 story.
2. R-3 Zone: 12 units per acre

18.22.060 Permitted Uses

1. The principal use permitted in the COSZ is the residential living unit. Other uses may be permitted where it can be shown they are accessory to the residential project. All uses permitted in the COSZ shall require Planning Commission review and City Council approval and be identified on the site plan and mentioned and approved as part of the application process. Uses not approved specifically by the City Council are prohibited.
2. Where the size, location and scope of a proposed COSZ are such that a convenience center would add to the convenience of the people living in the development, the Planning Commission may recommend and the City Council may authorize the construction of such a convenience center when the size of the project so justifies. The convenience center may only be constructed after the residential units have been completed
3. The acreage of the project used to determine density shall be decreased by the amount of property used for the convenience center and its associated parking.

18.22.070 Standards And Requirements

The following standards, requirements and conditions shall apply to all COSZ's:

1. The project must be prepared by a design team composed of at least a civil engineer, an architect and an attorney, all of whom must be licensed to practice in the State of Utah.
2. All dwelling units shall be served by a public sewer and a City-approved water supply. All utilities within the COSZ shall be placed underground, including telephone, power and television. Except for sewer, all dwelling units shall have separate utility connections and metering.
3. During the development stage, the real property and parcel proposed for a COSZ shall be titled with one owner to provide for full supervision and control of said development and to insure conformance with these provisions and all other conditions required by the City Council upon the preliminary and final development plans. The Planning Commission shall review all such conformance and condition requirements and shall make recommendations with regard thereto to the City Council.
4. In the event that the land contained within a development is traversed by a proposed collector or arterial street, the development shall be designed in accordance therewith and the right-of-way across the development for said collector or arterial streets shall be dedicated to the public with improvements.
5. All areas not covered by buildings, parking, streets or drives shall be planted with grass, trees, shrubs or other plant materials as approved by the Planning Commission in the submittal of the final landscape plan. Areas may be allowed to be left in a natural state or xeriscaped, if the Planning Commission and City Council finds this more desirable than traditional landscaping; also, a permanent sprinkler system shall be installed in all landscaped areas to provide irrigation of planted areas.
6. The minimum land area for a COSZ shall be ten (10) acres with the following exemptions:
 1. For developments that have buildings that do not exceed 1 story and do not meet the criteria as set forth in item 2; the minimum land area shall be at least 4 acres.

2. A lot can be developed in the COSZ on a parcel that is less than 10 acres, provided the following standards are met:
 1. The parcel shall be at least 1 acre in size;
 2. The parcel shall be surrounded by other parcels that are zoned COSZ and be constrained to no other access option except through other COSZ zoned properties;
 3. The parcel shall access a publicly dedicated street.
 4. The parcel shall meet all other requirements of the COSZ.
7. With the following exceptions, dwelling and permitted structures may be located as recommended by the Planning Commission and approved by the City Council in the final development plans. Buildings should be arranged as to best comply with the intent of this Ordinance. These exceptions shall be considered, as minimum requires as they apply:
 1. **Set-backs along the peripheral property lines of the COSZ shall be a minimum of thirty (30) feet.** For safety reasons, buildings may be required to be set back further from recreational areas, such as golf courses, ball fields, etc.
8. Not less than fifty **(50) percent of the area of the COSZ shall be retained in permanent open space, parks and playgrounds.** For developments that have less than 10 acres with buildings that do not exceed 1 story, the minimum open space requirement shall be at least thirty (30) percent. Land proposed to be devoted to vehicular streets or roads, parking, and drives shall not be included in the computation of open space. Uncovered recreational facilities such as football fields, baseball diamonds, and playgrounds will be allowed in the open space requirements. Entry features such as roundabouts, median planter strips, fountains, etc. may count as open space if the design of such features is approved by the Planning Commission and City Council. To the greatest extent possible, open space areas shall be placed so as to be visible from both inside and outside the COSZ. Open space shall be either appropriately and attractively landscaped or actively used for agricultural purposes. An acceptable landscaping plan, including a **noxious weed plan**, must be submitted before preliminary approval of the subdivision and complied with thereafter. COSZ's shall be required to either (1) deed to each owner in the COSZ an undivided ownership interest in the open space contained within the COSZ and form a homeowners association which shall be responsible for maintaining such open space according to Covenants, Conditions and Restrictions recorded with the plat or (2) place the open space in a perpetual conservation easement granted to an established conservation organization. If the open space is placed in a conservation easement, a maintenance agreement shall be entered into with the conservation organization to guarantee proper maintenance of the open space.
9. All parking spaces, parking areas and driveways must be hard-surfaced and properly drained with no drainage running across public or private sidewalks.
10. The developer shall install all public improvements on-site and off-site as identified by the Planning Commission and City Council.
11. All street construction improvements in COSZ's shall be constructed in accordance with public street construction widths and cross-section standards, and City standards. Such construction shall be subject to the approval of the City Engineer.

12. All parking areas shall be screened from public view when reasonably and practicable to do so with berms and landscaped features.
13. The project shall connect any trails shown on the City Trails Master Plan for the area.
14. When it is necessary in order to implement the intent of this Section, the Planning Commission may recommend to the City Council specific development standards in excess of the minimums identified herein. The City Council may impose specific development standards in excess of the minimums identified herein. The City Council shall not be restricted to consider only those standards recommended by the Planning Commission, but shall have the authority to impose all such development standards in excess of the minimums identified herein that the Council feels are reasonable and justifiable. Gated communities shall not be permitted.
15. No building shall exceed 42 feet in height, measured from finished top back of curb to the highest point of the building, excluding chimneys and antenna. For COSZ developments in the R-2 Zone with less than 10 acres, no building shall exceed 1 story.

18.22.090 Senior Housing

The city may grant exceptions to the COSZ standards as follows for a Senior Housing development in the COSZ Zone, provided the following conditions are met.

1. Underlying Zone. The underlying zone must be R-2 Residential.
2. Density. The density of Senior Housing units shall not exceed 30 units per acre.
3. Proximity. The proposed senior housing must be:
 1. Contiguous to and part of a larger master planned COSZ development meeting the requirements of the COSZ Zone, including availability of those open space amenities to the senior residents; and
 2. Located within ¼ mile of the following facilities as measured from the nearest property line of the facility to the nearest property line of the proposed Senior Housing:
 1. Hospital;
 2. Senior Citizen Center;
 3. Assisted Living or Skilled Nursing Facility;
 4. A Commercially Zoned area; and
 5. Other public facility such as a park, school or library.
4. Parking. The minimum parking ratio may be reduced to 1.5 stalls per Senior Housing residential unit.
5. Seniors. The housing must be targeted towards those aged 55 and older.
6. Unit Size. Each Senior Housing unit shall not exceed two (2) bedrooms per unit and no more than 1,000 square feet.
7. ADA Accessibility. At least 50% of the units must be ADA accessible.
8. Open Space. The minimum 50% open space requirement of the COSZ may be reduced to 25% minimum within the Senior Housing portion of the development.

18.60 R-3 Residential Zone

18.60.010 Objectives -- Characteristics

1. The objective in establishing the R-3 residential zone is to provide appropriate locations within the city for high density residential development. In general, this zone is located in the central part of the city, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of the R-1 and R-2 zones.
2. Representative of the uses within the R-3 zone are one-family, cottage homes, and apartment houses and related community facilities; however, commercial and industrial uses are prohibited therein.
3. Owners and developers of property should bear in mind that primacy is given to cottage homes, apartments, and care centers and should develop and maintain their property in recognition thereof.
4. In order to accomplish the objectives and purposes of this title, and to promote the characteristics of this title, the regulations set out in this chapter shall apply in the R-3 residential zone.

18.60.020 Permitted Uses

The following uses shall be permitted in the R-3 residential zone:

1. Any use permitted in the R-2 residential use;
2. Boardinghouses and rooming houses;
3. Clinics and hospitals (also, signs for these facilities) as conditional uses when approved by the Planning Commission as set forth in Chapter 18.08.025 of this title.
4. Clubs and lodges (nonprofit), not including those carried on primarily as a business

18.60.030 Area Requirements

1. In the R-3 zone, the following area requirements are applicable:
 1. An area of not less than six thousand five hundred (6,500) square feet shall provided and maintained for each one-family dwelling and uses accessory thereto;
 2. Neighborhood Infill homes and apartments shall meet the area requirements of Chapter 18.83.

18.60.040 Width Requirements

The minimum width of any building site (a) for a one-family dwelling or other main building in the R-3 zone shall be **sixty-five lineal feet**, measured at a distance of thirty feet back from the front lot line and (b) for a two family dwelling is 80 lineal feet.

18.60.050 Setback Requirements

In the R-3 zone, the following setback requirements are applicable:

1. Front Setback. All buildings and structures shall be set back at least thirty feet from the front property line with the exception that attached front yard alfresco porches shall be allowed to protrude up to ten feet into the front yard setback space.
2. Side Setback. All dwellings shall be set back so that the total of both side setbacks is not less than ten feet, with no side being closer than four feet, except on corner lots. On corner lots, the side setback from any street shall not be less than twenty feet for main buildings;
3. Rear Setback. For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least twenty feet. For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least twenty feet;
4. Accessory Building Setbacks. Accessory buildings shall follow the setbacks and requirements outlines in Section 18.68.060 Accessory Buildings.

18.60.060 Special Provisions

The following special provisions shall apply in the R-3 zone in order to protect its essential characteristics and to promote the purpose of this title:

1. For the purpose of determining front, side and rear setback requirements, any separate building situated within twelve feet from a dwelling or other main building shall be considered as a part of the main building and not as an accessory building;
2. The maximum density in the Multi-family Zone shall be six (6) dwelling units per acre of land contained within the development.
3. The ground floor or first floor living area of single-story single-family dwellings shall be at least eight hundred-fifty (850) square feet exclusive of garages and/or carports. All two-story or multi-story single-family dwellings shall contain at least one thousand four hundred-fifty (1450) square feet of living space exclusive of basements, garages, and/or carports. Basements do not qualify as or for ground floor living area.

18.60.070 Supplementary Requirements

See also supplementary requirements and procedures applicable within the R-3 zone.

18.68.060 Accessory Building -- Lot Coverage Restricted

Accessory buildings in residential zones are subject to the following:

- A. No accessory buildings shall be located in the front yard.
- B. No accessory buildings shall be located between the street and the main building.
- C. Accessory Building Setbacks:
 1. Rear: 5 feet from property line
 2. Side: 5 feet from property line
 3. Street Corner Side: 10 feet from property line
- D. Accessory Buildings over 200 total square feet shall require a building permit and;
 1. Shall meet all setbacks for accessory buildings.

2. Shall not be taller than the main structure.
 3. Shall be placed in the rear yard.
 - a. Exception – A garage may be placed within the side yard if all requirements of this ordinance are met.
- E. Accessory Buildings less than 200 total square feet:
1. May encroach within the required accessory building setbacks if:
 - a. The building is no larger than 120 total square feet.
 - b. The building is no taller than 8 feet.
 - c. The building is movable, except as permitted in 18.68.060(I).
 - d. The building complies with 18.68.060(J).
 2. No building shall be taller than 12 feet.
- F. Accessory Buildings less than 50 total square feet and no taller than 6 feet are exempt from all requirements other than 18.68.060(A).
- G. Square footage is calculated to the outside of the structure.
- H. Accessory buildings in any residential zone shall cover not more than twenty-five percent of the rear yard.
- I. Separation from other Structures. Accessory buildings shall be a minimum of 12 feet from any dwelling or other main building and not less than 8 feet from any other building. The separation applies to structures on this or any adjacent property, except if the accessory building is located in the rear yard and the "other building" is in a separate yard, then the accessory building may be placed within 5 feet of the property line.
- J. Accessory Building over Easements. Accessory buildings may be constructed (attached to a foundation as required by the building code) over utility easements provided that all applicable public utility companies have in writing released the easement for such a purpose. These releases must accompany the building permit application.
- K. Provisions for Roof Drainage. No roof eave shall extend over any property line and any roof that drains toward the adjoining property shall be set back at least 5 feet from the property line.

18.78 Lighting

18.78.010 Purpose Of Provisions

The purpose of the lighting requirements in this chapter shall be to preserve the night sky and to mitigate the impact of lighting from Multi-family, Commercial, Industrial, and other Non-Residential developments on surrounding residential neighborhoods.

18.78.020 Definitions

- A. Airport Lighting. Airport Lighting shall mean any and all lighting fixtures within the boundary of the Heber City Municipal Airport.
- B. Direct Light. Direct Light is light that is being spread, un-interrupted, from the lighting element of the lighting fixture. Direct Light typically results in the visibility of the lighting element from areas being lit by Direct Light.

C. Full Cut-Off. Full Cut-Off shall mean that the lighting element is recessed within the lighting fixture and no light shall trespass above a 90-degree angle from the fixture, perpendicular to the ground.

D. Holiday Lighting. Holiday Lighting shall mean any lights or lighting of decorations in conjunction with the celebration of a National, State, Local, Cultural, or Religious Holiday.

E. Lighting Element. Lighting Element shall mean the portion or piece of a fixture that is emitting light. This may include, but are not limited to, LEDs panels and/or bulbs.

F. Net Acres. Net Acres shall mean the remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way and undeveloped area.

G. Reflected Light. Reflected Light is ambient light that results from the reflection of direct light off the urban environment.

H. Shoebox Fixtures. Shoebox Fixtures shall mean a square or rectangular box shaped lighting fixture on top of a pole.

18.78.030 Non-Conforming Light

All lighting existing prior to the adoption of this section are considered Non-Conforming and are allowed to remain in their current state. Non-Conforming lights shall be brought into compliance with this section with the redevelopment or expansion of the site or change of use.

18.78.040 Lighting Standards

A. Non-Residential and Multi-Family Residential Standards

1. All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line. 2. Height – All fixtures shall be mounted no higher than 16 feet. 3. Light Containment – In no case shall Direct Light be allowed beyond the property line and in no case shall the lighting element be visible from beyond the property line. Site lighting shall be considered as to reduce the amount of Reflective Light leaving the site. 4. LED Required – All fixtures shall be LED. 5. Shoebox fixtures are prohibited. All poles and fixtures shall be of a decorative design. 6. All lighting fixtures shall be 3000 K or less in color. 7. In no case shall the total lumens for a single site exceed 100,000 lumens per net acre. 8. All non-residential exterior lighting shall be shut off during non-business hours.

a. Some lights may be dimmed when connected to an automated dimmer as determined on a case by case basis by the Planning Commission when:

i. The lighting is essential to the security of the site. ii. The site offers services outside of employed business hours.

b. Dimmed lights must be dimmed by a minimum of 50%. This may be accomplished by dimming all lights by 50% or by a combination of dimmed and shut off lights. In no case can any lights be running at 100% output. c. Motion sensor security lights may operate during non-business hours.

9. Businesses that operate 24 hours a day and are adjacent to residential property shall dim exterior lighting so as to reduce the impact to surrounding residential properties while maintaining site security for the patrons of the said business.

B. Single Family Residential Standards. The following provisions shall be applicable to all residential developments and buildings approved after the date of adoption of this ordinance.

1. All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line. 2. Height – All fixtures shall be mounted no higher than 16 feet. 3. LED Required – All fixtures shall be LED. 4. All lighting fixtures shall be 3000 K or less in color. 5. Home Owners Associations (HOA's) in new residential subdivisions shall include dark sky compliant regulations in their Covenants Conditions and Regulations (CC&R's).

C. Exemptions

1. Airport Lighting: Lighting at the Heber City Municipal Airport. 2. Flags: The up lighting of National, State, or Local Government flags, by any party, shall be exempt. Flags should be taken down at night to avoid the need for lighting. 3. Holiday Lighting: Holiday lighting shall be exempt.

Lighting Plans are required for all Non-Residential and Multi-Family Residential Developments and shall be submitted as part of the Site Plan.

A. Lighting plans shall include the following:

1. Detail for lighting fixtures. Including:

a. Fixture type b. Fixture dimensions. c. Fixture color. d. Lighting element type. e. Lighting element wattage. f. Lighting color temperature in Kelvin units. g. Fixture Lumens output

2. Photometric plan of site.

3. Fixture locations. Including:

a. Exterior building lighting. b. Site lighting. c. Right of way lighting.

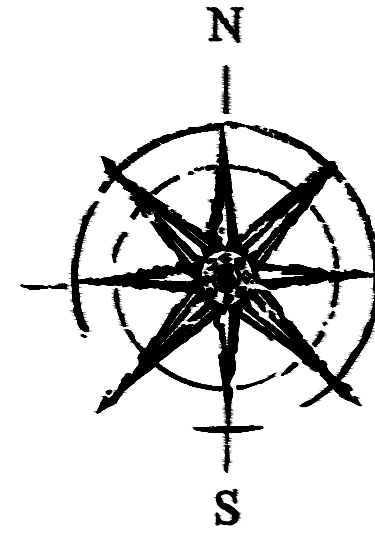
B. Continuing obligation to comply with standards. Once new lighting is installed, the owner has the continuing obligation to ensure existing and new lighting fixtures comply with city lighting standards.

18.78.060 Right Of Way Lighting

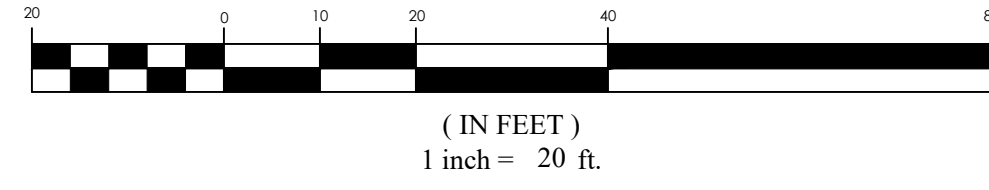
All lighting within the public right of way shall be consistent with the current Engineering Standards and Specifications.

18.78.070 Conflicting Provisions

In any instance where the provisions of this section conflict with the provisions of another section, the stricter of the two provisions shall apply.

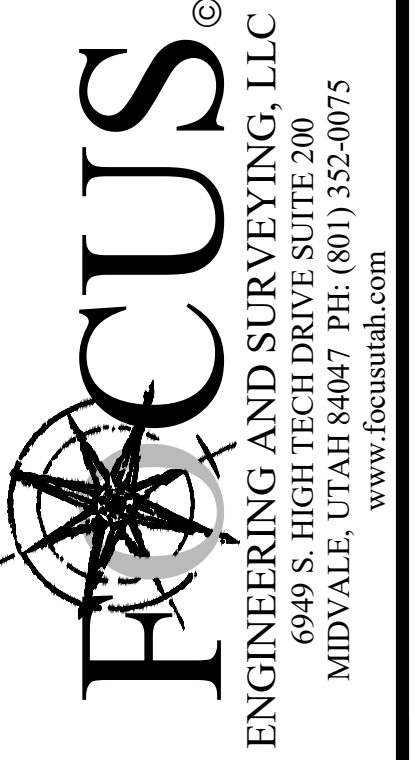


GRAPHIC SCALE



NOTES:

1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INCLUDING THE ELEVATION OF THE SEWER LATERAL.
5. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%), R401.3
6. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
7. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.) R311.6.2
8. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
9. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS
10. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
11. NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG

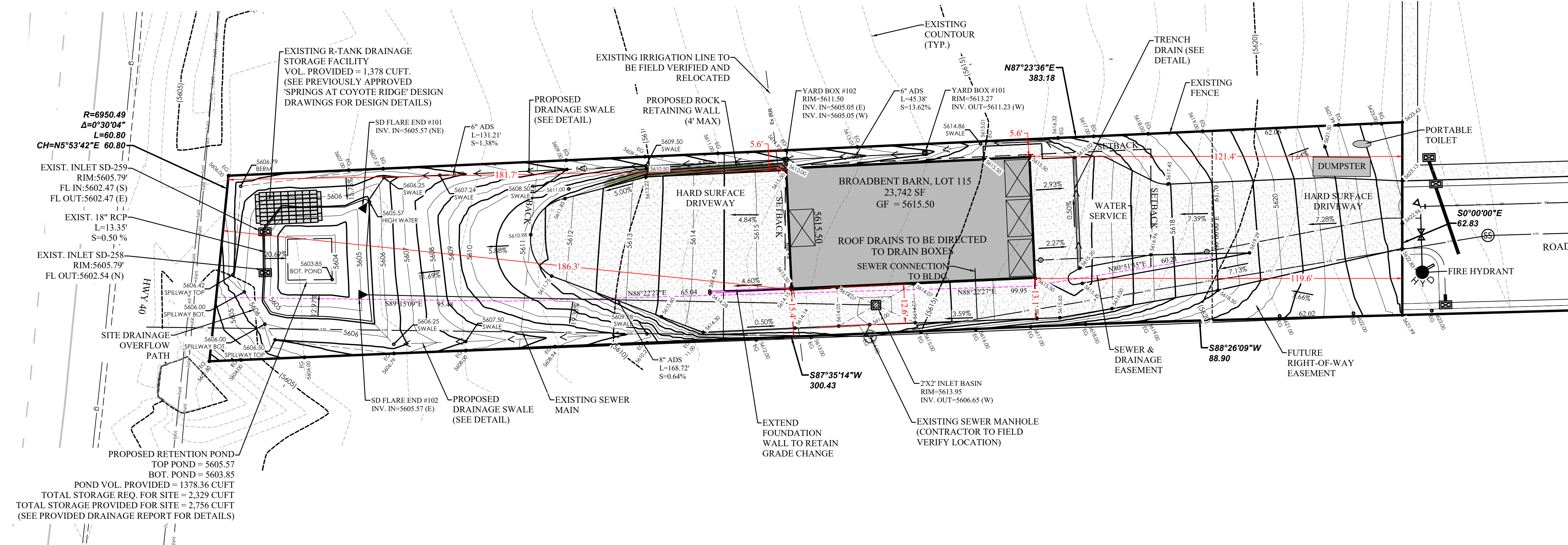


LEGEND:

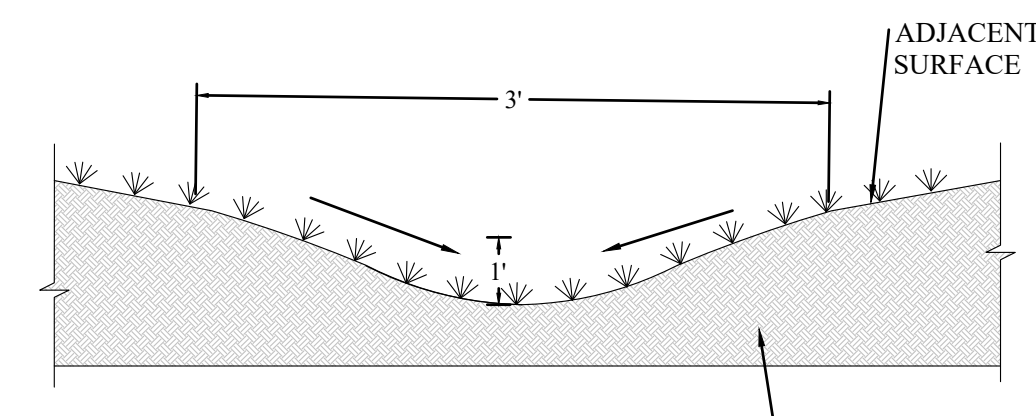
- FF = FINISHED FLOOR
- TOP = TOP OF FOUNDATION
- TOP = TOP OF PORCH
- GFF = GARAGE FLOOR
- BFF = BASEMENT FINISHED FLOOR

AREA:

- LOT = 23,742 SQ.FT
- HOME = 3,174 SQ.FT
- CONCRETE = 8,804 SQ.FT
- LANDSCAPE = 11,764 SQ.FT

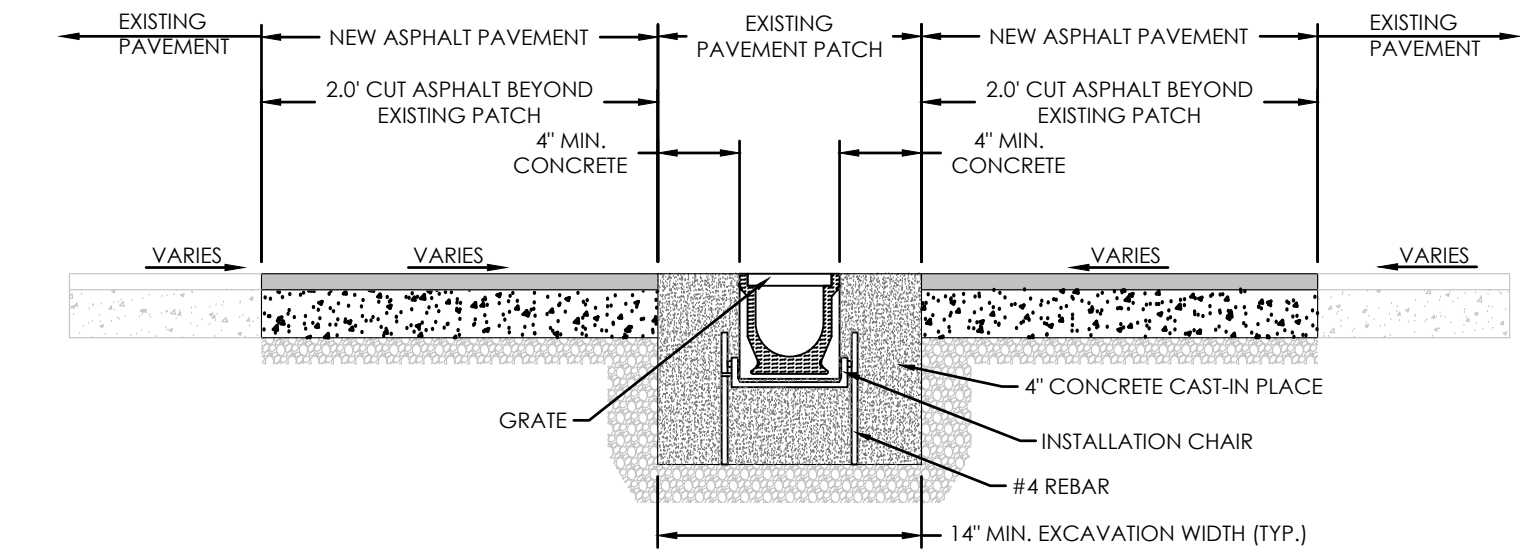


PROPOSED RETENTION POND
TOP POND = 5605.57
BOT. POND = 5603.85
POND VOL. PROVIDED = 1378.36 CUFT
TOTAL STORAGE REQ. FOR SITE = 2,329 CUFT
TOTAL STORAGE PROVIDED FOR SITE = 2,756 CUFT
(SEE PROVIDED DRAINAGE REPORT FOR DETAILS)



NOTE: DRAINAGE SWALES TO BE CREATED ON PROPERTY TO PREVENT STORM RUN-OFF FROM PENETRATING STRUCTURES.

DRAINAGE SWALE DETAIL
NTS



TRENCH DRAIN DETAIL
NTS.

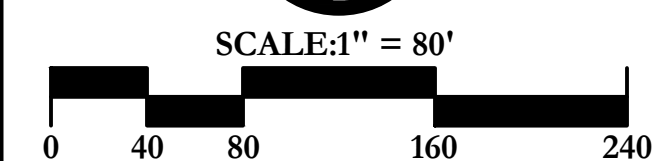
BROADBENT BARN
HEBER CITY, UTAH
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION

SITE PLAN	
Scale: 1"=20'	Drawn: CO/PS
Date: 09/25/2023	Job #: 21-0486
Sheet: SP-1	

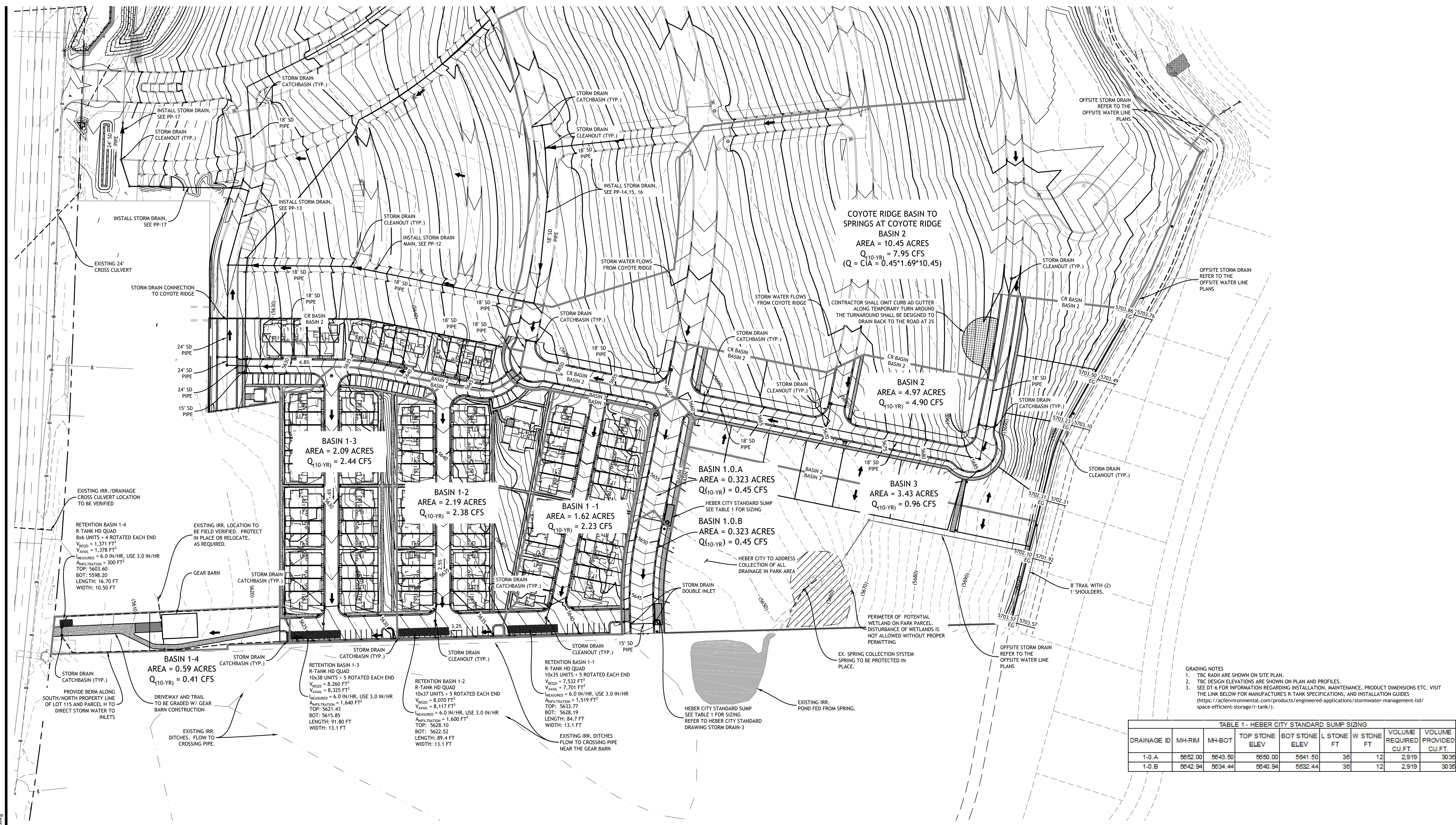


Z:\2021\21-0486 Broadbent Barn\Design\21-0486.dwg (Sheet) 21-0486 Broadbent Barn SP-1.dwg



OWNER:
Wasatch Back Holdings
7585 South Union Park Ave., Suite 200
Midvale, UT 84047
801-948-8800

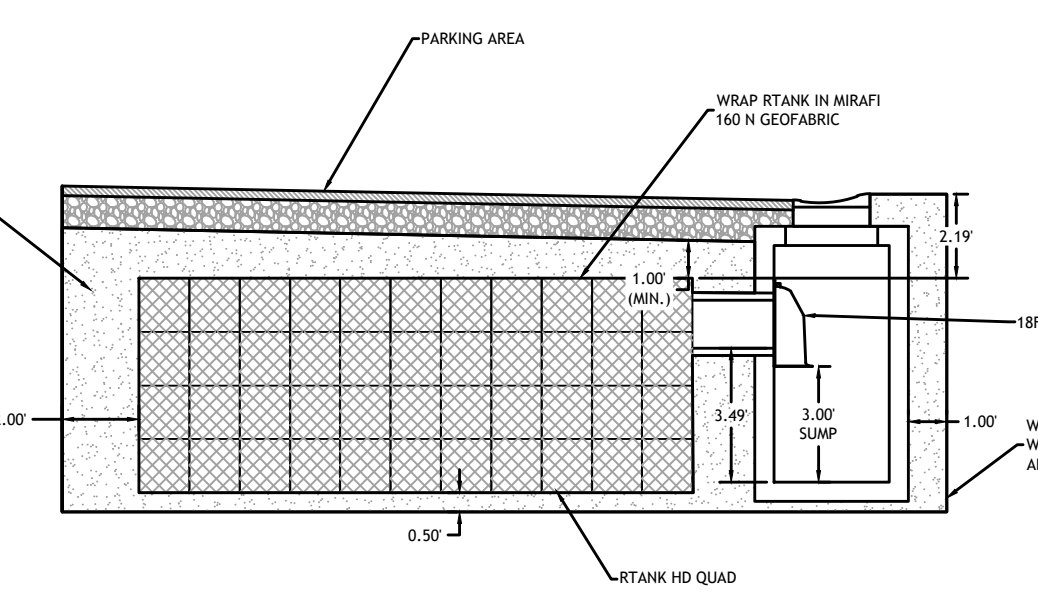
- NOTES:
- The storm drain has been designed in accordance with Heber City Standards. The following notes describe the plan conveyance and retention for each basin:
 - Basin 1: Conveyance to and retention to occur onsite.
 - Basin 2: To be conveyed offsite to north retention basin of the Coyote Ridge Subdivision
 - Basin 3: The open space parcel shall be graded to retain the onsite.



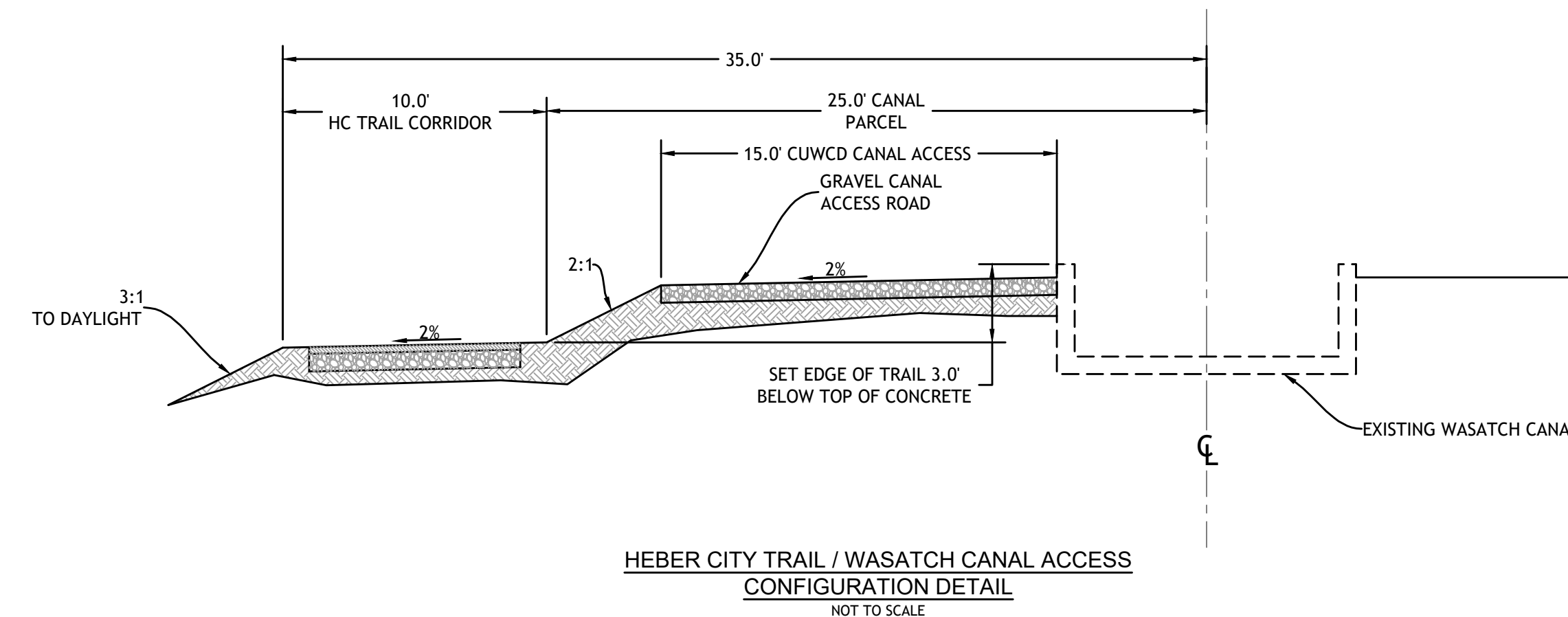
GRADING NOTES
 1. TBC RADI ARE SHOWN ON SITE PLAN.
 2. TBC DESIGN ELEVATIONS ARE SHOWN ON PLAN AND PROFILES.
 3. SEE DT-6 FOR INFORMATION REGARDING INSTALLATION, MAINTENANCE, PRODUCT DIMENSIONS ETC. VISIT THE LINK BELOW FOR MANUFACTURER'S R-TANK SPECIFICATIONS, AND INSTALLATION GUIDES (https://actenvironmental.com/products/engineered-applications/stormwater-management-lid/ space-efficient-storage/r-tank/).

TABLE 1 - HEBER CITY STANDARD SUMP SIZING

DRAINAGE ID	MH-RIM	MH-BOT	TOP STONE ELEV	BOT STONE ELEV	L STONE FT	W STONE FT	VOLUME REQUIRED CU.FT.	VOLUME PROVIDED CU.FT.
1-0.A	6652.00	6643.50	6650.00	6641.50	36	12	2,919	3036
1-0.B	6642.94	6634.44	6640.94	6632.44	36	12	2,919	3036

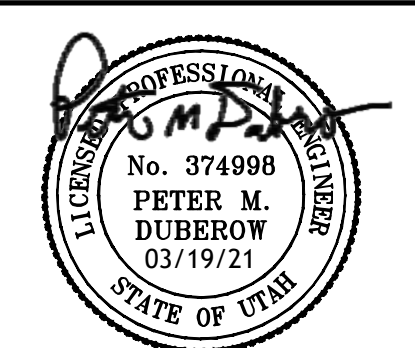


- NOTES:
- ALL CONNECTIONS TO THE RTANK SYSTEM REQUIRE A CLEANOUT MANHOLE OR INLET SHOUT PRIOR TO CONNECTION TO REMOVE SEDIMENT AND FLOATABLES PRIOR TO RTANK.
 - MAINTENANCE PORTS FOR FLUSHING AND VACTORING ARE REQUIRED AND SHALL BE PROVIDED ONE PORT REQUIRED FOR EACH LOCATION.
 - MAINTENANCE PORTS MUST BE INSTALLED TO AFC ENVIRONMENTAL RECOMMENDATIONS. REFER TO DT-6 AND DT-7.
 - SEE RTANK SHOP DRAWINGS AND DETAILS ON DT-6 AND DT-7.



APPROVAL

 3/27/2021
 HEBER CITY ENGINEER DATE



Springs at Coyote Ridge

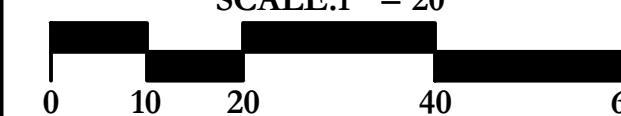
Grading and Drainage Plan

PROJECT:
 DRAWN BY: KMW
 REVIEWED BY: NMM
 REVISIONS:
 No. DATE REMARKS

DATE: March 19, 2021
 SHEET NUMBER:



SCALE: 1" = 20'

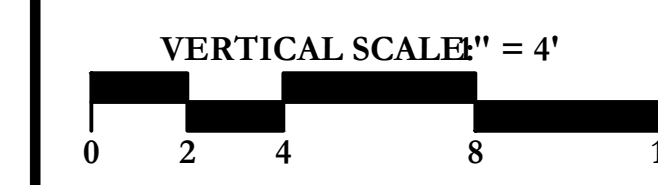
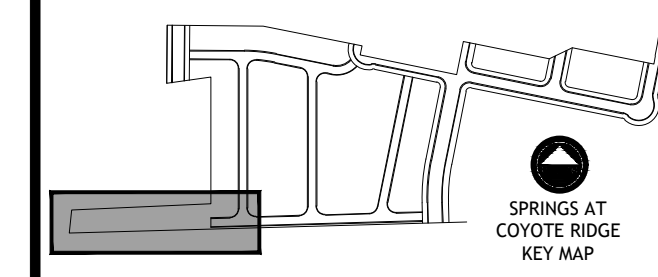


OWNER:

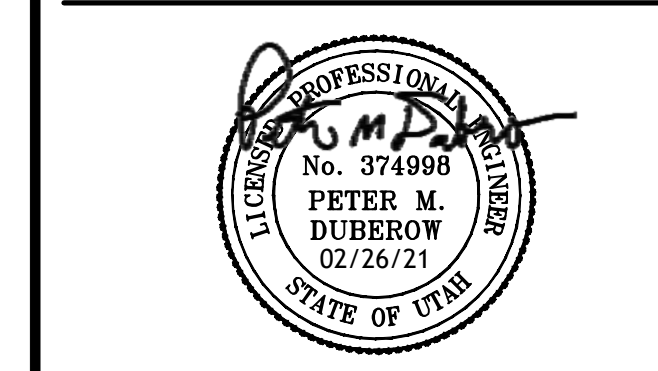
Wasatch Back Holdings
7585 South Union Park Ave., Suite 200
Midvale, UT 84047
801-948-8800

NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of Heber City.
- All pressurized irrigation improvements shall conform with the standards and specifications of Heber City.
- All culinary water improvements shall conform with the standards and specifications of Heber City.
- All improvements in the public right of way shall conform with the standards and specifications of Heber City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- The project benchmark is a brass cap marking the North Quarter Corner of Section 29, Township 3 South, Range 5 East, SLB&M. Elevation = 5743.38
- The design of The Springs at Coyote Ridge assumes that the offsite work associated with Coyote Ridge will be constructed prior to the first phase of The Springs at Coyote Ridge. In the event that phasing does not support this time line, coordination between the two subdivisions for access and utilities will be required.
- For pipe backfill and bedding homogenous, non-corrosive material shall be used. Pipe shall be bedded with sand, and backfill shall consist of granular backfill material (AASHTO classification A-1 material).



APPROVAL
Peter M. Duberow 3/27/2021
HEBER CITY ENGINEER DATE

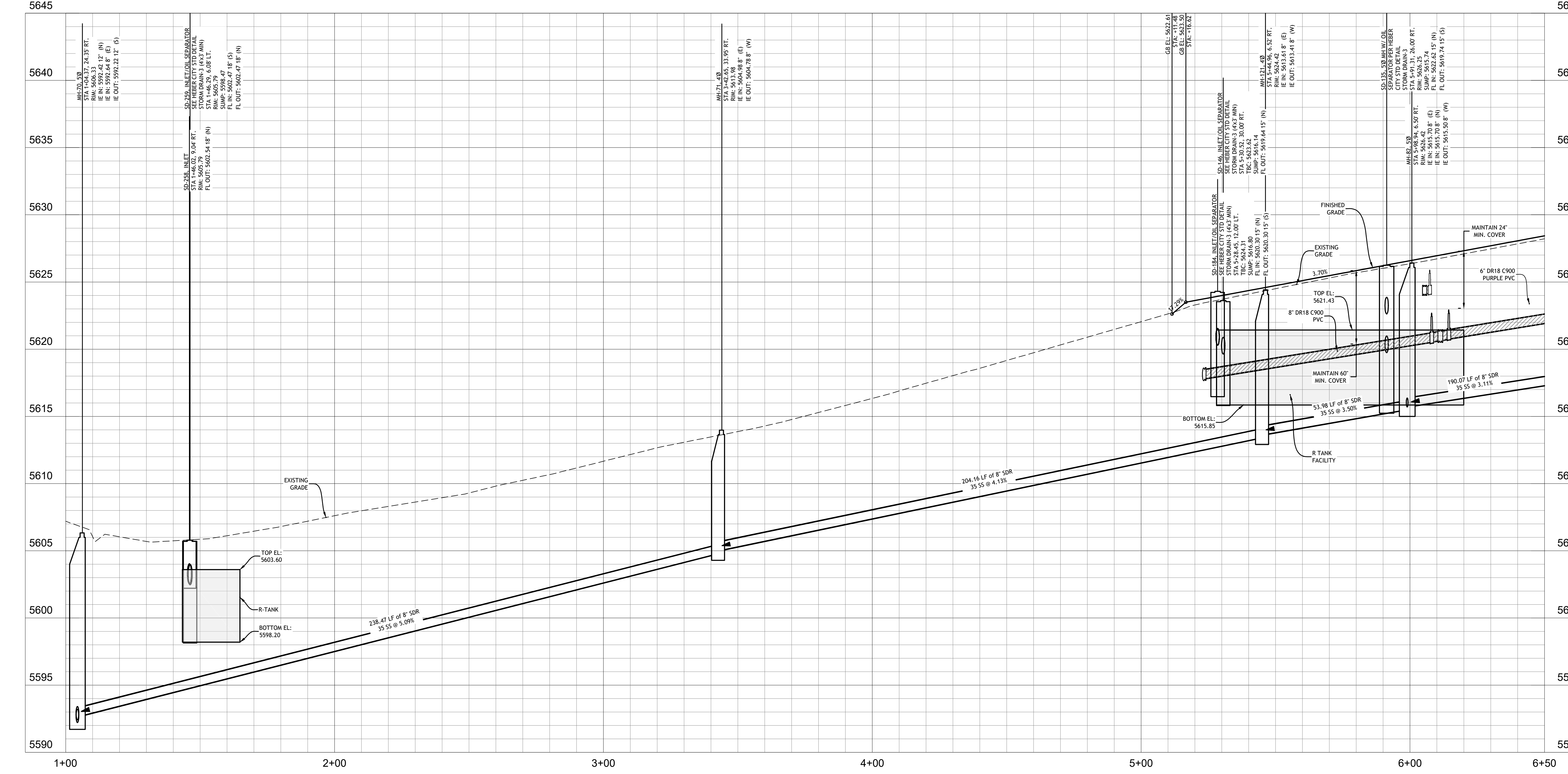
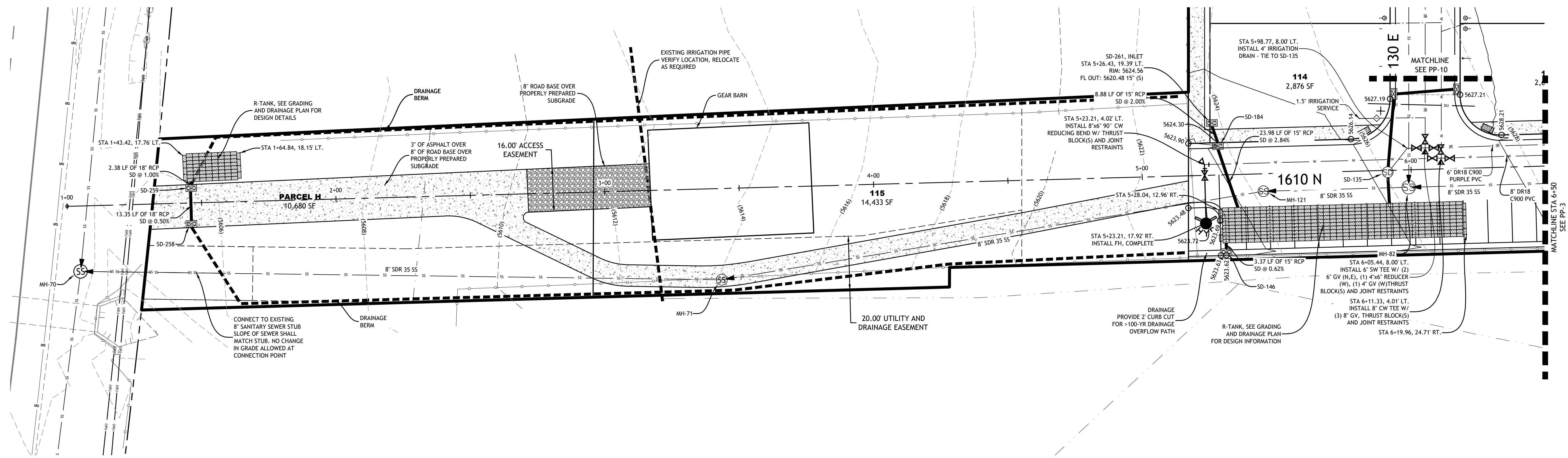


Springs at Coyote Ridge
Offsite Storm, Sewer, and 1610 North Plan and Profile

PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:
No. DATE REMARKS

DATE: February 26, 2021

SHEET NUMBER:
PP-2



THE SPRINGS AT COYOTE RIDGE PHASE 4

PART OF THE SOUTHWEST QUARTER (S/W 1/4) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

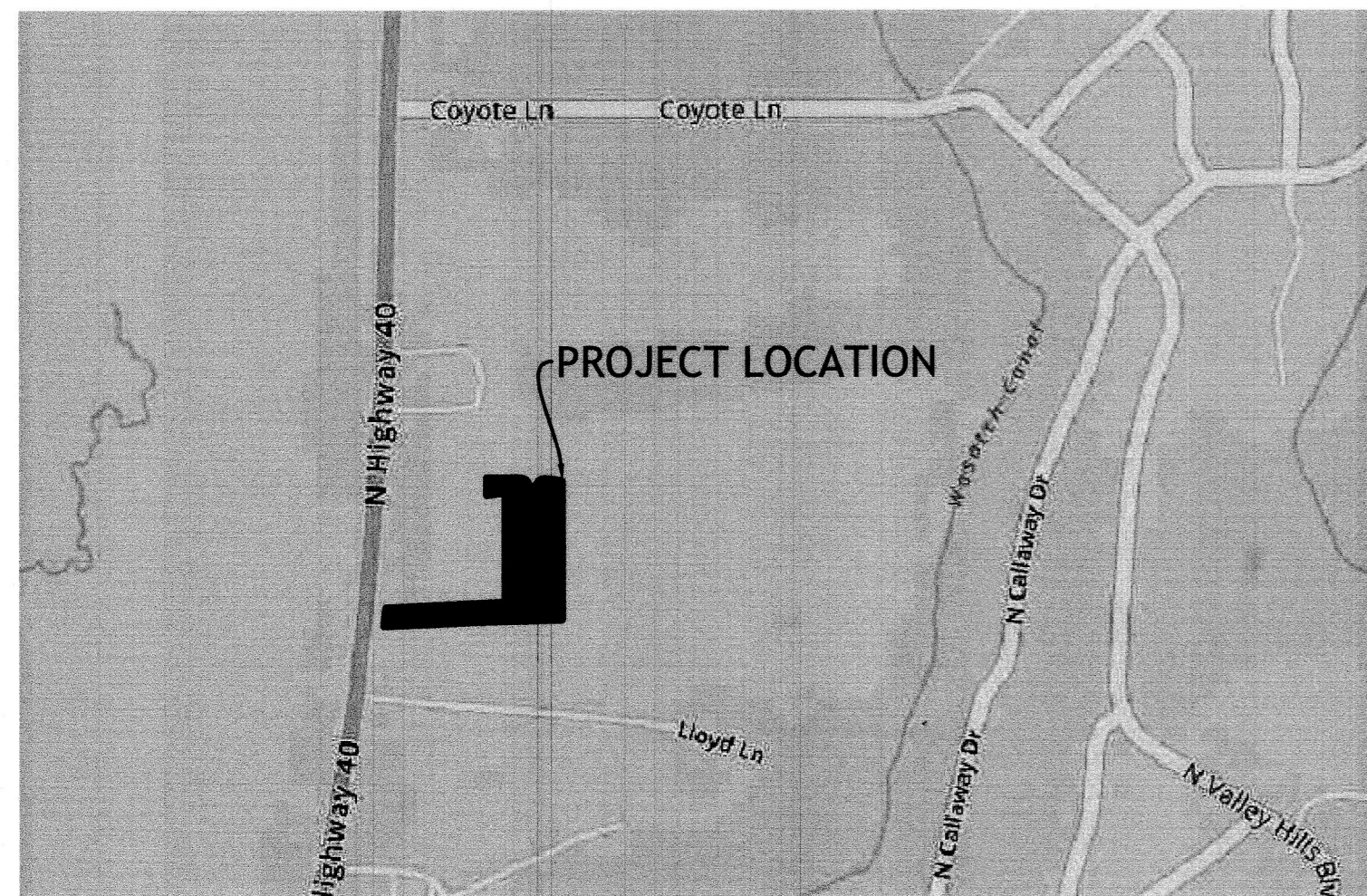
FOUND WEST QUARTER
SECTION 29,
TOWNSHIP 3 SOUTH,
RANGE 5 EAST

(BASIS OF BEARING)
S89°51'50"E 2035.39'
620.06'

FOUND NORTH QUARTER
SECTION 29,
TOWNSHIP 3 SOUTH,
RANGE 5 EAST

CALCULATED
CENTER QUARTER CORNER
SECTION 29,
TOWNSHIP 3 SOUTH,
RANGE 5 EAST

CALCULATED EAST
QUARTER
SECTION 29,
TOWNSHIP 3 SOUTH,
RANGE 5 EAST

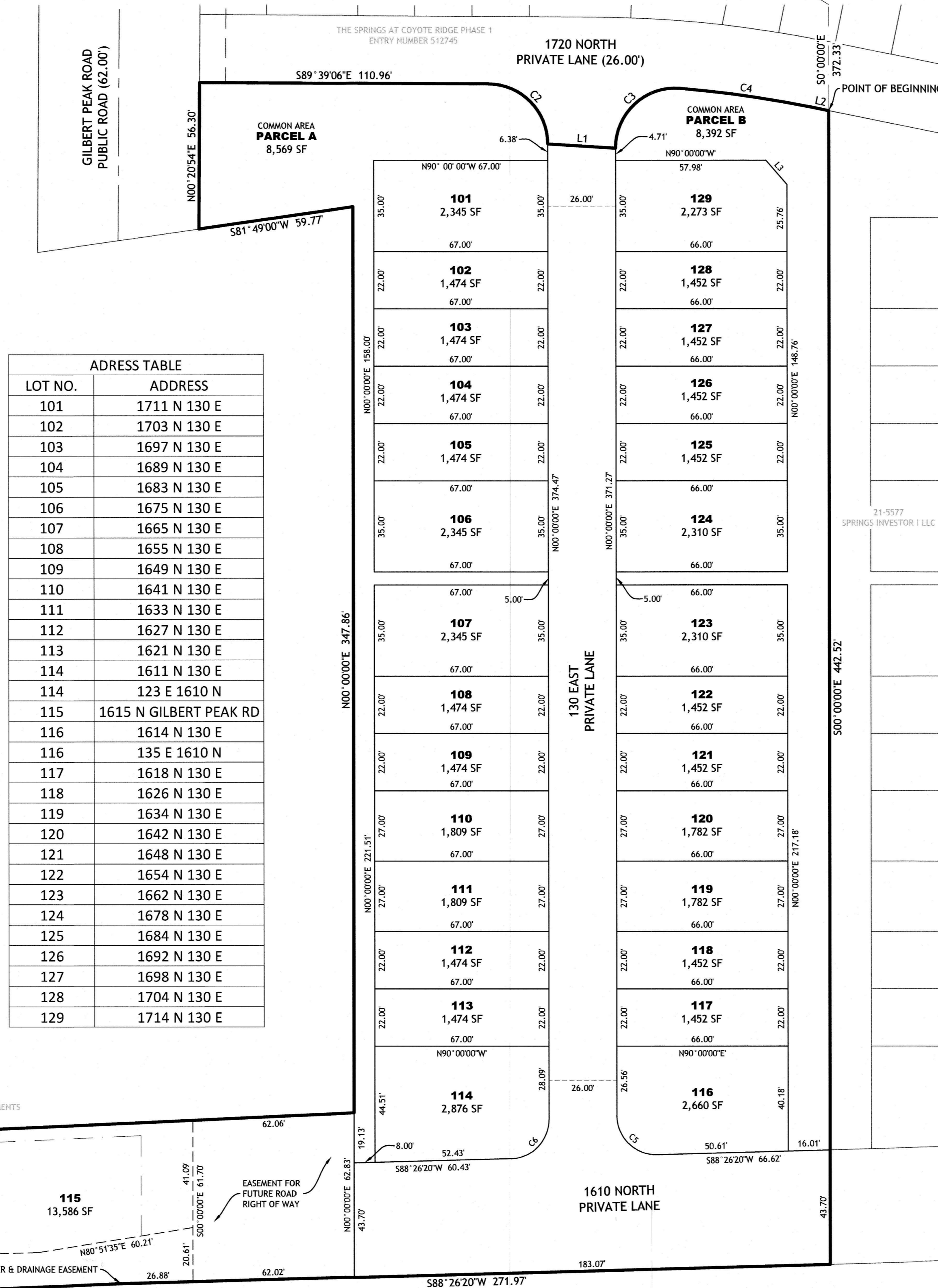


VICINITY MAP
NOT TO SCALE

LINE	LENGTH	BEARING
L1	26.05	S86°19'37"E
L2	7.36	S78°34'56"E
L3	12.24	N40°58'24"W

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	60.80	6950.49	N5°53'42"E	60.80
C2	35.99	23.00	S44°49'33"E	32.43
C3	38.05	23.00	N47°23'22"E	33.85
C4	50.40	435.00	S81°54'06"E	50.37
C5	23.97	15.00	S45°46'50"E	21.50
C6	23.15	15.00	N44°13'10"E	20.92
C7	15.57	5733.77	N5°58'19"E	15.57
C8	45.54	5733.77	N5°40'00"E	45.54
C9	61.12	5733.77	N5°44'40"E	61.12
C10	20.97	6950.49	N6°03'33"E	20.97
C11	39.83	6303.86	N5°48'31"E	39.83

LOT NO.	ADDRESS
101	1711 N 130 E
102	1703 N 130 E
103	1697 N 130 E
104	1689 N 130 E
105	1683 N 130 E
106	1675 N 130 E
107	1665 N 130 E
108	1655 N 130 E
109	1649 N 130 E
110	1641 N 130 E
111	1633 N 130 E
112	1627 N 130 E
113	1621 N 130 E
114	1611 N 130 E
114	123 E 1610 N
115	1615 N GILBERT PEAK RD
116	1614 N 130 E
116	135 E 1610 N
117	1618 N 130 E
118	1626 N 130 E
119	1634 N 130 E
120	1642 N 130 E
121	1648 N 130 E
122	1654 N 130 E
123	1662 N 130 E
124	1678 N 130 E
125	1684 N 130 E
126	1692 N 130 E
127	1698 N 130 E
128	1704 N 130 E
129	1714 N 130 E



NARRATIVE:

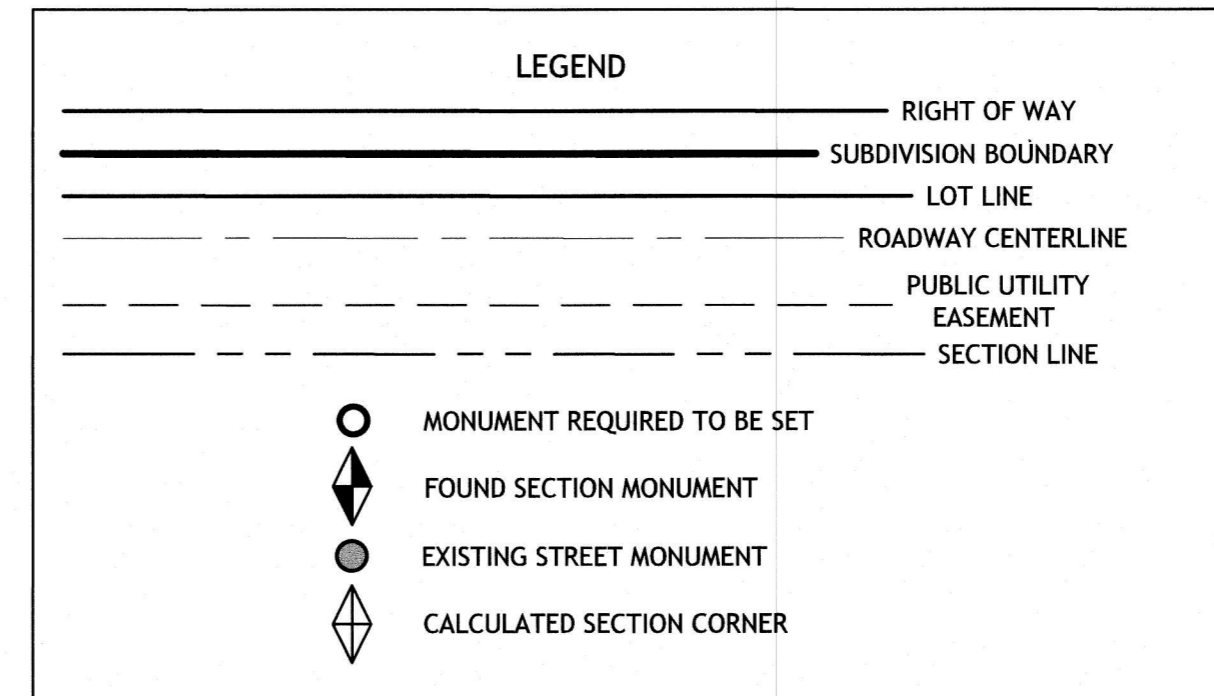
THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF WASATCH BACK HOLDINGS FOR THE PURPOSE OF SUBDIVIDING A PORTION OF WASATCH COUNTY ASSESSOR PARCEL NUMBER 21-5577 INTO LOTS, PARCELS, AND STREETS AS SHOWN HEREON.

BASIS OF BEARING:

SOUTH 89°51'50" EAST, BEING THE BEARING BETWEEN A FOUND BRASS CAP AT THE WEST QUARTER (1/4) CORNER OF SECTION 29 AND A CALCULATED CORNER AT THE EAST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SLBBM.

NOTES:

- ALL PRIVATE ROADS, PARCELS AND AREAS OUTSIDE OF BUILDING FOOTPRINT ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL COMMON AREAS WITHIN THE TOWN HOME AREA, LOT 115, INDIVIDUAL LOT LANDSCAPING AND COMMON AREA PARCEL "C" IS TO BE IRRIGATED BY A COMMUNITY WIDE SYSTEM THAT WILL BE MAINTAINED BY THE THE SPRINGS AT COYOTE RIDGE, LLC UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.
- COMMON AREAS LABELED PARCELS "A", "B" AND "C" ARE TO BE MAINTAINED BY THE SPRINGS AT COYOTE RIDGE, LLC UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER. ACCESS IS ALLOWED FROM LOT 115 ACROSS PARCEL "C".
- PROPERTY OWNER SHALL BE RESPONSIBLE TO OWN AND MAINTAIN SEWER SERVICE LINE FROM THE CITY MAIN LINE TO THE PRIVATE BUILDING.
- 5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER RIVET.
- LOT 115 AND PARCEL "C" ARE SUBJECT TO A SEWER, DRAINAGE AND TRAIL PERMANENT EASEMENT AND ARE HEREBY GRANTED TO HEBER CITY WITH RIGHT OF WAY FOR THE PURPOSE OF HEBER CITY UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID FACILITIES AND THE RIGHT OF INGRESS AND EGRESS AT ANY TIME FOR SUCH PURPOSES.
- PROPERTY OWNER SHALL NOT INCREASE OR DECREASE, NOR PERMIT TO BE INCREASED OR DECREASED, THE GROUND ELEVATIONS IN SAID EASEMENT EXISTING AT THE TIME THIS DOCUMENT IS EXECUTED, NOR CONSTRUCT OR PERMIT TO BE CONSTRUCTED, ANY PERMANENT BUILDING, STRUCTURES, FENCES, LANDSCAPING (OTHER THAN GRASS), IMPROVEMENTS, OR OTHER ENCROACHMENTS IN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY. ANY IMPROVEMENTS NOT AUTHORIZED IN WRITING BY CITY WILL BE REMOVED AT PROPERTY OWNERS EXPENSE. ANY FENCING ALLOWED AROUND OR THROUGH SAID EASEMENT SHALL INSTALL TWELVE (12) FOOT MINIMUM GATES AND KEEP EASEMENT AREA ACCESSIBLE TO CITY.
- THE SPRINGS AT COYOTE RIDGE, LLC SHALL BE RESPONSIBLE FOR ALL TRAILS, IRRIGATION, LANDSCAPING AND MAINTENANCE WITHIN THE EASEMENT UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

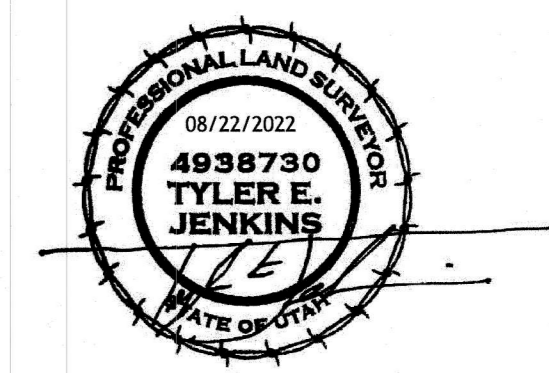


SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 4

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SPRINGS AT COYOTE RIDGE PHASE 1 SUBDIVISION RECORDED AS ENTRY NUMBER 512745 IN THE WASATCH COUNTY RECORDER'S OFFICE, SAID POINT BEING S89°51'50"E 2035.39 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND 500'00"00"E 372.33 FEET FROM THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE 500'00"00"E 442.52 FEET; THENCE S88°26'20"W 271.97 FEET; THENCE S87°35'14"W 300.43 FEET TO THE EASTERLY RIGHT OF WAY LINE OF US-40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 6950.49 FEET, A DISTANCE OF 60.80 FEET, A CHORD DIRECTION OF N05°53'42"E AND A CHORD DISTANCE OF 60.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N87°23'36"E 383.18 FEET; THENCE N00°00'00"E 347.86 FEET; THENCE S81°49'00"W 59.77 FEET TO SAID SPRINGS AT COYOTE RIDGE PHASE 1; THENCE ALONG SAID SPRINGS AT COYOTE RIDGE PHASE 1 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) N00°20'54"E 56.30 FEET, 2) S89°39'06"E 110.96 FEET, 3) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 35.99 FEET, A CHORD DIRECTION OF S44°49'33"E AND A CHORD DISTANCE OF 32.43 FEET, 4) S86°19'37"E 26.05 FEET, 5) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 38.05 FEET, A CHORD DIRECTION OF N47°23'22"E AND A CHORD DISTANCE OF 33.85 FEET, 6) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A DISTANCE OF 50.40 FEET, A CHORD DIRECTION OF S81°54'06"E AND A CHORD DISTANCE OF 50.37 FEET, AND 7) S78°34'56"E 7.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.50 ACRES IN AREA, 29 LOTS AND 3 PARCELS

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 4

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

NAME: STEVE BROADBENT
WASATCH BACK HOLDINGS
SPRINGS INVESTOR 1, LLC
THE SPRINGS AT COYOTE RIDGE, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 25th DAY OF AUG, 2022, STEVE BROADBENT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT WASATCH BACK HOLDINGS, LLC AND SPRINGS INVESTOR 1, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

Russ Poulsen 719720
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

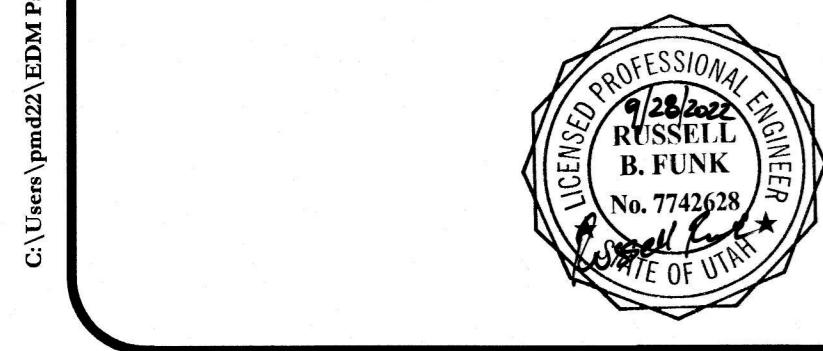
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES Aug 9, 2025

THE SPRINGS AT COYOTE RIDGE PHASE 4

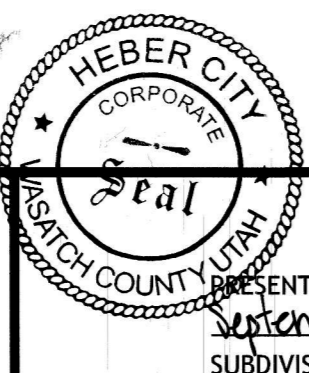
PART OF THE SOUTHWEST (S/W 1/4) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

SHEET 1 OF 1

RECORDED # 525418
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: THE SPRINGS AT COYOTE RIDGE LLC
DATE: 08/25/22 TIME: 10:51 AM BOOK: 1425 PAGE: 0064
FEE: \$ 106.00
MARC M MURRAY
WASATCH COUNTY RECORDER



HEBER CITY ENGINEER
APPROVED THIS 28th DAY OF SEPTEMBER, 2022.
Russell Funk 9/28/2022
HEBER CITY ENGINEER DATE



HEBER CITY APPROVAL
PRESENTED TO HEBER CITY THIS 19th DAY OF SEPTEMBER 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: Jina W. Locke
MAYOR: Heidi Finney

PLANNING COMMISSION
APPROVED THIS 19 DAY OF July, 2022.
BY THE HEBER CITY PLANNING COMMISSION.
PLANNING COMMISSION CHAIR

COUNTY SURVEYOR
APPROVED THIS 26th DAY OF August, 2022.
Rob 3672
Jina C. Keenan
WASATCH COUNTY SURVEYOR

DEVELOPER
WASATCH BACK HOLDINGS
SPRINGS INVESTOR 1, LLC
THE SPRINGS AT COYOTE RIDGE, LLC
7585 SOUTH UNION PARK AVE., SUITE 200
MIDVALE, UT 84047



C:\Users\jma22\Documents\Projects\Coyote Ridge-Springs\Drawings\Plat - The Springs at Coyote Ridge Phase 4.dwg



BROADBENT BARN
HEBER, UTAH
LANDSCAPE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	###
2	###
3	###
4	###
5	###
6	###

LANDSCAPE PLAN

Scale: 1"=20'
Date: 03/08/2023
Sheet: L1.0
Drawn: MI
Job #: 21-0486



PRINCETON SENTRY GINKGO TREE



WHITE FIR



RUSSIAN SAGE



FEATHER REED GRASS



VARIEGATED DOGWOOD



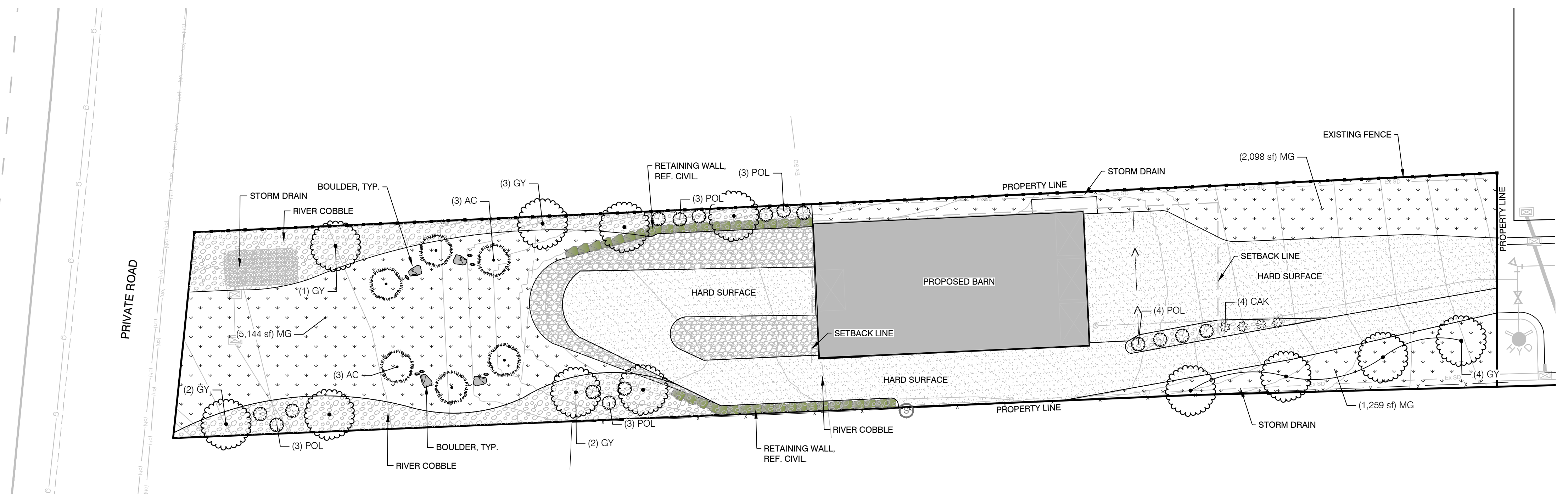
LITTLE DEVIL NINEBARK



SOUTH TOWN COBBLE ROCK



NATIVE GRASS WILDFLOWER SEED MIX

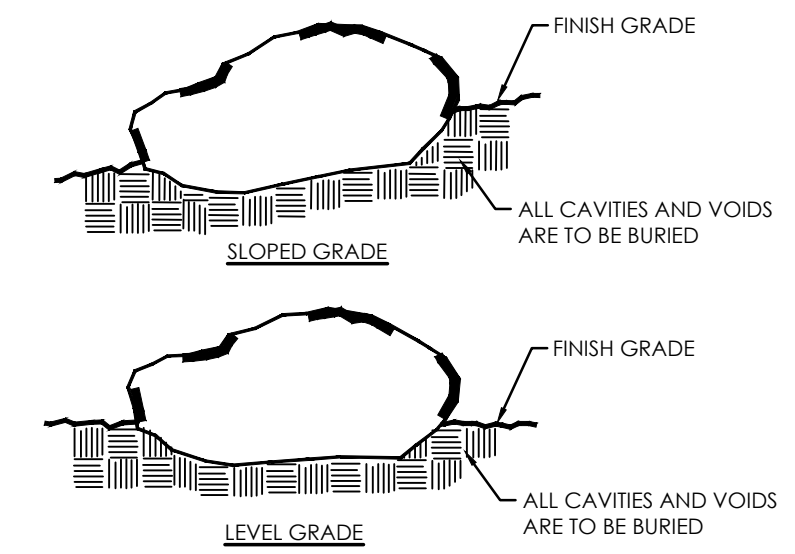


- LANDSCAPE NOTES**
- TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 1.5" TO 3" SOUTH TOWN COBBLE ROCK MULCH FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR SOURCED LOCALLY. OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
 - INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN NATIVE GRASS AND PLANTING BED AREAS.
 - NATIVE SEED BERMS NOT TO EXCEED 3:1 SLOPE.
 - REFERENCE NATIVE GRASS SPECIFICATION BELOW FOR APPLICATION.
 - BOULDERS SIZE 2-3". TYPE: SOMA BOULDERS FROM UTAH LANDSCAPING ROCK IN NEPHI UTAH OR APPROVED EQUAL.

- NATIVE GRASS/WILDFLOWER SEED MIX**
- SLENDER WHEATGRASS 18%
 - WESTERN WHEATGRASS 20%
 - BLUEBUNCH WHEATGRASS 20%
 - SHEEP FESCUE 4%
 - SANDBERG BLUEGRASS 3%
 - INDIAN RICEGRASS 10%
 - GREAT BASIN WILDFLOWER MIX 25%
- (WILDFLOWER SEED MIX FROM NATURE'S SEED OR APPROVED EQUAL)

APPLY 4 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY NATIVE GRASS MIX AT A RATE OF FIFTEEN POUNDS PER ACRE (15 LBS./AC.). APPLY GREAT BASIN WILDFLOWER MIX AT A RATE OF TWENTY POUNDS 20 LBS./AC.). APPLY SEED MIX BY HYDROSEEDING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

- BOULDER NOTES:**
- INSTALLER IS TO BE RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
 - BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT ROOM.
 - BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
 - ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.



NOTE: BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

D BOULDER DETAIL
NOT TO SCALE

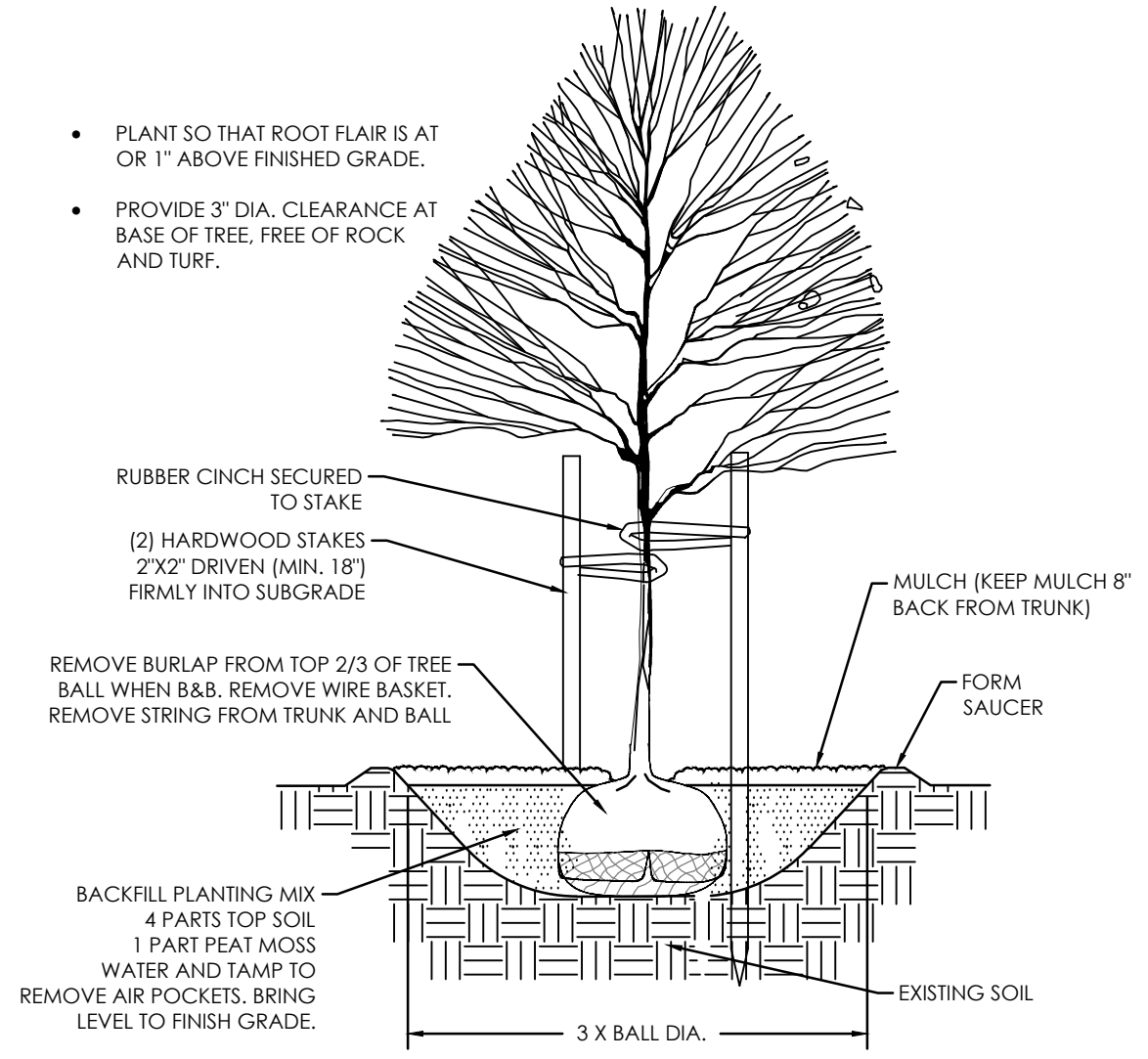
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AC	Abies concolor 'Candicans'	Candicans White Fir	6" Ht.	6
GY	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo Tree	2" Cal.	12

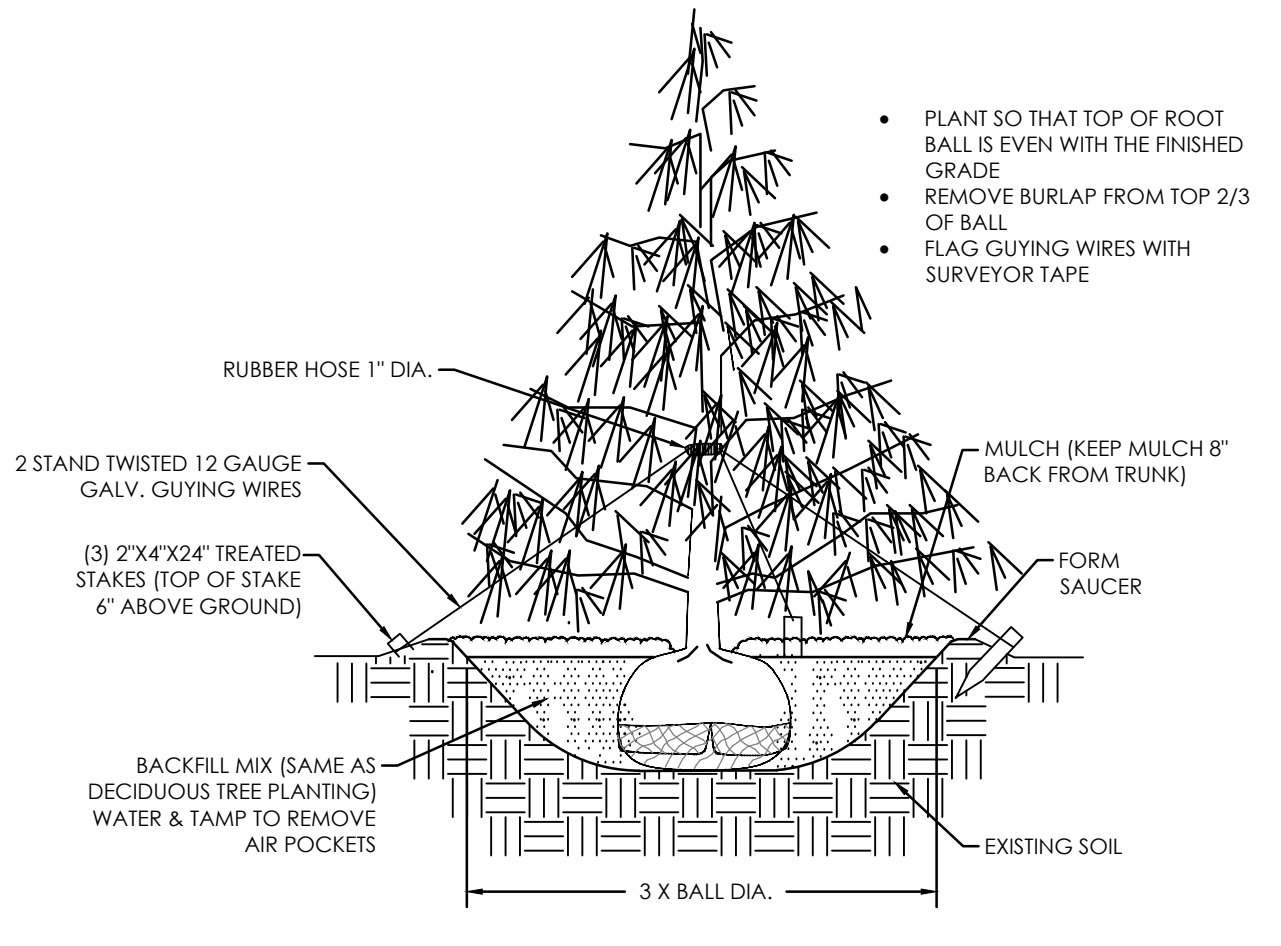
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.	16

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	4

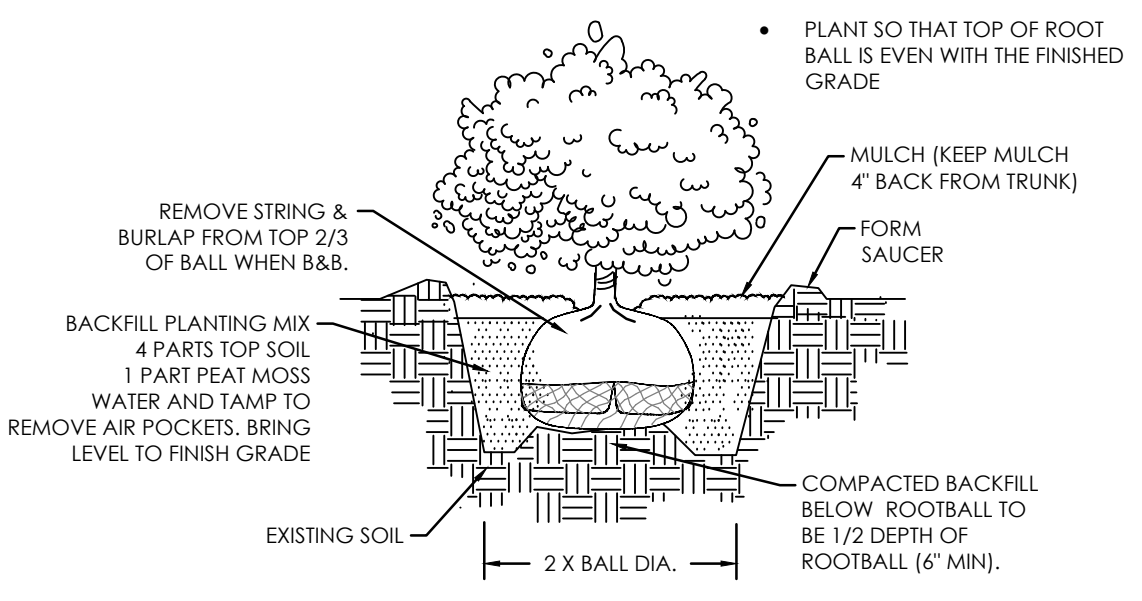
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
MG	NATIVE GRASS/ WILDFLOWER SEED MIX		seed	8,501 sf



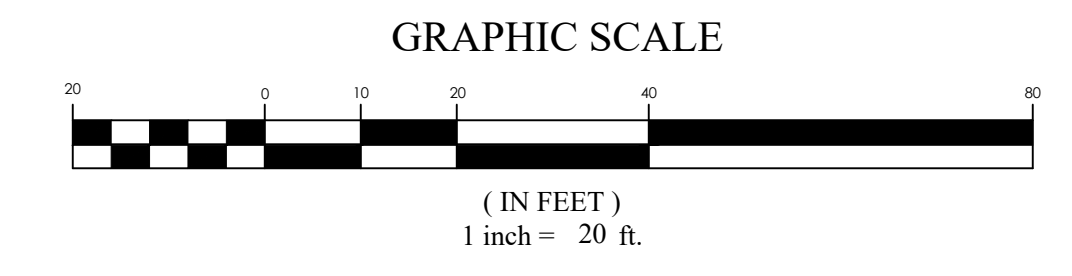
A TREE PLANTING & STAKING
NOT TO SCALE



B EVERGREEN PLANTING & GUYING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



1

2

3

4

5

6



7585 S UNION PARK AVE., STE 100
SANDY, UT 84047
PHONE: 801.996.3646
www.buildwithmint.com

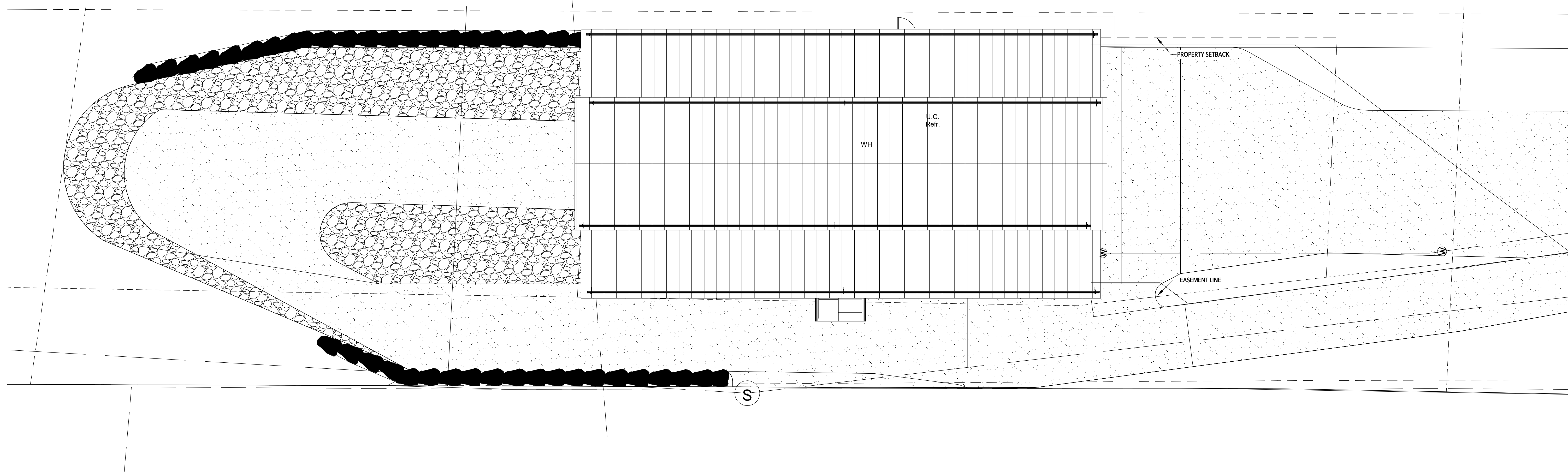
DRAWN BY	
Author	
MARK	ISSUE DESCRIPTION
#	REV. DESCRIPTION
ISS. DATE	REV. DATE

D

C

B

A



THRIVE BARN
Project Address

ISSUE DATE
03.20.2023

ARCHITECTURAL SITE
PLAN

SHEET

NO RESIDENTIAL USE

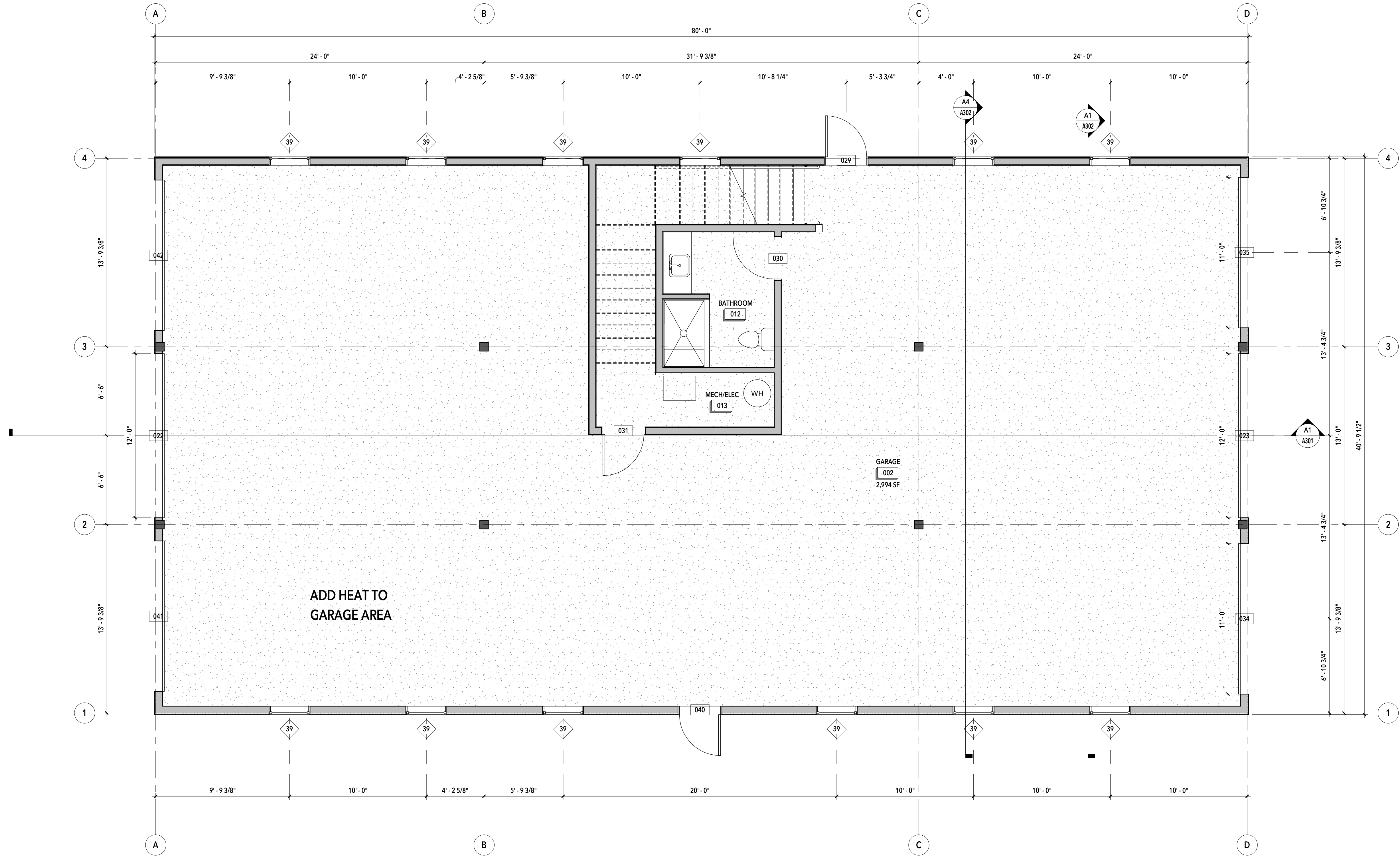
AS101

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ARCHITECTURAL SITE PLAN
A1 AS101 1/8" = 1'-0"

OWNER APPROVAL SIGNATURE DATE
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LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

DRAWN BY	
Author	
REV. DATE	REV. DESCRIPTION
ISS. DATE	ISS. DESCRIPTION

THRIVE BARN
Project Address

NO RESIDENTIAL USE

ISSUE DATE
03.20.2023

LEVEL 1 FLOOR PLAN

SHEET

OWNER APPROVAL _____
SIGNATURE DATE

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Author

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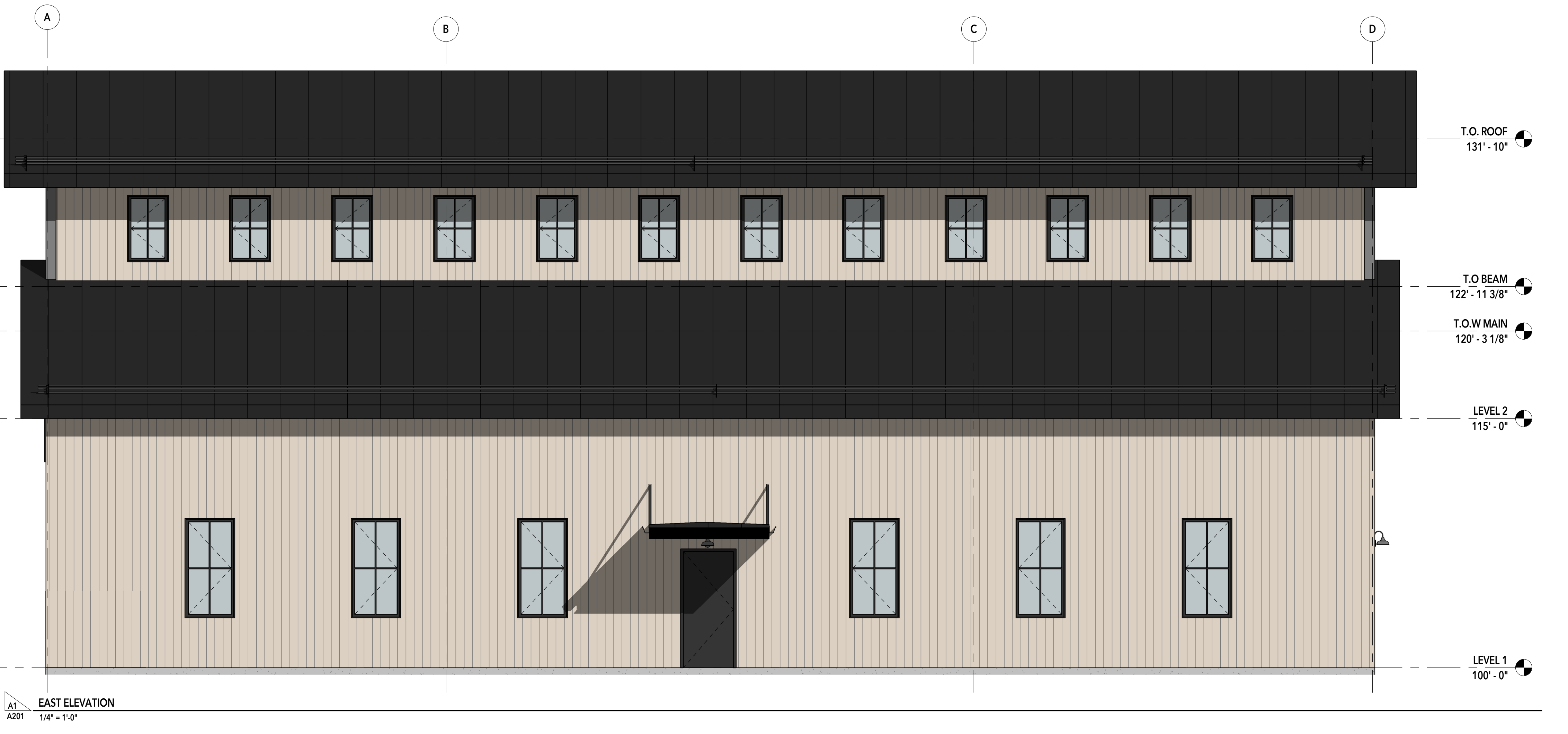
EXTERIOR MATERIAL



BLACK FIXTURES AND ACCENTS

STANDING SEAM METAL ROOF - MBCI-CRAFTMAN SERIES: COAL BLACK

EXTERIOR NATURAL WOOD: reSAWN TIMBER - MATANUSKA - ALASKAN YELLOW CEDAR (CLEAR VERTICAL GRAIN) EXTERIOR T&G



THRIVE BARN
Project Address

NO RESIDENTIAL USE

ISSUE DATE
03.20.2023

EXTERIOR ELEVATIONS

SHEET

A201

OWNER APPROVAL _____
SIGNATURE _____ DATE _____
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1 | 2 | 3 | 4 | 5 | 6

EXTERIOR MATERIAL



BLACK FIXTURES AND ACCENTS

STANDING SEAM METAL ROOF - MBCI-CRAFTMAN SERIES: COAL BLACK

EXTERIOR NATURAL WOOD: reSAWN TIMBER - MATANUSKA - ALASKAN YELLOW CEDAR (CLEAR VERTICAL GRAIN) EXTERIOR T&G

DRAWN BY
Author

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

THRIVE BARN
Project Address

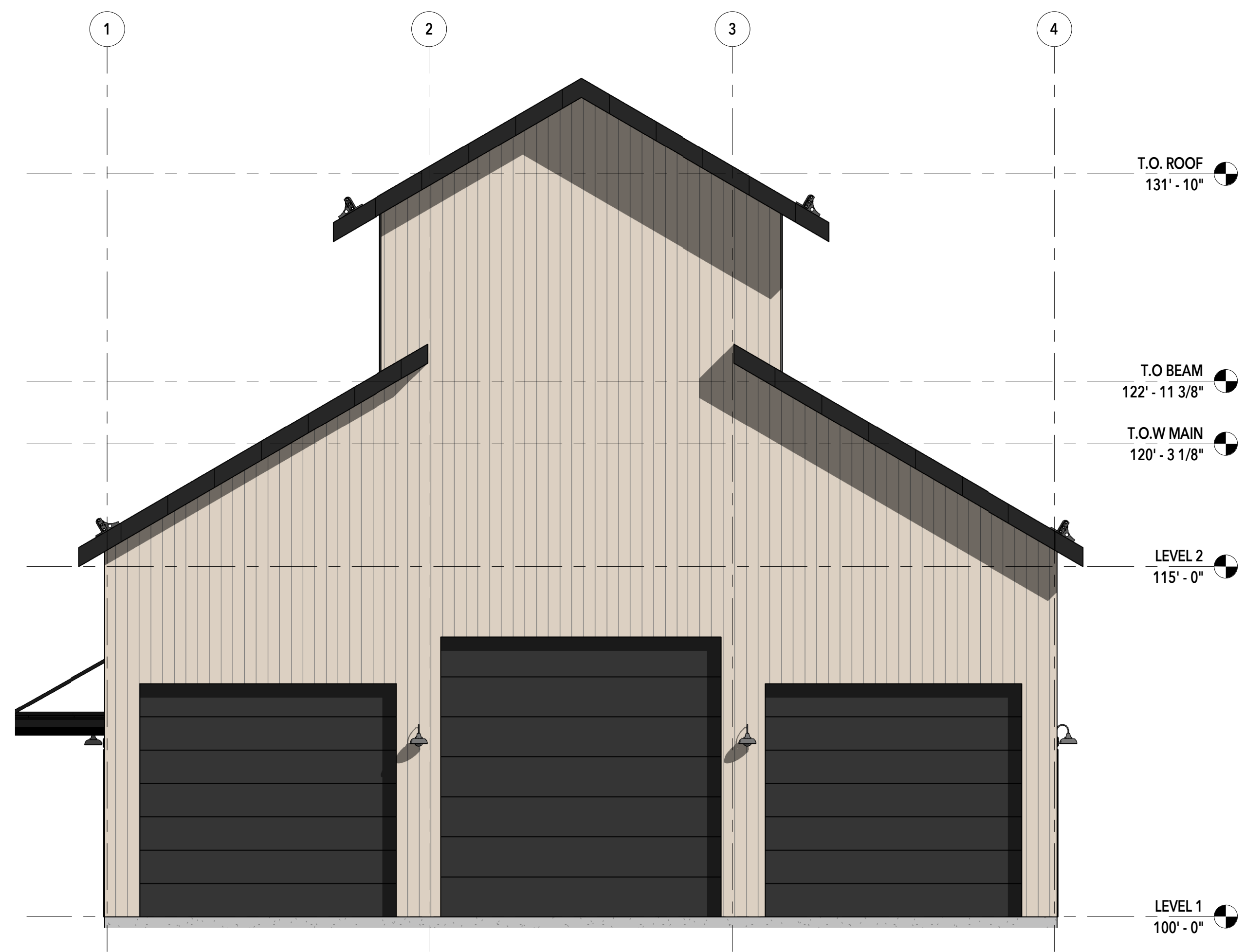
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EXTERIOR ELEVATIONS

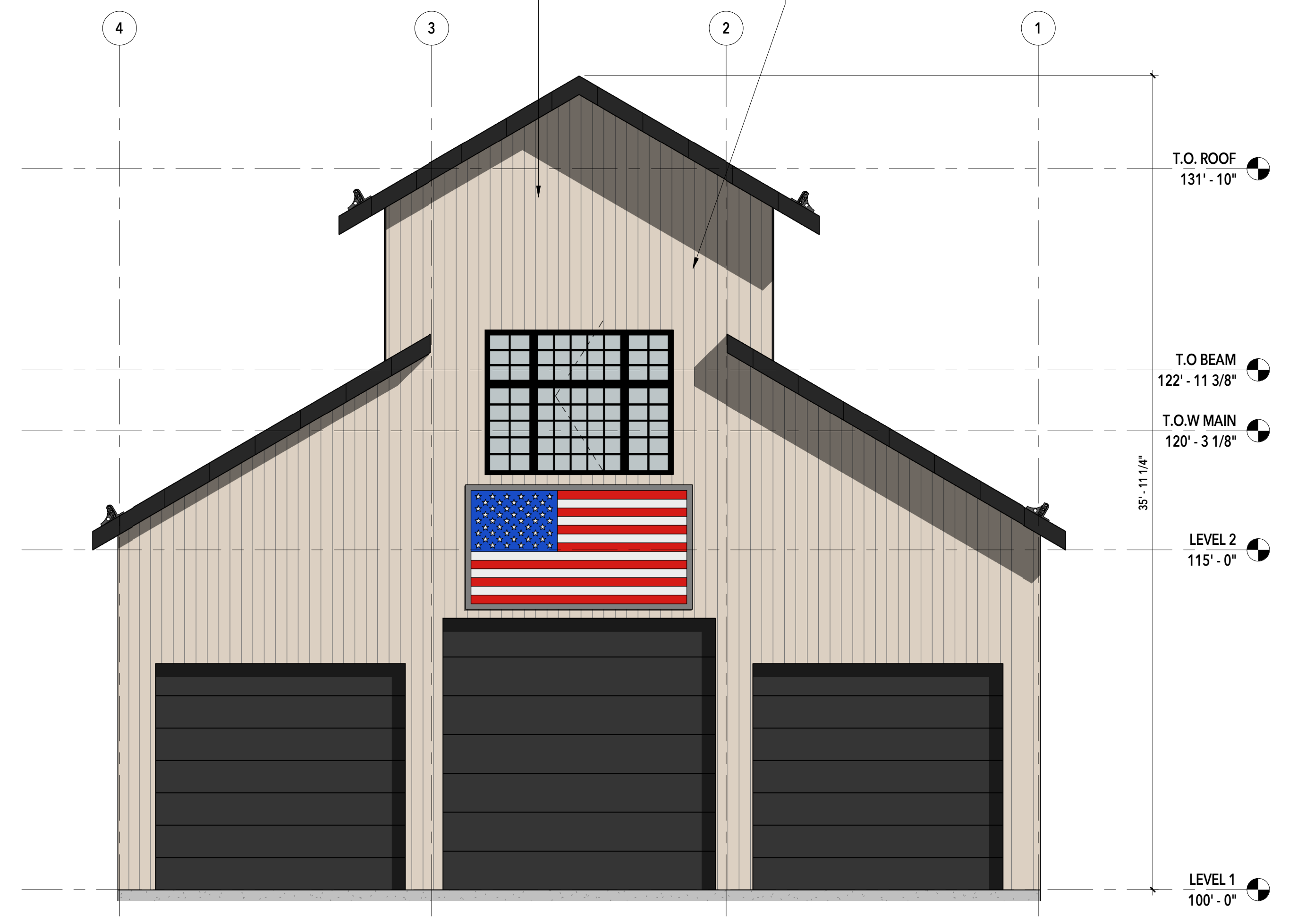
SHEET

A202

NO RESIDENTIAL USE



A1
A202 NORTH ELEVATION
1/4" = 1'-0"



A4
A202 SOUTH ELEVATION
1/4" = 1'-0"

OWNER APPROVAL _____

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PLANNING COMMISSION

October 10, 2023

Amateur Farms

SITE PLAN

Project Details

Location The the proposed project is located at 1615 North Gilbert Peak Road on the northern extents of the city, and on the south edge of the Springs at Coyote Ridge.

Project Type A barn to store four-wheelers and boats

Acres 0.55 acres

Units N/A

Current Use Single Family Home with 'out' buildings and agriculture

Adjacent Use

- North – Agriculture Commercial transitioning to residential
- East – Agriculture transitioning to residential
- West – Residential, agriculture
- South – Residential, Agriculture

Vicinity and Context

1615 N Gilbert Road



Vicinity & Site Plan

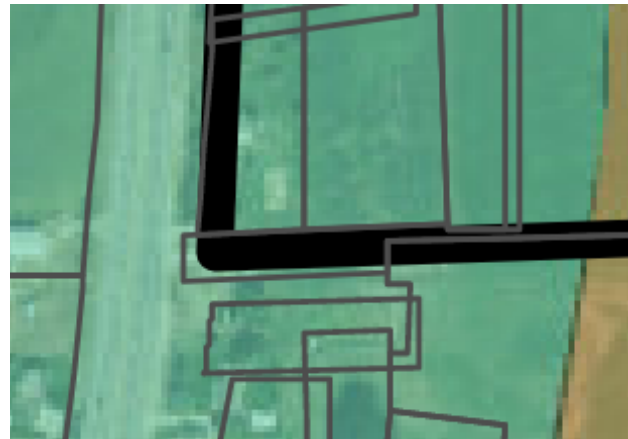
Zoning & General Plan Designation

PLAT



GENERAL PLAN

Scenic Buffer



ZONING

R-3 (R-3 Residential Zone) with
COSZ (Clustered Open Space)



Background

- This is a request to construct a barn on the property to store four-wheelers and boats. The proposed project is located in The Springs at Coyote Ridge Subdivision Phase 4, and was included in an MDA that was adopted several years ago.
- The 0.55 acre site is located at 1615 N Gilbert Peak Road, and consists of Parcel C and Lot 115 per the recorded Plat.
- The concept plan was presented to the DRM in March 2022, at which time the application was approved to continue to Final Application. The [proposed project It is located in the R-3 (R-3 Residential Zone) with a COSZ overlay (Clustered Open Space Zone). The general plan indicates the property is located in the Scenic Buffer land use district.
- The Final Plat was reviewed by the DRM on September 6, 2023. With subsequent revisions, the application has been determined to generally meet requirements for Site Plan approval according to the applicable **zoning requirements and MDA** stipulations.

Background

- At the time of DRM, staff provided comments and requested clarification on several items summarized as follows:
 - Site Plan – Use OK per MDA. Setbacks meet code requirements.
 - Landscape Plan is OK, encompassing a mix of natural and water-wise plantings that meet code requirements. The COSZ zone requires submittal of Noxious Weed Plan, which has been received. Final version needs to be signed by Wasatch County.
 - Lighting and Photometric Plan – photometrics OK. Lighting and cutsheet/specifications meet code requirements.
 - Architectural Elevations – Barn height meets maximum height requirements. Wood siding material and color meet coded requirements.

Staff Recommendation

Approval with Findings and Conditions

FINDINGS

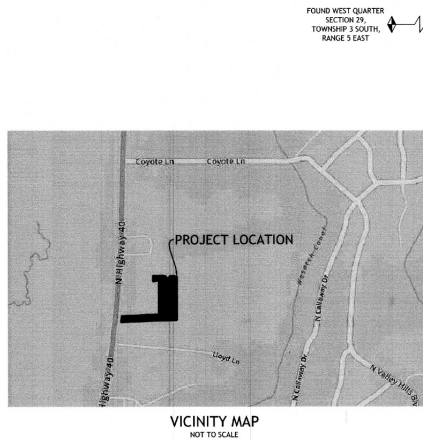
1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.
3. The application is consistent with the Springs at Coyote Ridge MDA.

CONDITONS

1. Re-submit Noxious Weed Plan that is signed and approved by Wasatch County.
2. All requirements of the City Engineer and Fire Department shall be met.
3. All other Code Requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission.

THE SPRINGS AT COYOTE RIDGE PHASE 4

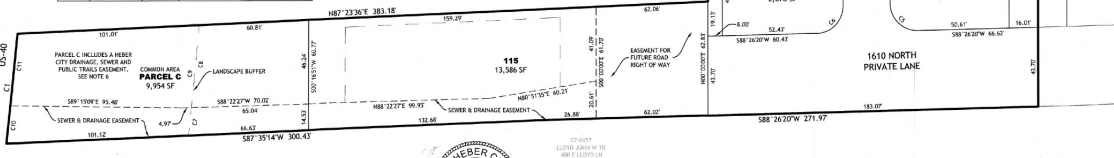
PART OF THE SOUTHWEST QUARTER (S/W 1/4) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH



LINE	LENGTH	BEARING
L1	26.05	S89°19'37"E
L2	7.36	S78°34'56"E
L3	12.24	N40°54'21"W

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	60.80	6950.49	N5°53'42"E	60.80
C2	35.99	23.00	S44°49'33"E	32.43
C3	38.05	23.00	N47°23'22"E	33.85
C4	50.40	435.00	S81°54'06"E	50.37
C5	23.97	15.00	S45°46'50"E	21.50
C6	23.15	15.00	N44°13'10"E	20.92
C7	15.57	5733.77	N5°58'19"E	15.57
C8	45.54	5733.77	N5°40'00"E	45.54
C9	61.12	5733.77	N5°44'40"E	61.12
C10	20.97	6950.49	N6°03'33"E	20.97
C11	39.83	6303.86	N5°48'31"E	39.83

LOT NO.	ADDRESS
101	1711 N 130 E
102	1703 N 130 E
103	1697 N 130 E
104	1689 N 130 E
105	1683 N 130 E
106	1675 N 130 E
107	1665 N 130 E
108	1655 N 130 E
109	1649 N 130 E
110	1641 N 130 E
111	1633 N 130 E
112	1627 N 130 E
113	1621 N 130 E
114	1611 N 130 E
115	1615 N GILBERT PEAK RD
116	1614 N 130 E
117	135 E 1610 N
118	1618 N 130 E
119	1626 N 130 E
120	1634 N 130 E
121	1642 N 130 E
122	1648 N 130 E
123	1654 N 130 E
124	1662 N 130 E
125	1678 N 130 E
126	1684 N 130 E
127	1692 N 130 E
128	1704 N 130 E
129	1714 N 130 E



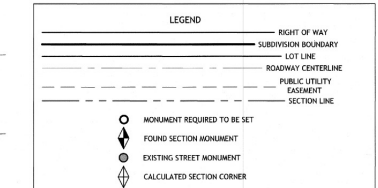
NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF WASATCH BACK HOLDINGS FOR THE PURPOSE OF SUBDIVIDING A PORTION OF WASATCH COUNTY ASSESSOR PARCEL NUMBER 21-5977 INTO LOTS, PARCELS, AND STREETS AS SHOWN HEREIN.

BASIS OF BEARING:
SOUTH 89°19'37" EAST, BEING THE BEARING BETWEEN A FOUND BRASS CAP AT THE WEST QUARTER (1/4) CORNER OF SECTION 29 AND A CALCULATED CORNER AT THE EAST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SLUBM.

NOTES:

- ALL PRIVATE ROADS, PARCELS AND AREAS OUTSIDE OF BUILDING FOOTPRINT ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL COMMON AREAS WITHIN THE TOWN HOME AREA, LOT 115, INDIVIDUAL LOT LANDSCAPING AND COMMON AREA PARCEL "C" IS TO BE IRRIGATED BY A COMMUNITY WIDE SYSTEM THAT WILL BE MAINTAINED BY THE SPRINGS AT COYOTE RIDGE, LLC UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.
- COMMON AREAS LABELED PARCELS "A", "B" AND "C" ARE TO BE MAINTAINED BY THE SPRINGS AT COYOTE RIDGE, LLC UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER. ACCESS IS ALLOWED FROM LOT 115 ACROSS PARCEL "C".
- PROPERTY OWNER SHALL BE RESPONSIBLE TO OWN AND MAINTAIN SEWER SERVICE LINE FROM THE CITY MAIN LINE TO THE PRIVATE BUILDING.
- 5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE ENDING, WITH A COPPER RIVET.
- LOT 115 AND PARCEL "C" ARE SUBJECT TO A SEWER, DRAINAGE AND TRAIL PERMANENT EASEMENT AND ARE HEREBY GRANTED TO HEBER CITY WITH RIGHT OF WAY FOR THE PURPOSE OF HEBER CITY UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID FACILITIES AND THE RIGHT OF INGRESS AND EGRESS AT ANY TIME FOR SUCH PURPOSES.
- PROPERTY OWNER SHALL NOT INCREASE OR DECREASE, NOR PERMIT TO BE INCREASED OR DECREASED, THE GROUND ELEVATIONS IN SAID EASEMENT DISTRICTS AT THE TIME THIS DOCUMENT IS EXECUTED, NOR CONSTRUCT OR PERMIT TO BE CONSTRUCTED, ANY PERMANENT BUILDING, STRUCTURES, FENCES, LANDSCAPING (OTHER THAN GRASS), IMPROVEMENTS, OR OTHER ENCROACHMENTS IN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY. ANY IMPROVEMENTS NOT AUTHORIZED IN WRITING BY CITY WILL BE REMOVED AT PROPERTY OWNERS EXPENSE. ANY FENCING ALLOWED AROUND OR THROUGH SAID EASEMENT SHALL INSTALL TWELVE (12) FOOT MINIMUM GATES AND KEEP EASEMENT AREA ACCESSIBLE TO CITY.
- THE SPRINGS AT COYOTE RIDGE, LLC SHALL BE RESPONSIBLE FOR ALL TRAILS, IRRIGATION, LANDSCAPING AND MAINTENANCE WITHIN THE EASEMENT UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.



SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 493730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 4
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SPRINGS AT COYOTE RIDGE PHASE 4 SUBDIVISION RECORDED AS ENTRY NUMBER 512748 IN THE WASATCH COUNTY RECORDER'S OFFICE, SAID POINT BEING S89°51'50"E 2035.39 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND 500'00"0"0" 372.33 FEET FROM THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°00'00"E 442.52 FEET; THENCE S28°20'27"W 271.97 FEET; THENCE S37°14'30"0"0" FEET TO THE EASTERLY RIGHT OF WAY LINE OF US-40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4950.49 FEET, A DISTANCE OF 40.80 FEET, A CHORD DIRECTION OF N05°53'42"E AND A CHORD DISTANCE OF 60.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S72°5'32" 383.18 FEET; THENCE N00°00'00" 347.36 FEET; THENCE S81°49'00"W 59.77 FEET TO SAID SPRINGS AT COYOTE RIDGE PHASE 1; THENCE ALONG SAID SPRINGS AT COYOTE RIDGE PHASE 1 THE FOLLOWING SEVEN (7) CURVES AND DISTANCES: 1) N00°20'54" 56.30 FEET; 2) S89°39'06"E 110.96 FEET; 3) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 35.99 FEET, A CHORD DIRECTION OF S44°49'33"E AND A CHORD DISTANCE OF 32.43 FEET; 4) S86°19'37"E 26.05 FEET; 5) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 38.05 FEET, A CHORD DIRECTION OF N47°23'22"E AND A CHORD DISTANCE OF 33.85 FEET; 6) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A DISTANCE OF 50.40 FEET, A CHORD DIRECTION OF S81°54'06"E AND A CHORD DISTANCE OF 50.37 FEET; AND 7) S78°34'56"E 7.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.50 ACRES IN AREA, 29 LOTS AND 3 PARCELS

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 4

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL, NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

NAME: STEVE BROADBENT
WASATCH BACK HOLDINGS
SPRINGS INVESTOR 1, LLC
THE SPRINGS AT COYOTE RIDGE, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 25TH DAY OF AUG., 2022, STEVE BROADBENT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT WASATCH BACK HOLDINGS, LLC AND SPRINGS INVESTOR 1, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES MENTIONED.

Russ Paulson 71920
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES: Aug 9, 2025

THE SPRINGS AT COYOTE RIDGE PHASE 4
PART OF THE SOUTHWEST (S/W 1/4) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

SHEET 1 OF 1

<p>HEBER CITY ENGINEER</p> <p>APPROVED THIS 28TH DAY OF SEPTEMBER, 2022.</p> <p>Roseann Furrer 9/28/2022 HEBER CITY ENGINEER DATE</p>	<p>HEBER CITY APPROVAL</p> <p>APPROVED TO BE SUBMITTED TO HEBER CITY THIS 19TH DAY OF SEPTEMBER, 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>CITY RECORDER ATTEST: <i>[Signature]</i> MAYOR: <i>[Signature]</i></p>	<p>PLANNING COMMISSION</p> <p>APPROVED THIS 19TH DAY OF July 2022 BY THE HEBER CITY PLANNING COMMISSION.</p> <p>PLANNING COMMISSION CHAIR</p>	<p>COUNTY SURVEYOR</p> <p>APPROVED THIS 20TH DAY OF August 2022</p> <p><i>[Signature]</i> WASATCH COUNTY SURVEYOR</p>	<p>DEVELOPER</p> <p>WASATCH BACK HOLDINGS SPRINGS INVESTOR 1, LLC THE SPRINGS AT COYOTE RIDGE, LLC</p> <p>7885 SOUTH UNION PARK AVE., SUITE 200 MIDVALE, UT 84047</p>	<p>EDM Partners LLC</p> <p>2815 E. 1300 S., Salt Lake City, UT 84109 (801) 365-6470 www.edmpartners.com</p>
<p>RECORDED AS 525418 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: THE SPRINGS AT COYOTE RIDGE, LLC DATE: Oct 9, 2022 TIME: 10:51 AM BOOK: 1425 PAGE: 0264 \$ 106.50 MARCUS M. RUSSELL WASATCH COUNTY RECORDER</p>					



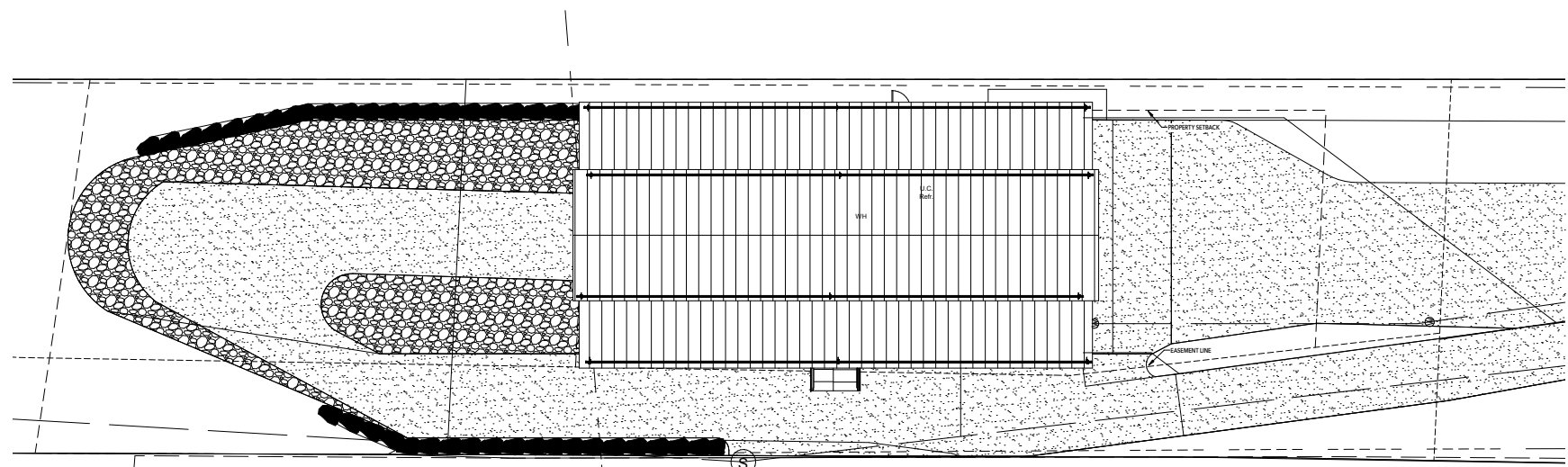
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ARCHITECTURAL SITE PLAN
1/8" = 1' = 0"



708 S LINDA PARKWAY, STE 100
SANDY UT 84070
PHONE: 801.766.3444
WWW.MINTARCH.COM

DRAWN BY	
Author	
REV. NO.	DESCRIPTION

THRIVE BARN
Project Address

NO RESIDENTIAL USE
ARCHITECTURAL SITE PLAN
SHEET

ISSUE DATE
03.20.2023

AS101

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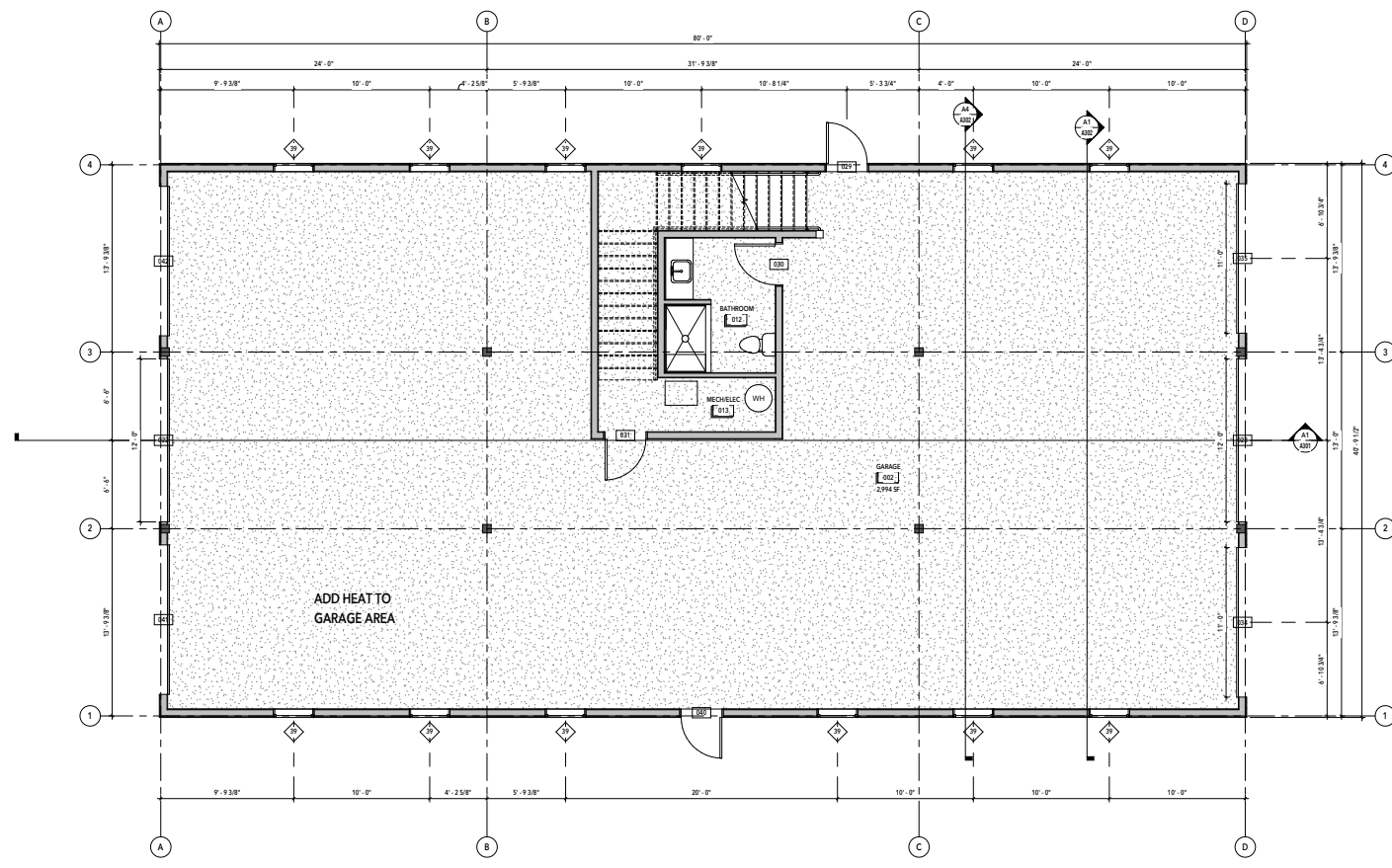
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LEVEL 1 FLOOR PLAN
 NORTH
 A01 1/4" = 1'-0"

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LEVEL 1 FLOOR PLAN

SHEET

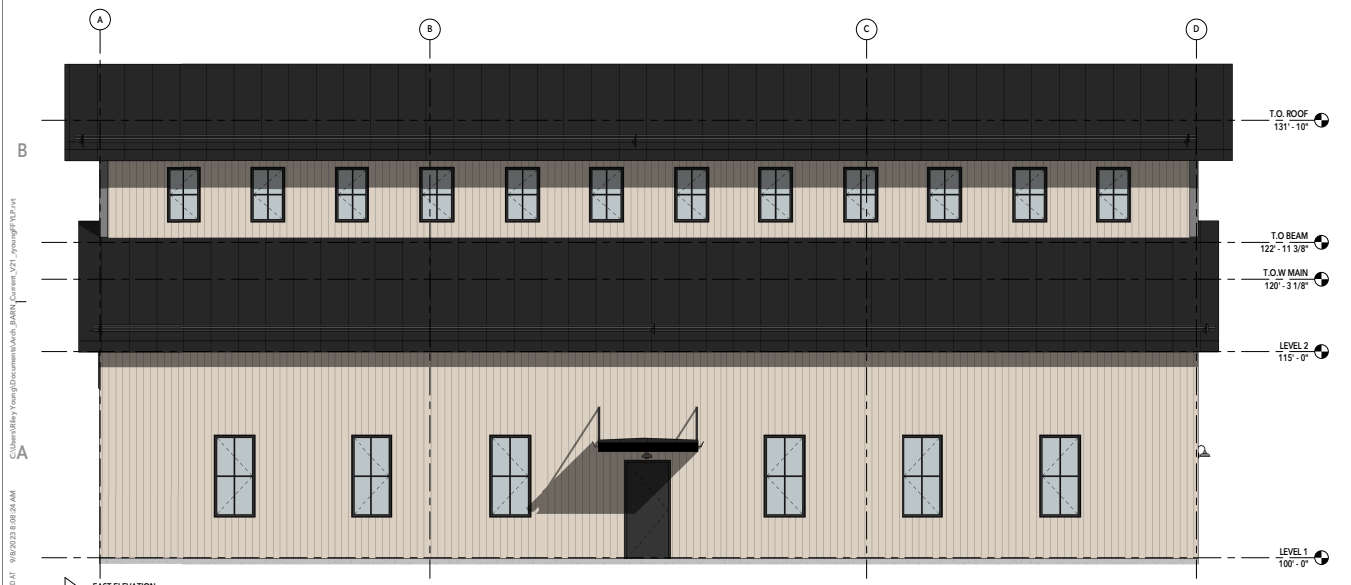
A101

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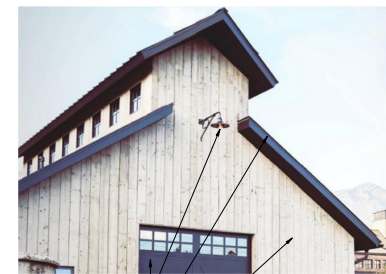


WEST ELEVATION
A201 1/4" = 1'-0"



EAST ELEVATION
A201 1/4" = 1'-0"

EXTERIOR MATERIAL



BLACK FIXTURES AND ACCENTS

EXTERIOR NATURAL WOOD: H&SAWN TIMBER
MATAWOSKA - ALASKAN YELLOW CEDAR / CLEAR
VERTICAL GRAIN EXTERIOR T&G

STANDING SEAM METAL ROOF - M&C CRAFTMAN SERIES COAL BLACK

- T.O. ROOF
131'-10"
- T.O. BEAM
122'-11 3/8"
- T.O.W MAIN
120'-3 1/8"
- LEVEL 2
115'-0"
- LEVEL 1
100'-0"



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SANDY UT 84070
PHONE: 801 796 3666
WWW.MINTARCHITECTURE.COM

DRAWN BY

Author

NO.	REV.	DESCRIPTION	ISS. DATE
1			
2			
3			
4			
5			
6			

THRIVE BARN
Project Address

NO RESIDENTIAL USE

ISSUE DATE
03.20.2023

EXTERIOR
ELEVATIONS

SHEET

A201

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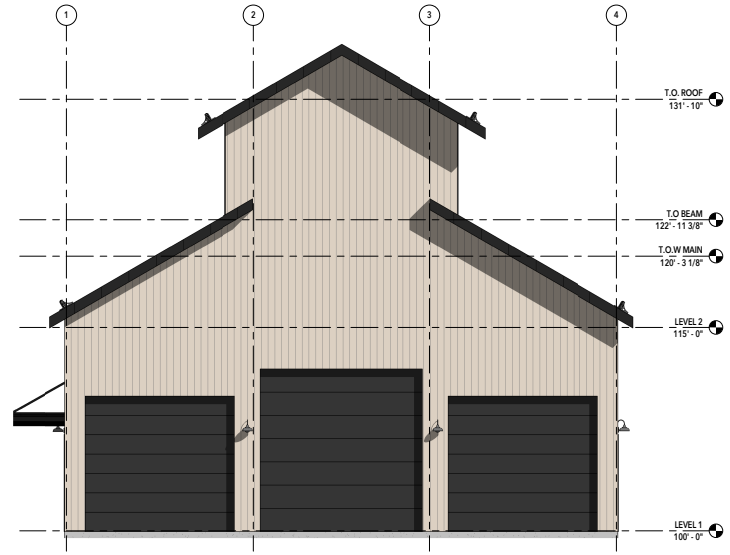
EXTERIOR MATERIAL



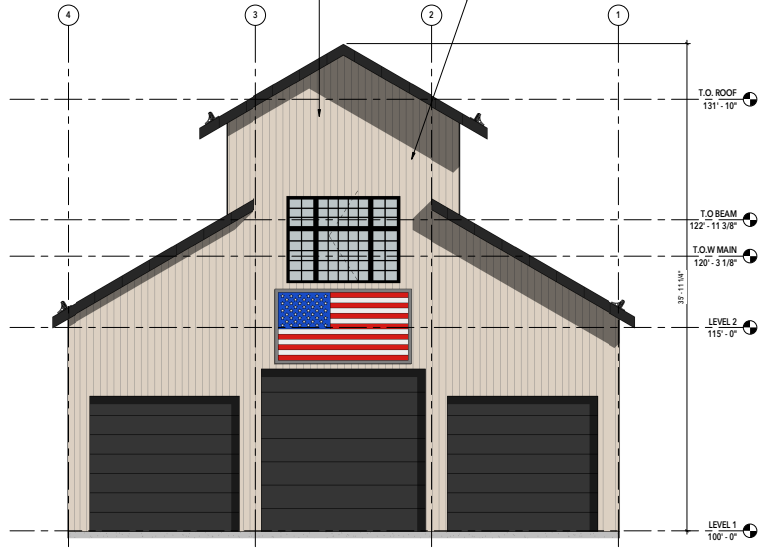
BLACK FIXTURES AND ACCENTS

STANDING SEAM METAL ROOF - MICO CRAFTMAN SERIES: COAL BLACK

EXTERIOR NATURAL WOOD - H&SAWN TIMBER
MATANOKKA - ALASKAN YELLOW CEDAR CLEAR
VERTICAL GRAIN EXTERIOR TAG



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

DRAWN BY	
Author	
REV. DATE	REV. DESCRIPTION
ISS. DATE	ISS. DESCRIPTION
MARK	ISSUE DESCRIPTION

THRIVE BARN
Project Address

ISSUE DATE
03.20.2023

EXTERIOR ELEVATIONS

SHEET

A202

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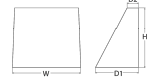


WDGE1 LED
Architectural Wall Sconce

ULC ULC Buy America

20

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight (without options): 9 lbs



Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely-accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-polluted light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Series	Series/Kit No.	Series/Kit No.	Series	Series	Series	Series	Series	Series	Series
WDGE1-LED	48	—	—	1,200	2,000	—	—	—	—
WDGE2-LED	18W	18W	Standard + 4-Step	1,200	2,000	3,000	4,500	6,000	—
WDGE3-LED	18W	18W	Standard + 4-Step	1,200	4,500	10,000	15,000	—	—
WDGE4-LED	—	—	Standard + 4-Step	10,000	16,000	18,000	20,000	22,000	25,000

Ordering Information **EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DOBKX**

Code	Mount	Color	Temp	Options	Notes
WDGE1-LED	P2	40K	80CRI	VF	Standard
	MVOLT	SRM	PE	DOBKX	

Accessories

Code	Description	Notes
EMBT	Emergency battery backup, Can be used with 20 MAEBC (not for use)	1. 50W not available in 80CRI
PE	Photo Sensor Light	2. 200V not available with
DS	Dual voltage (comes with 2.0Ah and 7.0Ah options see page 16 for details)	3. 200V not available with
SW	5-10-15-20-30-40-50-60-70-80-90-100-110-120-130-140-150-160-170-180-190-200-210-220-230-240-250-260-270-280-290-300-310-320-330-340-350-360-370-380-390-400-410-420-430-440-450-460-470-480-490-500-510-520-530-540-550-560-570-580-590-600-610-620-630-640-650-660-670-680-690-700-710-720-730-740-750-760-770-780-790-800-810-820-830-840-850-860-870-880-890-900-910-920-930-940-950-960-970-980-990-1000-1010-1020-1030-1040-1050-1060-1070-1080-1090-1100-1110-1120-1130-1140-1150-1160-1170-1180-1190-1200-1210-1220-1230-1240-1250-1260-1270-1280-1290-1300-1310-1320-1330-1340-1350-1360-1370-1380-1390-1400-1410-1420-1430-1440-1450-1460-1470-1480-1490-1500-1510-1520-1530-1540-1550-1560-1570-1580-1590-1600-1610-1620-1630-1640-1650-1660-1670-1680-1690-1700-1710-1720-1730-1740-1750-1760-1770-1780-1790-1800-1810-1820-1830-1840-1850-1860-1870-1880-1890-1900-1910-1920-1930-1940-1950-1960-1970-1980-1990-2000-2010-2020-2030-2040-2050-2060-2070-2080-2090-2100-2110-2120-2130-2140-2150-2160-2170-2180-2190-2200-2210-2220-2230-2240-2250-2260-2270-2280-2290-2300-2310-2320-2330-2340-2350-2360-2370-2380-2390-2400-2410-2420-2430-2440-2450-2460-2470-2480-2490-2500-2510-2520-2530-2540-2550-2560-2570-2580-2590-2600-2610-2620-2630-2640-2650-2660-2670-2680-2690-2700-2710-2720-2730-2740-2750-2760-2770-2780-2790-2800-2810-2820-2830-2840-2850-2860-2870-2880-2890-2900-2910-2920-2930-2940-2950-2960-2970-2980-2990-3000-3010-3020-3030-3040-3050-3060-3070-3080-3090-3100-3110-3120-3130-3140-3150-3160-3170-3180-3190-3200-3210-3220-3230-3240-3250-3260-3270-3280-3290-3300-3310-3320-3330-3340-3350-3360-3370-3380-3390-3400-3410-3420-3430-3440-3450-3460-3470-3480-3490-3500-3510-3520-3530-3540-3550-3560-3570-3580-3590-3600-3610-3620-3630-3640-3650-3660-3670-3680-3690-3700-3710-3720-3730-3740-3750-3760-3770-3780-3790-3800-3810-3820-3830-3840-3850-3860-3870-3880-3890-3900-3910-3920-3930-3940-3950-3960-3970-3980-3990-4000-4010-4020-4030-4040-4050-4060-4070-4080-4090-4100-4110-4120-4130-4140-4150-4160-4170-4180-4190-4200-4210-4220-4230-4240-4250-4260-4270-4280-4290-4300-4310-4320-4330-4340-4350-4360-4370-4380-4390-4400-4410-4420-4430-4440-4450-4460-4470-4480-4490-4500-4510-4520-4530-4540-4550-4560-4570-4580-4590-4600-4610-4620-4630-4640-4650-4660-4670-4680-4690-4700-4710-4720-4730-4740-4750-4760-4770-4780-4790-4800-4810-4820-4830-4840-4850-4860-4870-4880-4890-4900-4910-4920-4930-4940-4950-4960-4970-4980-4990-5000-5010-5020-5030-5040-5050-5060-5070-5080-5090-5100-5110-5120-5130-5140-5150-5160-5170-5180-5190-5200-5210-5220-5230-5240-5250-5260-5270-5280-5290-5300-5310-5320-5330-5340-5350-5360-5370-5380-5390-5400-5410-5420-5430-5440-5450-5460-5470-5480-5490-5500-5510-5520-5530-5540-5550-5560-5570-5580-5590-5600-5610-5620-5630-5640-5650-5660-5670-5680-5690-5700-5710-5720-5730-5740-5750-5760-5770-5780-5790-5800-5810-5820-5830-5840-5850-5860-5870-5880-5890-5900-5910-5920-5930-5940-5950-5960-5970-5980-5990-6000-6010-6020-6030-6040-6050-6060-6070-6080-6090-6100-6110-6120-6130-6140-6150-6160-6170-6180-6190-6200-6210-6220-6230-6240-6250-6260-6270-6280-6290-6300-6310-6320-6330-6340-6350-6360-6370-6380-6390-6400-6410-6420-6430-6440-6450-6460-6470-6480-6490-6500-6510-6520-6530-6540-6550-6560-6570-6580-6590-6600-6610-6620-6630-6640-6650-6660-6670-6680-6690-6700-6710-6720-6730-6740-6750-6760-6770-6780-6790-6800-6810-6820-6830-6840-6850-6860-6870-6880-6890-6900-6910-6920-6930-6940-6950-6960-6970-6980-6990-7000-7010-7020-7030-7040-7050-7060-7070-7080-7090-7100-7110-7120-7130-7140-7150-7160-7170-7180-7190-7200-7210-7220-7230-7240-7250-7260-7270-7280-7290-7300-7310-7320-7330-7340-7350-7360-7370-7380-7390-7400-7410-7420-7430-7440-7450-7460-7470-7480-7490-7500-7510-7520-7530-7540-7550-7560-7570-7580-7590-7600-7610-7620-7630-7640-7650-7660-7670-7680-7690-7700-7710-7720-7730-7740-7750-7760-7770-7780-7790-7800-7810-7820-7830-7840-7850-7860-7870-7880-7890-7900-7910-7920-7930-7940-7950-7960-7970-7980-7990-8000-8010-8020-8030-8040-8050-8060-8070-8080-8090-8100-8110-8120-8130-8140-8150-8160-8170-8180-8190-8200-8210-8220-8230-8240-8250-8260-8270-8280-8290-8300-8310-8320-8330-8340-8350-8360-8370-8380-8390-8400-8410-8420-8430-8440-8450-8460-8470-8480-8490-8500-8510-8520-8530-8540-8550-8560-8570-8580-8590-8600-8610-8620-8630-8640-8650-8660-8670-8680-8690-8700-8710-8720-8730-8740-8750-8760-8770-8780-8790-8800-8810-8820-8830-8840-8850-8860-8870-8880-8890-8900-8910-8920-8930-8940-8950-8960-8970-8980-8990-9000-9010-9020-9030-9040-9050-9060-9070-9080-9090-9100-9110-9120-9130-9140-9150-9160-9170-9180-9190-9200-9210-9220-9230-9240-9250-9260-9270-9280-9290-9300-9310-9320-9330-9340-9350-9360-9370-9380-9390-9400-9410-9420-9430-9440-9450-9460-9470-9480-9490-9500-9510-9520-9530-9540-9550-9560-9570-9580-9590-9600-9610-9620-9630-9640-9650-9660-9670-9680-9690-9700-9710-9720-9730-9740-9750-9760-9770-9780-9790-9800-9810-9820-9830-9840-9850-9860-9870-9880-9890-9900-9910-9920-9930-9940-9950-9960-9970-9980-9990-10000-10010-10020-10030-10040-10050-10060-10070-10080-10090-10100-10110-10120-10130-10140-10150-10160-101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