

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
Planning Commission Meeting
Thursday, May 22, 2014

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.

Pledge of Allegiance: By Invitation
Minutes: May 8, 2014 Regular Meeting

Item 1 Development Corp requests Subdivision Final Approval for Broadhead Estates Phase 2 located at approximately 750 East Center Street

Administrative Items:

Those interested in the above items are encouraged to attend. Order of items may vary if needed. In compliance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Karen Tozier or the Heber City Planning and Zoning Department (435-654-4830) at least eight hours prior to the meeting.

Posted on May 15, 2014, in the Wasatch County Community Development Building, Wasatch County Library, Heber City Hall, the Heber City Website at www.ci.heber.ut.us and on the Utah Public Notice Website at <http://pnm.utah.gov>. Notice provided to the Wasatch Wave on May 15, 2014.

Karen Tozier, Planning Commission Secretary

1 HEBER CITY CORPORATION
2 75 North Main Street
3 Heber City, Utah
4 Planning Commission Meeting
5 Thursday, May 8, 2014

6
7 6:00 p.m. - Regular Meeting
8

Present: Planning Commission: Darryl Glissmeyer
David Richards
Clayton Vance
Kieth Rawlings
Michael Thurber
Stacie Ferguson

Absent: Harry Zane
Mark Webb

Staff Present: Planning Director Anthony Kohler
Planning Secretary Karen Tozier
City Engineer Bart Mumford

9
10 **Others Present:** Pam Patrick, Genna Vee Wolsey, M.N. Rosoff, Marcy McIntosh, Tom McIntosh,
11 Debora Threedy, Tenie Theobald, Ilse and Bob Crooks, Steve Burdine, Jeanie Garrison, Thomas "Tuck"
12 Lowe, Charlie Jenkins, Wendy Burdine, Bob Piscitelli, Mary Piscitelli, Stephen Smith, Vicky Smith,
13 Robert Rodriguez, Abigail Rodriguez, Dax Massengill, and Stan Dupres.

14
15 **Pledge of Allegiance: Commissioner Richards**
16 **Minutes: April 24, 2014 Regular Meeting**

17
18 Commissioner Glissmeyer moved to approve the April 24, 2014 Regular Meeting Minutes.
19 Commissioner Thurber seconded the motion. Voting Aye: Commissioners Vance, Glissmeyer,
20 Rawlings, Thurber, and Richards. Voting Nay: none. The motion carried.

21
22 **Item 1 Public Hearing to consider request by Mountain West Enterprises for**
23 **Preliminary Approval of proposed Valley Heights Subdivision, a 28 lot**
24 **subdivision located at 1050 North Mill Road.**

25
26 **REQUEST**

27
28 Anthony Kohler presented information on the request. The petitioner is requesting Preliminary
29 Approval of the proposed Valley Heights Subdivision, a Single Family Home development consisting
30 of 28 lots in the R-1 Residential Zone at approximately 1050 North Mill Road. The Planning
31 Commission approved the concept plan on April 24, 2014 and the development is subject to an
32 annexation agreement.

33
34 The property is zoned R-1 Residential, requiring a minimum 100 feet of frontage and 10,000 square feet
35 per lot. The City Council will need to adopt and record an ordinance abandoning the property as a lot
36 within the Valley Hills Subdivision. This can occur concurrently with final approval.

37
38 The development will eventually be changed to a different water pressure zone and will need to install the
39 appropriate waterlines so that transition can take place in the future. The Stone Creek Development will
40 install the necessary lines to make it possible for the future water pressure zone to be put in place.
41 The proposed subdivision provides open space along Valley Hills Boulevard, with one lot fronting that
42 street, which is designated as a Minor Collector Street. The proposed subdivision has fewer lots than
43 originally proposed at annexation because the lot layout now better reflects the natural drainage channel
44 traversing through the property. Lot 20, while oddly shaped, is 100 feet wide at the front setback and
45 meets the requirements of the code, and has a sufficient area for a home to be built consistent with the
46 requirements of the code. Lot 6, 7, and 8 are less than 100 feet wide, but as per Section 18.68.175,
47 subdivisions providing open space along a collector street may reduce the lot widths by up to 25%, and
48 these lots exceed the minimum 75 feet width.

49
50 At Concept approval, issues were brought up by the public and Planning Commission. Neighbors in
51 Wasatch View Estates to the east were concerned that ground water levels would fall around the City's
52 well in Wasatch View Estates as a result of the subdivision requiring more water from the well. The State
53 Engineer is responsible for allocating water rights, and the city, like other water users, will need to
54 continue monitoring its well usage to be in compliance with these allocations. While a study has not been
55 completed on the exact cause for the ground water going down, it appears that the canal concrete lining
56 that occurred above Wasatch View Estates a few years ago may have contributed to lowering the ground
57 water, as that appears to be when the problem appeared. Neighbors were also concerned about the deer
58 habitat and migration patterns that the property provides. A map showing the property is not a critical
59 habitat or migration area was attached with the staff report.

60
61 Commissioner Ferguson arrived to the meeting at 6:17 p.m. Chairman Rawlings opened the public
62 hearing.

63
64 **PUBLIC HEARING COMMENTS:**

65
66 Stephen Smith, Genna Vee Wolsey, Bob Rodriguez, Larry Rasband, and Mary Piscitelli voiced
67 questions and concerns regarding the water aquifer, water levels and water pressure. Also of concern
68 was traffic, controlling traffic, and safety issues related to traffic. Charlie Jenkins, Genna Vee Wolsey,
69 Mary Piscitelli, and Vicky Smith all commented on traffic concerns.

70
71 City Engineer, Bart Mumford, addressed comments and answered questions on water. He explained
72 the City is making system changes. There will be a meeting on this at 6:15 p.m. next Thursday.
73 Initially this subdivision will be on the same water system as Valley Hills and ultimately will be
74 coming from another source. Regarding streets he indicated more discussion will be needed for final
75 design for curb, gutter, and sidewalk.

76
77 The proposed intersection located at 1050 North Mill Road where the Valley Heights Subdivision is
78 proposed to intersect with the existing roads was discussed by the public. Charlie Jenkins, who
79 resides at the southeast corner of the future intersection at 1050 North Mill Road was concerned with
80 how will traffic be controlled on this corner. He asked questions regarding where the sidewalk will be
81 and was told that sidewalk is proposed for the west side of road. He wanted to know whether his
82 driveway would be reduced and indicated he had no objection as long as the sidewalk did not take
83 away any of his property. He was also concerned on how infrastructure will be installed relating to the
84 corner he lives on. Bob Rodriguez and Pam Patrick also asked questions and expressed safety
85 concerns on this corner/intersection. Pam Patrick indicated that she thought there should be three stop
86 signs at the main intersection, not four, and there should not be a stop sign on 1050 North in the lane
87 with westbound traffic coming from the east. Larry Rasband asked where sidewalk is planned for on

88 Valley Hills Boulevard. There was discussion between Paul Berg, Bart Mumford, and the public.
89 There were differences in opinion as to what to do at the 1050 North Mill Road intersection. The next
90 step of approval needs to work out the 1050 North Mill Road intersection, necessary right-of-way and
91 curb, gutter, and sidewalk.

92
93 Debra Threedy indicated she would like part of the land to be dedicated to a park or playground and
94 would like to see more open space. Tuck Lowe also asked for a playground for this property. Janet
95 Rasband expressed concern over whether the settling pond will be sufficient to hold the drainage
96 water. The location of her home is near the settling pond and she did not want to have a flood in her
97 basement. She also asked whether the homes in the proposed subdivision will be held to the same
98 standard as Valley Hills. Genna Vee Wolsey and Pam Patrick both indicated they would like to see
99 density matching the existing lots in Wasatch County, which are larger. Patrick indicated she would
100 like to see this particularly in the lots which bordered the County lots. Anthony Kohler addressed
101 density and explained the zoning; the lots are consistent with this. Patrick also expressed concern on
102 wildlife habitat and migration.

103
104 Stan Dupres expressed concern on the way the roads are laid out in the proposed Valley Heights
105 Subdivision. He indicated that the curve in the road (curving around Lot 10) will place lights from
106 cars shining directly into his home. If the road is kept as planned he indicated he will need a barricade.
107 He spoke about the natural terrain in this area and discussed slope combined with icy roads. His
108 ultimate proposal was to realign the road through Lot 10 for reasons of safety.

109
110 Tuck Lowe also commented on open space. Mr. Lowe thought that the proposed open space areas
111 should be absorbed by the adjacent lots. He also spoke about preservation of view sheds and indicated
112 he would like to see his view preserved. Mr. Lowe also spoke about setbacks, the Heber City General
113 Plan, having more schools and churches, air quality, controlling dust, noise due to construction and
114 road closures due to construction. He noted the phasing was because of insufficient water and
115 referenced the geotechnical study which still needs to be done and asked for a building pad to be
116 identified on the plat for Lot 10.

117
118 Dave Nelson, one of the Petitioners, addressed some of the topics brought up by the public. He
119 answered questions on the land which was partially a lot in the Valley Hills Subdivision and partially
120 annexed through the Anderson Annexation. He also addressed view shed issues indicating that this
121 crosses over the line of personal property rights and is a give and take situation.

122
123 Paul Berg of Berg Engineering, the Engineer for the project, addressed concerns voiced during the
124 public hearing. He indicated the annexation concept did not give consideration to slope or drainage.
125 He explained water rights and water pressure. He noted that a playground already exists in Valley
126 Hills and that there are no requirements for a park from the City. Berg presented information and
127 explained the intersection at 1050 Mill Road and commented on sidewalk, road-widening, traffic and
128 collector streets. He noted that traffic loads to the collectors will not tip them past capacity. Berg also
129 addressed drainage concerns and explained that the pond is designed for a 100 year storm event with
130 the option for overflow to dump into the canal. In response to other comments from the public he
131 discussed the topics of water from wells, costs not born by the City but by the developer, impact fees,
132 open space and ownership, the Home Owners Association that will be established and CCRs which
133 will address building materials, and wildlife habitat issues. CCRs should be submitted with the
134 request for subdivision final. He commented that Stan Dupres' request for re-alignment of the road
135 within the subdivision will be looked at to see if it can be incorporated.

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137 After discussion from the public and there were no further comments from the public, Chairman
138 Rawlings closed the public hearing.

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DISCUSSION

The Planning Commission discussed the following points:

- Paul Berg answered questions on where the sidewalk was proposed. City Staff was proposing sidewalk on both sides of Mill Road.
- Placement of stop signs were addressed by Bart Mumford. He discussed the locations coming out of subdivision; this would have to be looked at closer.
- Open space and parks;
- Landscaping and/or berms for the curve in road in the interior of the proposed subdivision. 10% road grade is as high as they can go;
- Berg will look at the existing Valley Hills CCRs to see what is required and determine what updates need to be made. A decision is to be made as to what the developer wants.
- The timeline for the subdivision; everything will be done as far as infrastructure is concerned up front but won't be platted. Sales of Phase 1 lots are anticipated for the middle of 2015. Bonding was also discussed.
- Water tank easements. Concern was expressed that the easement needs to be large enough for city trucks to access the water tank. Paul Berg read off the plat for Lot 24. Berg indicated that at DRC they were asked to look at this closer and bring back possible changes with the final application. Alan Anderson is involved with easement as well.
- Ensuring the existing phantom Valley Hills CCRs be taken care of and address traffic; some concessions have been made.
- There was debate on the potential three-way stop at the corner of 1050 North Mill Road. The resolution was to let the engineers decide how this should be handled; the engineers will work with the property owners for an equitable resolution.
- Correction was needed to the Horrocks' report which incorrectly listed Lots 21-28 for Phase 2; this should be lots 20 – 28.
- The proximity of Lot 23 to the WCWEP canal easement was also discussed. The question was asked as to whether there should be fencing placed here.
- A proper traffic study addressing proper safety standards need to be performed.

MOTION

Commissioner Richards moved, I'd like to recommend that the proposed preliminary application is consistent with Section 18.52 R-1 Residential Zone, Chapter 17.20.020 Preliminary Plans, Chapter 17.40 Improvements, Chapter 17.24 Street Design Standards, Chapter 17.28 Block Design Standards, Section 18.68.175 Open Space, and the Anderson Annexation Agreement, contingent upon the following:

1. Developer establish a Home Owner's Association to collect dues to maintain the storm drain basin, drainage channel and open space and submit documents establishing such at final approval.
2. Developer install landscaping, topsoil, and irrigation in the proposed open space and storm drain basin.
3. Developer establish CCRS requiring consistent fencing color and material in the subdivision along the open space.
4. Developer overlay the existing asphalt in the annexation's frontage along Mill Road and 1050 North with a 2 inch asphalt overlay.
5. Developer may be responsible to reimburse other developers for off-site utilities that serve this subdivision.

- 189 6. Developer install the necessary water lines for connection to the future water pressure
 190 zone and connect the subdivision to the 12 inch water line at approximately 900 North
 191 Mill Road.
 192 7. Developer provide a 20-foot wide easement for access to the water tank.
 193 8. Canal be lined with concrete, if not already completed.
 194 9. Developer consider utilizing 8 foot wide planter strips in the subdivision instead of 6 feet
 195 wide planter strips.
 196 10. Prior to final approval, developer submit a completed Geotechnical Study.
 197 11. Building CCRs coordinating with the Valley Hills CCRs equal to or better than;
 198 12. I'd also like to address (the) Horrocks' Engineering letter with a few changes. In the General
 199 Item Bullet dot-the third bullet dot, to change it from Lots 21-28 to actually 20-28 in the
 200 second phase for can not be released; I believe that is only a typo error there. I would also
 201 like to add when it goes to bullet point 3 under streets, what goes to a traffic study will be
 202 made and then approved by Heber City; I am primarily talking about the stop signs that have
 203 been discussed as well as adjacent property owners in the corner that leads to Wasatch View
 204 Acres. This is the intersection of Mill Road and 1050 North.
 205

206 Commissioner Richards discussed his motion briefly. He stated, I left it the same other than just adding
 207 varying the traffic study so it addresses the stop signs as well as the Jenkins property so we can make that
 208 corner so it is safer. Commissioner Glissmeyer seconded the motion.
 209

210 There was brief discussion on condition #7 which was the easement for the City to access the water tank.
 211 It was indicated that Bart Mumford would be responsible to make sure the easement will work for the
 212 City. Commissioner Richards asked Mumford if he saw any other concerns other than what they had
 213 already discussed. Bart Mumford answered they had covered what they were aware of right now.
 214

VOTE

	AYE:	NAY:	ABSTAINING:
Stacie Ferguson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darryl Glissmeyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kieth Rawlings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Thurber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clayton Vance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

215
 216 The motion carried.
 217

218 **Item 2 Decision on amendment to Heber City Municipal Code Sections 18.68.601**
 219 **through 606 regarding Residential Facilities for Handicapped Persons (tabled**
 220 **from Public Hearing held on 4/24/2014)**
 221

222 **REQUEST**
 223

224 Anthony Kohler reviewed information on the proposed amendments. On April 24, 2014, the
 225 Planning Commission held a public hearing to consider the proposed disabled persons ordinance,
 226 which amends the current ordinance. The Planning Commission tabled the decision and asked staff
 227 to review the following issues with the City Attorney and proponent of the proposed changes prior
 228 to the next meeting.

- 229 1. **Business Licensing.** Subsection C.1. was altered to require a business license but not
 230 require a fee.
 231 2. **Mapping.** Attached are 4 maps showing 1,320, 1,000, 800, and 600 foot spacing of
 232 facilities. Staff, the City Attorney, and the proponent were most comfortable with the 600
 233 foot spacing being the most defensible for the proposed ordinance. As a result, Subsection
 234 18.68.601 F. "Reasonable Accommodations" was stricken from the ordinance.
 235 3. **Dangerous Facilities.** Subsection D. 6 & 7 were stricken from the ordinance, as it was felt
 236 these were unreasonable, vague, and unconstitutional portions of the proposed ordinance.
 237 These portions prohibited dangerous persons and certain conditions for facilities near
 238 schools. The State regulates these issues with parolees, sex offenders, and licensing of drug
 239 and alcohol recovery facilities.
 240 4. **Bona fide disability and Party Houses.** Subsections B., E. 6., E.7., and F. were added to
 241 ensure that facilities are serving disabled individuals and not run as a facade for a party
 242 house.
 243

244 **DISCUSSION**

245
 246 The Planning Commission discussed the following points:

- 247
 248 ➤ spacing between facilities;
 249 ➤ regarding enforcement; will the City be able to enforce this? Does the Police Department
 250 know about this?
 251 ➤ Will there be a problem in not charging a business licensing fee? A fee makes it more serious.
 252 There was a suggestion to strike out the verbiage that there will be no fee for a business
 253 license. Discussion on what the fee should be. The City Council is in the process of analyzing
 254 the business licensing fee structure. This will be brought up with Zion's Bank which is doing
 255 the study to see where they think this will fit. Discussion on what category this should fit into.
 256 It was indicated that this needs to be consistent in licensing fees in the same manner as the
 257 existing facilities.
 258

259 **MOTION**

260
 261 Commissioner Glissmeyer moved, I propose that we amend the residential facilities for disabled
 262 persons deleting Sections 18.68.601 – 18.68.606 with a new Code 18.68.601 Items A-G will be
 263 changed in D1 striking the last phrase with there shall be no fee charged for business license.
 264 Commissioner Richards seconded the motion.
 265

VOTE

	AYE:	NAY:	ABSTAINING:
Stacie Ferguson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darryl Glissmeyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kieth Rawlings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Thurber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clayton Vance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

266
 267 The motion carried.
 268

269 **ADMINISTRATIVE ITEMS:**

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Introduction to proposed amendment to Title 2, 10, 12, 17 and 18 of the Heber City Municipal Code regarding the Board of Adjustment, Planning Commission, and public notice requirements for various land use decisions.

Anthony Kohler indicated the proposed amendments were not completed yet.

Commissioner Glissmeyer moved to adjourn the meeting. Commissioner Thurber seconded the motion.

VOTE

	AYE:	NAY:	ABSTAINING:
Stacie Ferguson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darryl Glissmeyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kieth Rawlings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Thurber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clayton Vance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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The motion carried and the meeting adjourned at 8:44 p.m.

Re: Broadhead 2 Final Approval

Broadhead Estates Phase 2 originally received Final Approval from the city in 2007. Final approval lapses after 1 year, with the option of a 1 year extension. The proposed subdivision is located within 2 zones, the R-1 Residential Zone (requiring 100 feet of width and 10,000 square feet per lot) along the south part of the subdivision, and the R-2 Residential Zone (requiring 80 feet of width and 8,000 square feet per lot) along Center Street south for about 343 feet from Center Street. The subdivision contains 33 proposed lots.

750 East, a master planned collector street, will be connected from Center Street to the existing road stub within Mill Road Estates. The subdivision is located within Well Protection Zone 2 for the Hospital and Broadhead Well. The developer has worked with Bart, Horrocks, and the State Engineer to work out details for the storm drainage and sewer systems to be compliant with the well protection area.

Staff has requested some changes be made to the original proposal to improve the subdivision design. The changes are accommodated by Section 18.68.175 Open Space, permitting flexibility in lot widths in exchange for providing open space.

1. The right of way widths in Center Street, 750 East, and 120 South are being increased so there will be 8 foot wide planter strips within each of those streets. Typically, 750 East and Center Street would have 5 foot planter strips and 120 South would have 6 foot wide planter strips;
2. The storm retention basins have been moved to be along Center Street instead of in the rear of Lot 4 (now Lot 31). This is beneficial in that the retention basins will be much more accessible to the city in the event of needed maintenance, and 4 driveways have been removed from Center Street;
3. The canal was originally proposed to be moved, but is now being left in its more straight current alignment. The canal company has expressed more comfort with this proposal;
4. A storm water basin is still needed at the west end of the subdivision because of topography. The developer is proposing to deed the property to the city rather than provide an easement as originally proposed. With the city's well adjacent to the west, the city can access the pond through its existing property rather than through a building lot in the subdivision; and
5. The intersection of 120 South and 750 East has been modified to make Lot 14 deeper.

RECOMMENDATION

Staff recommends approval of the proposed final subdivision plan as consistent with Chapter 17.16 General Subdivision Procedures, Section 17.20.020 Preliminary Plans, Chapter 17.24 Street Design Standards, Chapter 17.32 Lot Design Standards, Chapter 17.40 Improvements, Chapter 18.52 R-1 Residential Zone, Chapter 18.56 R-2 Residential Zone, and Section 18.68.175 Open Space, subject to the following conditions and adoption of the proposed development agreement.

1. The final plat be altered to delineate the irrigation easement on the rear of lots 22 and 23 with a hatching pattern;
2. The final plat delineate the location of the FEMA 100 Year Flood Zone;
3. The final plat correct the 68 foot width of 120 South to state “64 feet”;
4. The final plat clarify whether the City’s well property has frontage and access on the cul-de-sac;
5. The final plat delineate 10 foot public utility easements on each property line with a dashed pattern; and
6. Prior to recording the plat, developer:
 - a. Provide an updated title report;
 - b. Provide addresses for the lots; and
 - c. Provide a tax clearance from county assessor.

Section 18.68.175 Open Space

- A.** When a proposed subdivision which adjoins a collector or arterial street as identified on the Heber City Master Street Plan, or adjoins a water feature such as a canal, stream, flood channel or other critical feature as determined by the City Council, the minimum required area and street frontage widths of the lots within the subdivision may be reduced by up to 25 percent of the usual requirement to accommodate dedicated open space along said features.
- B.** The City Council may permit, through a special exception, a rear yard setback reduction of up to 5 feet and/or front yard setback reduction of up to 5 feet to accommodate these open space features, if in the opinion of the City Council such reduction is necessary to accommodate, protect or enhance the open space feature. Such reduction must be approved by the City Council through the subdivision process, and the reduction shall be noted upon the subdivision plat, stating which lots are affected and the approved setback distances. It is the responsibility of the developer to prove that the setback reduction is necessary to accommodate the open space.
- C.** No density bonuses shall be granted as a result of this Section (i.e. if 10 lots are permitted before the lot size reduction, 10 lots are permitted after the lot size reduction).
- D.** This Section shall not apply to cottage home lots.

May 15, 2014

Heber City Corporation
Attn: Bart Mumford P.E.
75 North Main
Heber City, Utah 84032

Subject: Broadhead Estates Phase 2 – Final Plan Review

Dear Bart:

Horrocks Engineers has recently reviewed the final plan for the above referenced project located at 750 East between Center Street and 200 South. The following items need to be addressed.

General

- The plans have not yet been 100 percent completed or reviewed. A preliminary review of the final plan has been completed. Further comments may be made once the review is complete. All of the final red line comments to the plans will need to be addressed.
- The development agreement needs to be reviewed and revised as required. Fencing requirements along the trail and canal should be addressed.
- The undergrounding of the overhead power on Center Street should be discussed.

Plat

- The plat needs to be updated per all the required notes and red line comments with respect to the easement language and easement locations.
- The ROW width for Center Street needs to be shown.
- A separate deed abandoning the PI easements should be prepared and recorded.

Streets

- The detail and cross section for the trail needs to show the canal and the proximity of the canal to the trail. The trail may need some support adjacent to the canal if it is too close. Weed barrier fabric is also needed on the trail.
- The beginning and ending location of the sidewalk and curb & gutter on Center Street needs to be shown and clarified.
- A cross section of Center Street should be provided.

Sewer

- The sewer in Center Street will need to be extended further to the west, than what is shown, in order to connect to the existing sewer line.
- Maintenance access points to the offsite sewer should be shown on the plan with road base and/or grading included to the manholes.

- A detail for the sewer laterals needs to be designed and approved of. Are the laterals proposed to be fused HDPE or C-900? The connection to the main needs to be addressed.

Storm Drain

- The updated storm drain report needs to be submitted and reviewed.
- The ponds needs to be designed with two sides having 5:1 max slope and the remaining sides 4:1 max.
- Each pond needs an oil separator at the inlet box to the pond.
- The landscaping for the ponds near Center Street needs to be addressed. Escrow money for the landscaping should be deposited for the future property owners.
- The property for the storm drain pond near the Hospital Well is proposed to be dedicated to the City, therefore, minimal maintenance type landscape is recommended. The landscape for this pond needs to be approved of and shown on the plan. Weed barrier fabric with rock is an option.

Canal Crossing

- The canal design needs to include joint restraints to prevent movement in the joints once the canal is in service.
- The canal design needs include head walls on the top to allow for backfill and the installation of the fence along the edge of the sidewalk.
- An updated grading plan needs to be submitted which shows the new alignment of the canal and associated grading. The plan we have is the old version. The grading plan also needs to show all of the contours for the site.

Water

- The PI service connection for the existing farm lots along Center Street need to be resolved. If the PI for these lots can be served from Center Street, services need to be installed for these lots on Center Street, and the 4" PI line behind lots 22-24 completely abandoned.

Please call our office with any questions or concerns regarding this project.

Sincerely,

HORROCKS ENGINEERS



Willa Motley, P.E.

cc: file
Summit Engineering
Heber Planning Department

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C1	23.69'	14.97'	90°38'53"	21.29'	N45°17'52"E
C2	73.99'	197.00'	21°31'11"	73.56'	N10°40'55"W
C3	22.21'	197.00'	6°27'32"	22.20'	N24°40'16"W
C4	18.70'	15.00'	71°25'56"	17.51'	N63°37'01"W
C5	42.55'	182.00'	13°23'41"	42.45'	S87°21'52"W
C6	14.00'	15.00'	53°29'31"	13.50'	N67°18'57"E
C7	15.74'	64.00'	14°05'32"	15.70'	N47°36'58"E
C8	76.87'	64.00'	68°49'09"	72.33'	S89°04'18"W
C9	55.47'	64.00'	49°39'39"	53.75'	N31°41'18"W
C10	12.20'	64.00'	10°55'11"	12.18'	N01°23'53"W
C11	39.06'	64.00'	34°58'15"	38.46'	N21°32'50"E
C12	59.68'	64.00'	53°25'39"	57.54'	N65°44'47"E
C13	61.54'	64.00'	55°05'37"	59.20'	S59°59'35"E
C14	5.96'	15.00'	22°46'59"	5.93'	S43°50'16"E
C15	8.04'	15.00'	30°42'31"	7.94'	N70°35'02"W
C16	31.80'	15.00'	121°28'52"	26.17'	N33°19'17"E
C17	89.01'	186.00'	27°25'09"	88.16'	N13°42'35"W
C18	55.51'	114.00'	27°54'02"	54.97'	S13°57'01"E
C19	21.26'	15.00'	81°11'48"	19.52'	S68°29'56"E
C20	84.89'	232.00'	20°57'54"	84.42'	N81°23'07"E
C21	21.88'	232.00'	5°24'14"	21.87'	S85°25'49"E
C22	69.22'	968.00'	4°05'49"	69.20'	S84°46'37"E
C23	41.66'	968.00'	2°27'57"	41.66'	S88°03'31"E

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	
C24	14.00'	15.00'	53°29'31"	13.50'	N63°57'45"E	
C25	42.90'	64.00'	64.00'	38°24'23"	42.10'	N56°25'11"E
C26	116.03'	64.00'	103°52'33"	100.78'	S52°26'21"E	
C27	43.73'	64.00'	39°08'55"	42.88'	S20°16'58"W	
C28	82.64'	64.00'	73°59'13"	77.02'	S76°51'02"W	
C29	33.91'	64.00'	30°21'22"	33.51'	N50°58'40"W	
C30	14.00'	15.00'	53°29'31"	13.50'	N62°32'45"W	
C31	35.80'	1,032.00'	1°59'15"	35.80'	N88°17'52"W	
C32	75.28'	1,032.00'	4°10'46"	75.26'	N85°12'52"W	
C33	7.14'	1,032.00'	0°23'46"	7.14'	N82°55'36"W	
C34	61.19'	168.00'	20°52'05"	60.85'	S86°50'15"W	
C35	27.31'	15.00'	104°18'15"	23.69'	S24°15'05"W	
C36	51.27'	203.00'	14°28'15"	51.13'	S20°39'55"E	
C37	47.86'	203.00'	13°30'29"	47.75'	S06°40'33"E	
C38	23.38'	15.00'	89°06'35"	21.79'	S44°35'52"E	
C39	97.66'	200.00'	27°58'43"	96.70'	N13°54'41"W	
C40	73.04'	150.00'	27°54'02"	72.32'	N13°57'01"W	
C41	65.49'	150.00'	25°00'54"	64.97'	N81°33'15"E	
C42	98.52'	200.00'	28°13'29"	97.53'	N83°09'33"E	
C43	114.55'	1,000.00'	6°33'47"	114.48'	S86°00'36"E	

HEBER CITY STREET SURVEY MONUMENT AT INTERSECTION OF 500 EAST AND CENTER STREET

BASIS OF BEARINGS:
N88°48'45"W
2589.91'

CENTER STREET

WASATCH COUNTY MONUMENT
NORTHEAST CORNER OF
SECTION 5, T4S, R5E, SLB&M
(SEE ENTRY #215841
BOOK 430, PAGE 160)

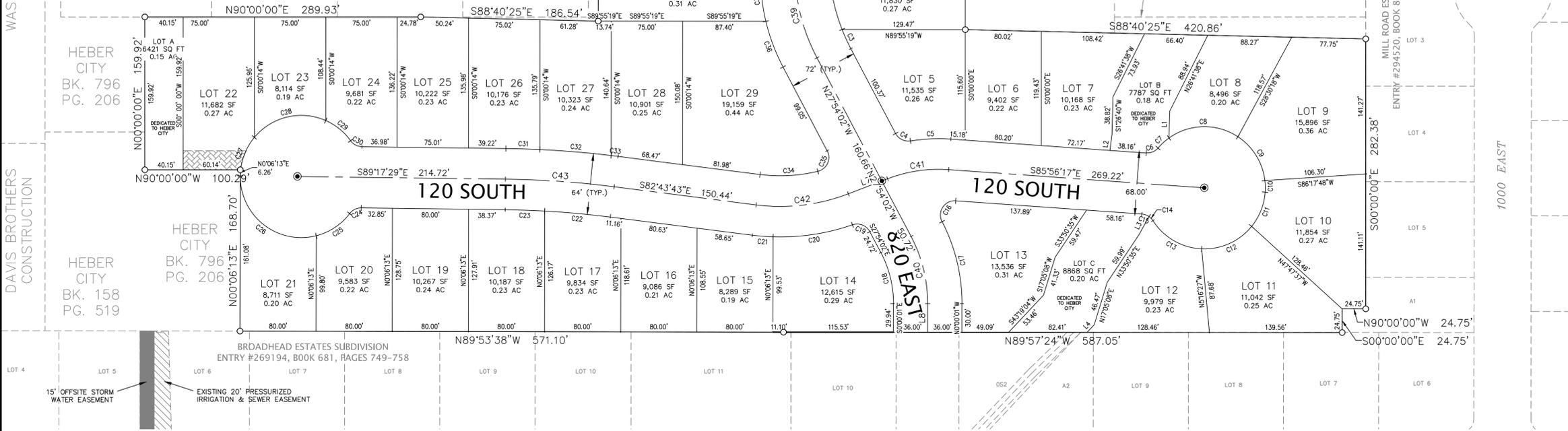
SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.



SUBDIVISION PLAT BOUNDARY DESCRIPTION

COMMENCING AT A FOUND WASATCH COUNTY SURVEY MONUMENT REFERENCING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N88°48'45"W 1122.25 FEET ALONG A LINE BETWEEN SAID NORTHEAST CORNER OF SECTION 5, AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET TO THE TRUE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; (BASIS OF BEARING: N88°48'45"W BETWEEN SAID NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET);
AND RUNNING THENCE SOUTH 335.68 FEET ALONG THE WESTERLY BOUNDARY LINE OF THE CEDAR POST PROPERTY AS DETERMINED BY THAT CERTAIN BOUNDARY LINE AGREEMENT BETWEEN WASATCH COUNTY AND NELSON CARTER RECORDED AS ENTRY NUMBER 287713, BOOK 780, PAGE 348 OF THE WASATCH COUNTY RECORDS; THENCE S 88°02'25" E 420.86 FEET ALONG SAID WINDMILL BRANCH PROPERTY AND ALSO ALONG THE SOUTH BOUNDARY OF THE CARTER PROPERTY AS DETERMINED BY THAT CERTAIN QUIT CLAIM DEED BETWEEN WASATCH COUNTY AND GARTH NORTH RECORDED AS ENTRY NUMBER 287720, BOOK 780, PAGE 370 OF THE WASATCH COUNTY RECORDS TO THE WEST BOUNDARY OF THE MILL ROAD ESTATES SUBDIVISION PHASE 1 AS RECORDED AS ENTRY NUMBER 294520, BOOK 818, PAGE 458-467 OF THE WASATCH COUNTY RECORDS; THENCE ALONG SAID MILL ROAD ESTATES SUBDIVISION PHASE 1 BOUNDARY THE FOLLOWING 4 COURSES:
1. SOUTH 282.38 FEET; 2. WEST 24.75 FEET; 3. SOUTH 24.75 FEET; 4. WEST 510.81 FEET; THENCE LEAVING SAID MILL ROAD ESTATES SUBDIVISION PHASE 1 BOUNDARY N 80°52'49" W 36.45 FEET; THENCE N 79°47'00" W 40.49 FEET; THENCE SOUTH 8.72 FEET TO THE NORTH BOUNDARY OF THE BROADHEAD ESTATES PHASE 1 SUBDIVISION RECORDED AS ENTRY NUMBER 269194, BOOK 681, PAGE 749-758; THENCE N 89°53'38" W ALONG SAID BROADHEAD ESTATES PHASE 1 SUBDIVISION 571.10 FEET TO THE EAST BOUNDARY OF THE HEBER CITY PROPERTY AS DETERMINED BY THAT CERTAIN BOUNDARY LINE AGREEMENT BETWEEN WASATCH COUNTY AND ELIZABETH REESE RECORDED AS ENTRY NUMBER 287717, BOOK 780, PAGE 364 OF THE WASATCH COUNTY RECORDS; THENCE EAST 289.93 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE KADE PROPERTY AS DETERMINED BY THAT CERTAIN BOUNDARY LINE AGREEMENT BETWEEN WASATCH COUNTY AND ALLEN CADE RECORDED AS ENTRY NUMBER 287715, BOOK 780, PAGE 356 OF THE WASATCH COUNTY RECORDS; THENCE S 88°40'25" E ALONG THE SOUTH BOUNDARY OF SAID KADE PROPERTY 186.54 FEET TO THE SOUTHEAST CORNER OF SAID KADE PROPERTY; THENCE N 00°00'00" E ALONG THE EAST BOUNDARY OF SAID KADE PROPERTY 331.62 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE S 89°16'26" E ALONG SAID SOUTH RIGHT-OF-WAY LINE 383.78 FEET TO THE POINT OF BEGINNING.
CONTAINING 12.05 ACRES.



WAS
DAVIS BROTHERS CONSTRUCTION

HEBER CITY BK. 796 PG. 206
HEBER CITY BK. 158 PG. 519

HEBER CITY BK. 796 PG. 206

BROADHEAD ESTATES SUBDIVISION
ENTRY #269194, BOOK 681, PAGES 749-758

RETENTION BASIN EASEMENT #1 LEGAL DESCRIPTION DEDICATED TO HEBER CITY

AN EASEMENT FOR THE CONSTRUCTION, ACCESS, AND MAINTENANCE OF A RETENTION BASIN, (CONSTRUCTION OF FENCES, BUILDINGS, GARDENS OR CHANGES IN GRADE WITHIN EASEMENT ARE PROHIBITED) THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 33 OF BROADHEAD ESTATES PHASE 2 SUBDIVISION AND RUNNING THENCE SOUTH 89°16'26" EAST A DISTANCE OF 154.18 FEET TO THE BEGINNING OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 23.39 FEET AND THROUGH A CENTRAL ANGLE OF 89°21'07" (CHORD BEARING AND DISTANCE FOR SAID CURVE BEING SOUTH 44°35'52" EAST 21.09); THENCE NORTH 0°04'41" WEST A DISTANCE OF 23.17 FEET; THENCE NORTH 89°16'26" WEST A DISTANCE OF 169.19 FEET; THENCE NORTH 0°20'25" EAST A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 6,378.88 SQUARE FEET OR 0.146 ACRES.

BASIS OF BEARING: N88°48'45"W BETWEEN THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET.

ZONING INFORMATION

THIS SUBDIVISION IS LOCATED IN THE R1 RESIDENTIAL ZONE. MINIMUM LOT SIZE IS 5,000 SQUARE FEET. MINIMUM STREET FRONTAGE IS 75 FEET. MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET
ALL SETBACKS ARE SUBJECT TO HEBER CITY ZONING ORDINANCE REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED.

PROPERTY CORNER NOTES

- SET 5/8" REBAR AND PLASTIC CAP STAMPED 145796 AT SUBDIVISION CORNERS AND REAR LOT CORNERS.
- SET 1.17" COPPER PLUG STAMPED WP-PP 145796 AT POINTS WHERE EXTENSION OF SIDE LOT LINES INTERSECT CENTER OF CONCRETE STREET CURB.

OFFSITE STORM WATER EASEMENT LEGAL DESCRIPTION DEDICATED TO HEBER CITY

A 15 FOOT WIDE EASEMENT FOR THE CONSTRUCTION, ACCESS, AND MAINTENANCE OF A 24" STORM WATER LINE DEDICATED TO HEBER CITY. CONSTRUCTION OF STRUCTURES, BUILDINGS, GARDENS, OR CHANGES IN GRADE WITHIN THE EASEMENT ARE PROHIBITED. FENCES MAY BE ALLOWED ACROSS THE EASEMENT WHEN APPROVED BY HEBER CITY AND SHALL CONTAIN A 14 FOOT WIDE ACCESS GATE. THIS EASEMENT IS RECORDED AS ENTRY #269194, BOOK 681, PAGE 749-758 OF THE WASATCH COUNTY RECORDS, THE BOUNDARY OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND WASATCH COUNTY SURVEY MONUMENT REFERENCING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 71°33'21" WEST 2081.17 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF LOT 5 OF THE BROADHEAD ESTATES SUBDIVISION RECORDED AS ENTRY 269194, BOOK 681, PAGE 749, WASATCH COUNTY RECORDS. (BASIS OF BEARING: N88°48'45"W BETWEEN SAID NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET);
AND RUNNING THENCE SOUTH 0°00'00" EAST 119.98 FEET ALONG THE EAST PROPERTY LINE TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89°54'17" WEST 15.00 FEET ALONG THE SOUTH PROPERTY LINE OF SAID LOT 5; THENCE NORTH 118.90 FEET TO THE NORTH PROPERTY LINE OF SAID LOT 5; THENCE SOUTH 89°53'39" EAST 15.00 FEET ALONG SAID NORTH PROPERTY LINE TO SAID NORTHEAST LOT CORNER AND THE TRUE POINT OF BEGINNING.
CONTAINING 0.04 ACRES.

PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET

PLAT NOTES

- LOTS 22 & 23 HAVE A 20" PRESSURIZED IRRIGATION EASEMENT ON THE NORTH AND WEST SIDES, RESPECTIVELY (SEE NOTE HEREON).
- THE RETENTION BASIN AND UTILITY ACCESS EASEMENTS ON LOTS 1 AND 33 ACCOMMODATE STORM DRAINAGE FOR THE SUBDIVISION. HEBER CITY HAS THE RIGHT OF ACCESS THROUGH THESE LOTS TO MAINTAIN AND REPAIR SAID FACILITIES. NO CUTS, FILLS, CHANGES TO TOPOGRAPHY, STRUCTURES ABOVE OR BELOW GROUND, INCLUDING BUT NOT LIMITED TO FENCES, DECKS, SHEEDS, OR FOOTINGS OF ANY KIND, ARE ALLOWED IN THE EASEMENTS. ANY OBSTACLES ERRECTED WITHIN THESE EASEMENTS WILL BE REMOVED AT THE CURRENT LOT OWNERS EXPENSE. THE OWNER OF THESE LOTS ARE RESPONSIBLE FOR LANDSCAPING AND IRRIGATION OF THE AREA. FENCES CONSTRUCTED AROUND THE EASEMENTS SHALL CONTAIN A 12 FOOT WIDE GATE TO ACCOMMODATE ACCESS BY HEBER CITY CORPORATION.
- THE LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE 2 OF HEBER CITY'S WELL HEAD PROTECTION AREA, AND THE DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM, SEWER SYSTEM, OR UPON ANY PROPERTY IS PROHIBITED. THE COMPLETE WELL HEAD PROTECTION PLAN IS AVAILABLE FOR REVIEW AT THE HEBER CITY ENGINEER'S OFFICE, ENTITLED "BROADHEAD AND HOSPITAL WELL PROTECTION AREAS".
- LOT 4 HAS BEEN DEDICATED TO HEBER CITY FOR THE LOCATION OF DETENTION BASIN 1.
- LOTS B AND C HAVE BEEN DEDICATED TO HEBER CITY FOR THE LOWER WASATCH CANAL RIGHT-OF-WAY.

LEGEND

HEBER CITY STREET MONUMENTS.

PUBLIC UTILITY EASEMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO HEBER CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY IMPROVEMENTS, PUBLIC OPEN SPACES, PARKS, EASEMENTS, AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND HEBER CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER SIGNATURE _____ OWNER PRINTED NAME _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH
ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

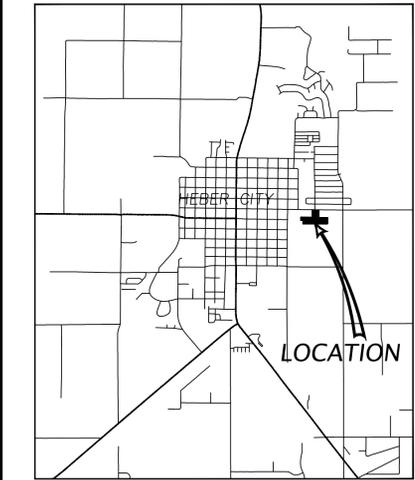
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____

MAYOR _____ CLERK-RECORDER (SEE SEAL HEREON)

WASATCH COUNTY RECORDER



RETENTION BASIN EASEMENT #2 LEGAL DESCRIPTION DEDICATED TO HEBER CITY

AN EASEMENT FOR THE CONSTRUCTION, ACCESS, AND MAINTENANCE OF A RETENTION BASIN, (CONSTRUCTION OF FENCES, BUILDINGS, GARDENS OR CHANGES IN GRADE WITHIN EASEMENT ARE PROHIBITED) THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

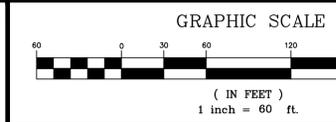
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF BROADHEAD ESTATES PHASE 2 SUBDIVISION AND RUNNING THENCE SOUTH 0°00'00" WEST A DISTANCE OF 37.86 FEET; THENCE NORTH 89°16'26" WEST A DISTANCE OF 142.81 FEET; THENCE NORTH 0°04'41" EAST A DISTANCE OF 22.68 FEET TO THE BEGINNING OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 23.73 FEET AND THROUGH A CENTRAL ANGLE OF 90°38'53" (CHORD BEARING AND DISTANCE FOR SAID CURVE BEING NORTH 45°24'08" EAST 21.33); THENCE SOUTH 89°16'26" EAST A DISTANCE OF 127.58 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 5,355.00 SQUARE FEET OR 0.123 ACRES.

BASIS OF BEARING: N88°48'45"W BETWEEN THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET.

LINE NO.	LENGTH	DIRECTION
L1	27.96'	N01°26'40"E
L2	17.32'	S07°19'07"W
L3	21.58'	N28°59'13"E
L4	10.95'	N43°19'04"E
L5	12.66'	N00°04'41"E
L6	32.23'	N00°04'41"E

Summit Engineering Group Inc.
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P. 435-654-9229 • F. 435-654-9231

PROJECT NO.: C05-008
DRAWN BY: SMT
REVIEWED BY: BMB
APPROVED BY: BING CHRISTENSEN
PRINT DATE: 5/13/2014



CITY ENGINEER APPROVAL
SIGNATURE _____ DATE _____

COUNTY SURVEYOR APPROVAL
SIGNATURE _____ DATE _____

BROADHEAD ESTATES PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLB&M

HEBER CITY STREET SURVEY MONUMENT AT INTERSECTION OF 500 EAST AND CENTER STREET

BASIS OF BEARINGS: N88°48'45"W 2589.91'

WASATCH COUNTY MONUMENT NORTHEAST-CORNER-OF SECTION 5, T4S, R5E, SLB&M (SEE ENTRY #215841 BOOK 430, PAGE 160)

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

SURVEYOR'S SEAL



SUBDIVISION PLAT BOUNDARY DESCRIPTION

COMMENCING AT A FOUND WASATCH COUNTY SURVEY MONUMENT REFERENCING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 1122.25' FEET ALONG A LINE BETWEEN SAID NORTHEAST CORNER OF SECTION 5, AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET TO THE TRUE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; (BASIS OF BEARING: N88°48'45"W BETWEEN SAID NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET);

AND RUNNING THENCE SOUTH 342.97 FEET ALONG THE WESTERLY BOUNDARY LINE OF THE CEDAR POST PROPERTY AS DETERMINED BY THAT CERTAIN BOUNDARY LINE AGREEMENT BETWEEN WASATCH COUNTY AND NELSON CARTER RECORDED AS ENTRY NUMBER 287713, BOOK 780, PAGE 348 OF THE WASATCH COUNTY RECORDS; THENCE SOUTH 88°40'25" E 420.86 FEET ALONG SAID WINDMILL BRANCH PROPERTY AND ALSO ALONG THE SOUTH BOUNDARY OF THE CARTER PROPERTY AS DETERMINED BY SAID BOUNDARY LINE AGREEMENT AND THE SOUTH BOUNDARY OF THE NORTH PROPERTY AS DETERMINED BY THAT CERTAIN COT CLAIM DEED BETWEEN WASATCH COUNTY AND GARTH NORTH RECORDED AS ENTRY NUMBER 287200, BOOK 780, PAGE 370 OF THE WASATCH COUNTY RECORDS TO THE WEST BOUNDARY OF THE MILL ROAD ESTATES SUBDIVISION PHASE 1 AS RECORDED AS ENTRY NUMBER 294220, BOOK 818, PAGE 458-467 OF THE WASATCH COUNTY RECORDS; THENCE ALONG SAID MILL ROAD ESTATES SUBDIVISION PHASE 1 BOUNDARY THE FOLLOWING 4 COURSES: 1. SOUTH 282.38 FEET; 2. WEST 24.75 FEET; 3. SOUTH 24.75 FEET; 4. WEST 510.81 FEET; THENCE LEAVING SAID MILL ROAD ESTATES SUBDIVISION PHASE 1 BOUNDARY TO THE SOUTH BOUNDARY OF THE HEBER CITY PROPERTY AS DETERMINED BY THAT CERTAIN BOUNDARY LINE AGREEMENT BETWEEN WASATCH COUNTY AND ELIZABETH REESE RECORDED AS ENTRY NUMBER 290626, BOOK 796, PAGE 206 OF THE WASATCH COUNTY RECORDS; THENCE ALONG SAID BOUNDARY OF THE HEBER CITY PROPERTY THE FOLLOWING 3 COURSES: 1. N 0°00'13" E 168.70 FEET; 2. WEST 100.29 FEET; 3. NORTH 185.88 FEET TO THE SOUTH BOUNDARY OF THE HEBER CITY PROPERTY AS DETERMINED BY THAT CERTAIN BOUNDARY LINE AGREEMENT BETWEEN WASATCH COUNTY AND ELIZABETH REESE RECORDED AS ENTRY NUMBER 287717, BOOK 780, PAGE 364 OF THE WASATCH COUNTY RECORDS; THENCE EAST 289.53 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE KADE PROPERTY AS DETERMINED BY THAT CERTAIN BOUNDARY LINE AGREEMENT BETWEEN WASATCH COUNTY AND ALLEN KADE RECORDED AS ENTRY NUMBER 287715, BOOK 780, PAGE 356 OF THE WASATCH COUNTY RECORDS; THENCE SOUTH 88°40'25" E ALONG THE SOUTH BOUNDARY OF SAID KADE PROPERTY 186.54 FEET TO THE SOUTHEAST CORNER OF SAID KADE PROPERTY; THENCE N 0°00'13" E ALONG THE EAST BOUNDARY OF SAID KADE PROPERTY 340.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE S 89°03'54" E ALONG SAID SOUTH RIGHT-OF-WAY LINE 383.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.05 ACRES. LOWER WASATCH CANAL RIGHT-OF-WAY LEGAL DESCRIPTION DEDICATED TO HEBER CITY

A 60' RIGHT OF WAY DEDICATED TO HEBER CITY FOR THE ACCESS, CONSTRUCTION, AND MAINTENANCE OF THE RELOCATED LOWER WASATCH CANAL, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 1 COMMENCING AT A FOUND WASATCH COUNTY SURVEY MONUMENT REFERENCING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°59'16" WEST 1122.01 FEET; THENCE SOUTH 342.97 FEET; THENCE SOUTH 88°40'25" E ALONG THE SOUTH BOUNDARY OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET);

AND RUNNING THENCE SOUTH 88°40'25" EAST 117.26 FEET; THENCE SOUTH 221°9'15" WEST 20.08 FEET; THENCE SOUTH 89°59'16" EAST 74.55 FEET; THENCE SOUTH 0°00'13" EAST 72.52 FEET; THENCE SOUTH 132°41'18" WEST 7.79 FEET; THENCE NORTH 93°56'14" WEST 61.12 FEET; THENCE NORTH 132°41'18" EAST 12.41 FEET; THENCE NORTH 0°00'13" WEST 106.31 FEET; THENCE NORTH 68°29'13" EAST 21.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRES. PARCEL 2

COMMENCING AT A FOUND WASATCH COUNTY SURVEY MONUMENT REFERENCING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°59'16" WEST 1122.01 FEET; THENCE SOUTH 342.97 FEET; THENCE SOUTH 88°40'25" EAST 420.86 FEET; THENCE SOUTH 282.38 FEET; THENCE WEST 24.75 FEET; THENCE SOUTH 24.75 FEET; THENCE WEST 274.82 FEET TO THE TRUE POINT OF BEGINNING (BASIS OF BEARING: N88°48'45"W BETWEEN SAID NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET);

AND RUNNING THENCE NORTH 90°00'01" WEST 82.47 FEET; THENCE NORTH 431°9'05" EAST 57.34 FEET; THENCE NORTH 0°00'13" WEST 86.85 FEET; THENCE SOUTH 87°36'14" EAST 60.65 FEET; THENCE SOUTH 0°00'13" EAST 108.17 FEET; THENCE SOUTH 431°9'05" WEST 24.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.19 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N88°48'45"W BETWEEN A FOUND WASATCH COUNTY SURVEY MONUMENT REFERENCING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED AND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-90-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO HEBER CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY IMPROVEMENTS, PUBLIC OPEN SPACES, PARKS, EASEMENTS, AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND HEBER CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER SIGNATURE OWNER PRINTED NAME

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WASATCH ON THE ___ DAY OF ___, A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC MY COMMISSION EXPIRES

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF ___, A.D. 20___

MAYOR (SEE SEAL HEREON) WASATCH COUNTY RECORDER

CENTER STREET

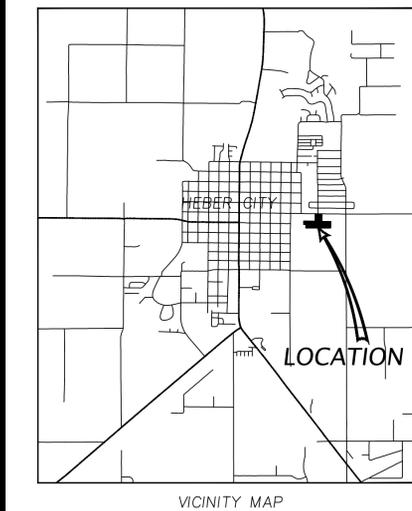
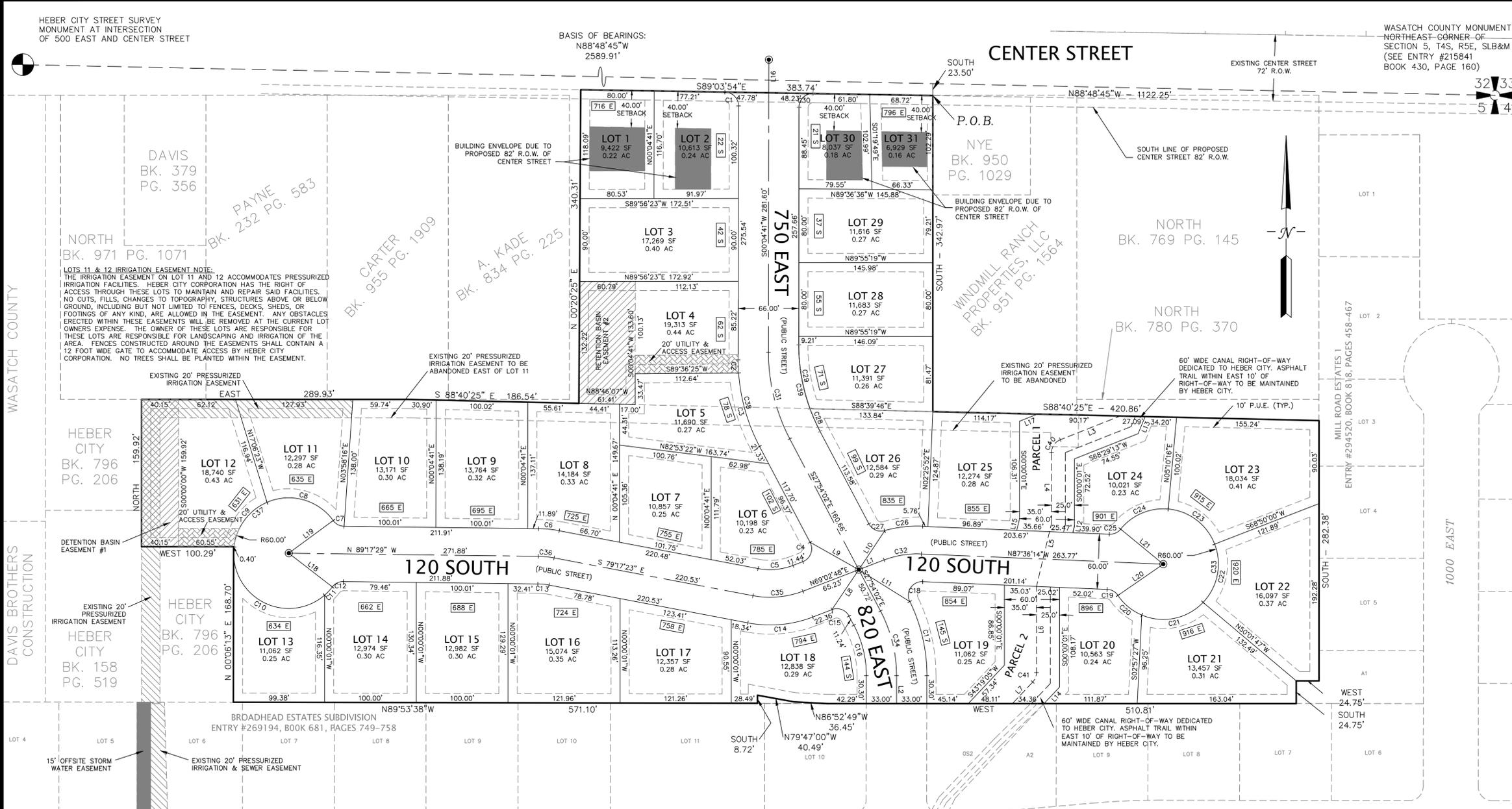


Table with 2 columns: CURVE TABLE and LINE TABLE. Contains data for curve lengths, radii, and line bearings.

RETENTION BASIN EASEMENT #2 LEGAL DESCRIPTION DEDICATED TO HEBER CITY. AN EASEMENT FOR THE CONSTRUCTION, ACCESS, AND MAINTENANCE OF A DETENTION BASIN, (CONSTRUCTION OF FENCES, BUILDINGS, GARDENS OR CHANGES IN GRADE WITHIN EASEMENT ARE PROHIBITED) THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND WASATCH COUNTY SURVEY MONUMENT REFERENCING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 82°02'53" WEST 1460.18 FEET TO THE TRUE POINT OF BEGINNING (BASIS OF BEARING: N88°48'45"W BETWEEN SAID NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET); AND RUNNING THENCE SOUTH 0°00'41" WEST 133.60 FEET; THENCE NORTH 88°46'07" WEST 61.41 FEET; THENCE NORTH 0°00'20" EAST 132.22 FEET; THENCE NORTH 89°56'23" EAST 60.79 FEET TO THE POINT OF BEGINNING. CONTAINING 0.19 ACRES.

OFFSITE STORM WATER EASEMENT LEGAL DESCRIPTION DEDICATED TO HEBER CITY. A 15 FOOT WIDE EASEMENT FOR THE CONSTRUCTION, ACCESS, AND MAINTENANCE OF A 24" STORM WATER LINE DEDICATED TO HEBER CITY. CONSTRUCTION OF STRUCTURES, BUILDINGS, GARDENS, OR CHANGES IN GRADE WITHIN THE EASEMENT ARE PROHIBITED. FENCES MAY BE ALLOWED ACROSS THE EASEMENT WHEN APPROVED BY HEBER CITY AND SHALL CONTAIN A 14 FOOT WIDE ACCESS GATE. THIS EASEMENT IS RECORDED AS ENTRY #294220, BOOK 818, PAGE 458-467 OF THE WASATCH COUNTY RECORDS, THE BOUNDARY OF SAID EASEMENT IS DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND WASATCH COUNTY SURVEY MONUMENT REFERENCING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 71°33'21" WEST 2081.17 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF LOT 5 OF THE BROADHEAD ESTATES SUBDIVISION RECORDED AS ENTRY 269194, BOOK 681, PAGE 749, WASATCH COUNTY RECORDS. (BASIS OF BEARING: N88°48'45"W BETWEEN SAID NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND HEBER CITY STREET SURVEY MONUMENT AT THE INTERSECTION OF 500 EAST AND CENTER STREET); AND RUNNING THENCE SOUTH 0°00'01" EAST 119.98 FEET ALONG THE EAST PROPERTY LINE TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89°54'17" WEST 15.00 FEET ALONG THE SOUTH PROPERTY LINE OF SAID LOT 5; THENCE NORTH 118.90 FEET TO THE NORTH PROPERTY LINE OF SAID LOT 5; THENCE SOUTH 89°53'39" EAST 15.00 FEET ALONG SAID NORTH PROPERTY LINE TO SAID NORTHEAST LOT CORNER AND THE TRUE POINT OF BEGINNING. CONTAINING 0.04 ACRES.

PLAT NOTES: 1. LOTS 11 & 12 HAVE A 20' PRESSURIZED IRRIGATION EASEMENT ON THE NORTH AND WEST SIDES, RESPECTIVELY (SEE NOTE HEREON). 2. THE RETENTION BASIN AND UTILITY ACCESS EASEMENTS ON LOTS 4 AND 12 ACCOMMODATE STORM DRAINAGE FOR THE SUBDIVISION. HEBER CITY HAS THE RIGHT OF ACCESS THROUGH THESE LOTS TO MAINTAIN AND REPAIR SAID FACILITIES. NO CUTS, FILLS, CHANGES TO TOPOGRAPHY, STRUCTURES ABOVE OR BELOW GROUND, INCLUDING BUT NOT LIMITED TO FENCES, DECKS, SHEDS, OR FOOTINGS OF ANY KIND, ARE ALLOWED IN THE EASEMENTS. ANY OBSTACLES ERRECTED WITHIN THESE EASEMENTS WILL BE REMOVED AT THE CURRENT LOT OWNERS EXPENSE. THE OWNER OF THESE LOTS ARE RESPONSIBLE FOR LANDSCAPING AND IRRIGATION OF THE AREA. FENCES CONSTRUCTED AROUND THE EASEMENTS SHALL CONTAIN A 12 FOOT WIDE GATE TO ACCOMMODATE ACCESS BY HEBER CITY CORPORATION. 3. LOT 31 HAS SPECIFICALLY BEEN DESIGNATED AS AN AFFORDABLE HOUSING LOT AND THEREFORE WILL FOLLOW THE SETBACK STANDARDS IN THE HEBER CITY COTTAGE OVERLAY ZONE. 4. DRIVEWAYS FOR LOTS 2 & 30 WILL BE ACCESSED FROM 750 EAST ONLY. DRIVEWAYS FOR LOTS 6, 18, 19, & 26 WILL BE ACCESSED FROM 120 SOUTH ONLY. 5. THE LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE 2 OF HEBER CITY'S WELL HEAD PROTECTION AREA, AND THE DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM, SEWER SYSTEM, OR UPON ANY PROPERTY IS PROHIBITED. THE COMPLETE WELL HEAD PROTECTION PLAN IS AVAILABLE FOR REVIEW AT THE HEBER CITY ENGINEER'S OFFICE, ENTITLED "BROADHEAD AND HOSPITAL WELL PROTECTION AREAS".

ZONING INFORMATION: THIS SUBDIVISION IS LOCATED IN THE R1 RESIDENTIAL ZONE. MINIMUM LOT SIZE IS 10,000 SQUARE FEET. MINIMUM FRONTAGE IS 100 FEET. MINIMUM SETBACKS ARE AS FOLLOWS: FRONT: 30 FEET REAR: 30 FEET SIDE: 10 FEET ALL SETBACKS ARE SUBJECT TO HEBER CITY ZONING ORDINANCE REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED.

PUBLIC UTILITY EASEMENTS: ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS: FRONT: 10 FEET REAR: 10 FEET SIDE: 10 FEET

PROPERTY CORNER NOTES: 1. SET 5/8" REBAR AND PLASTIC CAP STAMPED 145796 AT SUBDIVISION CORNERS AND REAR LOT CORNERS. 2. SET 1.17" COPPER PLUG STAMPED WP-RP 145796 AT POINTS WHERE EXTENSION OF SIDE LOT LINES INTERSECT CENTER OF CONCRETE STREET CURB.

LEGEND: HEBER CITY STREET MONUMENTS. PLANNING COMMISSION APPROVAL: APPROVED THIS ___ DAY OF ___, A.D. 20___ BY THE PLANNING COMMISSION OF HEBER CITY.

CITY ENGINEER APPROVAL: SIGNATURE DATE. COUNTY SURVEYOR APPROVAL: SIGNATURE DATE.

Summit Engineering Group Inc. 55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032 P. 435-654-9299 • F. 435-654-9231

PROJECT NO.: C05-008 DRAWN BY: SMT REVIEWED BY: BMB APPROVED BY: BING CHRISTENSEN PRINT DATE: 4/24/2014

GRAPHIC SCALE (IN FEET) 1 inch = 60 ft.

CITY ENGINEER APPROVAL SIGNATURE DATE

COUNTY SURVEYOR APPROVAL SIGNATURE DATE

PLANNING COMMISSION APPROVAL APPROVED THIS ___ DAY OF ___, A.D. 20___ BY THE PLANNING COMMISSION OF HEBER CITY. CHAIRMAN, PLANNING COMMISSION

WASATCH COUNTY RECORDER