

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
Board of Adjustment Meeting
Tuesday, October 7, 2014

5:30 p.m.
Regular Meeting

TIME AND ORDER OF ITEMS ARE APPROXIMATE AND MAY BE CHANGED AS TIME PERMITS

Public Notice is hereby given that the regular monthly meeting of the Heber City Board of Adjustment will be held in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance: By Invitation
- IV. Prayer: By Invitation

Approval of Minutes: February 18, 2014 Regular Meeting

- 1. Robyn Fitzgerald requests a variance to Heber City Municipal Code Section 18.60.050 Setbacks Subsection (D)(6) Accessory Building Setbacks – Accessory Buildings in Side Yards for 1111 Grist Mill Road
- 2. Karl Malone Chrysler requests a variance to Heber City Municipal Code Section 18.103.090(C) Signs that Require a Permit - Electronic Message Centers, Changeable Copy Areas and Reader Boards
- 3. Administrative Items:
- V. Adjournment

Citizens interested in the above items are encouraged to attend.

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 at the Heber City Offices at (435) 654-4830 at least eight hours prior to the meeting.

Posted on September 29, 2014 in the Heber City Municipal Building located at 75 North Main, Wasatch County Building, Wasatch County Community Development Building, Wasatch County Library, on the Heber City Website at www.ci.heber.ut.us and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave on September 29, 2014.
Karen Tozier, Board of Adjustment Secretary

1 HEBER CITY CORPORATION
2 75 North Main Street
3 Heber City, Utah
4 Board of Adjustment Meeting
5 Tuesday, February 18, 2014
6

7 5:30 p.m.
8 Regular Meeting
9

Members Present: Randy Tree Dennis Roberts Duane Edgington

Absent: Paul Royall Dallon Koecher Scott Phillips
Brian Balls

Staff Present: Anthony Kohler Karen Tozier

10 Others Present: Kreg Whitehead
11

12 Neither the Chairman or Vice-Chairman was present. Board Member Roberts moved for Randy
13 Tree to be Chairman Pro Temp tonight. Board Member Edgington seconded the motion. Voting
14 Aye: Board Members Tree, Roberts and Edgington. Voting Nay: none. The motion carried.
15

16 Chairman Pro Temp Tree convened the meeting at 5:37 p.m. with a quorum present.
17

18 **Pledge of Allegiance: Board Member Roberts**
19 **Prayer: Board Member Edgington**
20

21 **Approval of Minutes: January 21, 2014 Meeting Minutes**
22

23 Board Member Edgington moved to accept the minutes as outlined. Board Member Roberts
24 seconded the motion. Voting Aye: Board Members Edgington, Tree, and Roberts. Voting Nay:
25 none. The motion carried.
26

27 **Item 1** **Kreg Whitehead requests a variance to Heber City Municipal Code Section**
28 **18.60.050 Setbacks Subsection (C) Rear Setback for 27 North 100 West**
29

30 **REQUEST**
31

32 Mr. Whitehead would like to construct a garage for his property located at 27 North 100 West.
33 The property is located within the R-3 Residential Zone and requires a 20 foot rear setback. The
34 petitioner is asking for a setback of 18 feet 6 inches.
35

36 Anthony Kohler presented information on the request and Kreg Whitehead showed photos of the
37 site and proposal. Whitehead indicated he plans to remove the existing covered awning parking.
38

39 **DISCUSSION**
40

41 The Board discussed the following:
42

- 43 • The plans need to be approved by the building department; initially it appears that the plans do
44 comply;
45

- Whether there is an option to move the proposed structure anywhere else on the lot and meet setback standards;
- The existing building would have to be demolished and the sewer line removed.
- The petitioner will be required to have a firewall if the proposed structure is located closer to the property line than five feet. Mr. Whitehead is proposing to have the structure closer than five feet.
- One condition would be to remove the existing carport.
- A second condition could be a firewall fence.

MOTION

Board Member Roberts moved that we grant this variance on the back instead of a 20 foot setback that we go 18 feet six inches to the back and I'm assuming that is to the foundation, is that correct?-to the foundation. That in addition the homeowner agrees to remove the noncompliant carport in front, and that this be completed by August 1, 2014. And probably in addition to remove the carport before the issuance of the building permit.

Deliberations on the findings of the Code:

Board Member Edgington said, I would state that in accordance with the Board of Adjustment, we are empowered to make variances and quoting the State code 10-9a-702 and the Heber City Code is Section 18.12.120B in granting variances I would set that we grant this variance referring to the Board of Adjustment's Powers and Duties in Section 18.12.120, Number 1 which states the variance will not substantially affect the zone and adherence to the strict letter of the title causes difficulty and hardship upon the petitioner which are unnecessary to carry out the intention of this title. I don't see that this is going to cause any real problems with the community, with the neighbors or any existing properties around.

Board Member Roberts added to his motion, And that the addition will be constructed in compliance with the state building code. Board Member Edgington seconded the motion. Voting Aye: Board Members Edgington, Tree, and Roberts. Voting Nay: none. The motion carried.

Board Member Edgington motioned to adjourn the meeting. Board Member Roberts seconded the motion. Voting Aye: Board Members Edgington, Tree, and Roberts. Voting Nay: none. The motion carried and the meeting adjourned at 6:05 p.m.

Side Yard Shed variance and conditional use for location in side yard at 1111 East Grist Mill Road

The petitioner is requesting a side yard variance and a conditional use to permit a shed within a side yard on Lot 211 of Mill Road Estates Phase 2. The property is zoned R-1 Residential, which requires a 10 foot setback for any accessory building that is located closer than 12 feet to the main building. The shed has already been constructed.

The request for this location would require a variance because the building is located closer than 10 feet to the side property line, as per Section 18.60.050 B. Additionally, Section 18.60.050 D.6. of the code requires a conditional use permit for a shed located within a side yard.

BOARD OF ADJUSTMENT ACTION

The Board of Adjustment is empowered to grant variances by Utah State Code 10-9a-702 and Heber City Code Section 18.12.120 B. In granting variances, the Board must deliberate and make findings consistent with these codes (see attached code sections for reference). The Board may also impose conditions of approval if found necessary to mitigate any harmful effects of the variance or serve the purpose of the standard or requirement that is waived or modified. The Board

APPLICABLE CODES

Section 18.60.050 Setbacks

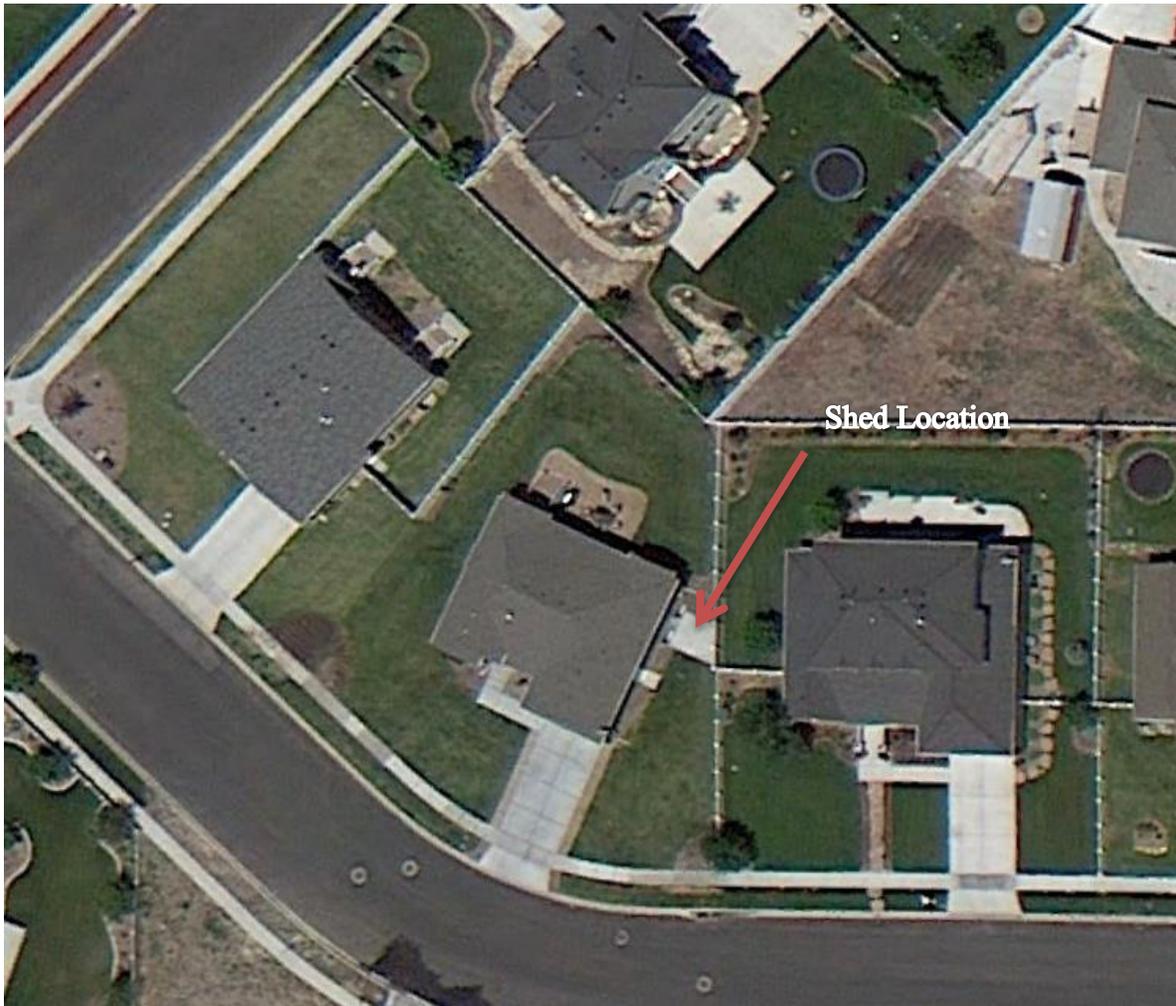
In the R-1 zone, the following setback requirements shall apply:

- A. 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.
- B. Side Setback. All dwellings shall be set back a minimum of ten feet from each side property line, except on corner lots. On corner lots, the side setback from any street shall not be less than thirty feet for main buildings.
- C. 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 thirty feet. For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty feet, except that for dwellings having an attached garage or carport, the setback shall not be less than twenty feet.
- D. Accessory Building Setbacks.
 1. Front Setback. No accessory buildings shall be placed or constructed within the area defined as front yard.
 2. Side Setback. Accessory buildings shall be setback not less than three feet from the side property line, except that no side setback shall be required if the accessory building meets the fire resistive requirements as set forth in the current Uniform Building Code. On corner lots, the setback from the side street shall not be less than 45 feet from the street property line.
 3. Rear Setback. Accessory buildings shall be setback not less than three feet from the rear property line, except that no rear setback shall be required if the accessory building meets the fire resistive requirements as set forth in the current Uniform Building Code.
 4. Separation from other Structures. Accessory buildings shall be a minimum of twelve feet from any dwelling or other main building and not less than eight 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 three feet of the property line.

5. Accessory Building over Easements. Accessory buildings may be constructed 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.

6. Accessory Buildings in Side Yards. Accessory buildings other than garages may not be placed in a side yard unless approved by the Board of Adjustment which consent may be given after notice has been given to the adjoining property owner and the Board has determined that the same will not adversely affect the market value of the adjoining lot and will not be materially detrimental to the aesthetics of the neighborhood. The Board of Adjustment may attach such conditions to its consent as is deemed appropriate to preserve the market and aesthetic value.

7. 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 three feet from the property line.





18.12.120 Board of Adjustment Powers and Duties

B. Granting of Variances. The board of adjustments may authorize, upon appeal, variances upon the terms of this title pertaining to area and width of lot, size of yards, height and size of buildings, alterations, increases and expansions of nonconforming buildings in conforming zones, wherein owing to special conditions peculiar to the property a literal enforcement of the provision of this title would result in hardships which are unnecessary to carry out the intention of this title. Before any variance is granted, however, there must be shown:

1. The variance will not substantially effect the comprehensive plan of the zone and adherence to the strict letter of this title will cause difficulty and hardship upon the petitioner which are unnecessary to carry out the intention of the this title;

2. Except in granting expansions, alterations or increases to nonconforming buildings the property covered by the application would otherwise be deprived of privileges possessed by other property in the same zone; and that the granting of the variance is essential to the enjoyment of the property right possessed by other property in the same zone;

3. That the difficulty and hardships were not created by any act of the appellant subsequent to the effective date of the regulations appealed from;

4. That any expansion or increase of a nonconforming building shall not diminish the front setback beyond that of the existing nonconforming building.

Utah State Code 10-9a-702. Variances.

(1) Any person or entity desiring a waiver or modification of the requirements of a land use ordinance as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the applicable appeal authority for a variance from the terms of the ordinance.

(2) (a) The appeal authority may grant a variance only if:

(i) literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;

(ii) there are special circumstances attached to the property that do not generally apply to other properties in the same zone;

(iii) granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

(iv) the variance will not substantially affect the general plan and will not be contrary to the public interest; and

(v) the spirit of the land use ordinance is observed and substantial justice done.

(b) (i) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship unless the alleged hardship:

(A) is located on or associated with the property for which the variance is sought; and

(B) comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

(ii) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.

(c) In determining whether or not there are special circumstances attached to the property under Subsection (2)(a), the appeal authority may find that special circumstances exist only if the special circumstances:

(i) relate to the hardship complained of; and

(ii) deprive the property of privileges granted to other properties in the same zone.

(3) The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.

(4) Variances run with the land.

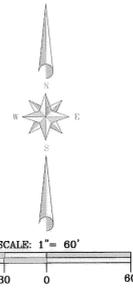
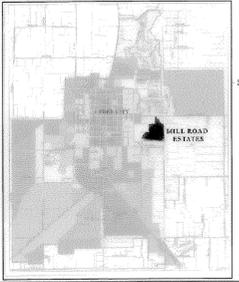
(5) The appeal authority may not grant a use variance.

(6) In granting a variance, the appeal authority may impose additional requirements on the applicant that will:

(a) mitigate any harmful affects of the variance; or

(b) serve the purpose of the standard or requirement that is waived or modified.

VICINITY MAP



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	310.00	14°59'05"	81.07	N07°38'56"E 80.84
C2	310.00	16°54'39"	91.50	N23°35'48"E 91.16
C3	310.00	10°49'43"	58.59	N37°27'58"E 58.50
C4	15.00	90°00'01"	23.56	S02°07'10"E 21.21
C5	15.00	47°48'25"	12.52	S71°01'20"E 12.16
C6	52.00	23°26'42"	21.28	N83°12'11"W 21.13
C7	52.00	78°08'05"	70.91	N32°24'47"W 65.54
C8	52.00	62°44'46"	56.95	N38°01'38"E 54.14
C9	52.00	62°44'46"	56.95	S79°13'38"E 54.14
C10	52.00	48°32'25"	44.05	S23°35'01"E 42.75
C11	15.00	47°48'22"	12.52	N23°12'59"W 12.16
C12	15.00	90°00'00"	23.56	S87°52'50"W 21.21
C13	15.00	90°00'00"	23.56	S02°07'10"E 21.21
C14	100.00	42°53'15"	74.85	S68°33'48"E 73.12
C15	130.00	42°53'15"	97.31	S68°33'48"E 95.05
C16	160.00	12°53'39"	36.01	S83°33'36"E 35.93
C17	160.00	29°59'36"	83.76	S82°08'58"E 82.80
C18	15.00	90°00'00"	23.56	S87°52'50"W 21.21
C19	100.00	42°50'18"	74.77	S21°27'41"W 73.04
C20	130.00	42°50'18"	97.20	S21°27'41"W 94.95
C21	160.00	24°53'39"	69.52	S12°29'21"W 68.97
C22	160.00	17°56'39"	50.11	S33°54'30"W 49.91
C23	250.00	19°23'07"	84.58	N33°11'16"E 84.18
C24	250.00	23°20'19"	101.83	N11°49'33"E 101.13
C25	280.00	42°43'27"	208.79	N21°31'07"E 203.99
C26	100.00	42°50'18"	74.77	S21°27'40"W 73.04
C27	130.00	42°50'18"	97.20	S21°27'40"W 94.95
C28	160.00	19°12'53"	53.66	S33°16'23"W 53.41
C29	160.00	23°37'25"	65.97	S11°51'14"W 65.50
C30	15.00	89°58'52"	23.56	N45°00'08"E 21.21
C31	15.00	90°01'08"	23.57	N44°59'52"W 21.22

LINE	LENGTH	BEARING
L1	11.50	N00°09'24"E
L2	11.48	N00°09'24"E
L3	11.46	N00°09'24"E

- NOTES:**
- LOT USAGE LIMITATIONS:
- ALL LOTS THAT SHARE FRONTAGE TO THE MILL ROAD RIGHT-OF-WAY SHALL NOT HAVE ACCESS TO SAID RIGHT OF WAY.
 - ALL LOTS CONTAINED WITHIN THIS SUBDIVISION ARE SUBJECT TO CC&RS AND HOMEOWNERS ASSOCIATION (H.O.A.)
 - THE ENVIRONMENTAL ASSESSMENT FOR THIS PROPERTY MAY BE OBTAINED IN THE PLANNING & ZONING OFFICE.
 - IT IS REQUIRED BY SECTION 17.40.010 C OF HEBER CITY CODE FOR UTILITIES, INCLUDING POWER LINES TO BE BURIED UNDERGROUND.
 - THE 15' WIDE TRAIL EASEMENTS ALONG LOTS 225 AND 226 ARE DEDICATED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.). THE TRAIL MAINTENANCE AND LANDSCAPING WILL BE MAINTAINED BY THE H.O.A.. CONSTRUCTION OF FENCES, BUILDINGS, GARDENS OR OTHER GRADING CHANGES WITHIN THE EASEMENT ARE PROHIBITED.
 - LOTS 202 AND 223 HAVE SPECIFICALLY BEEN DESIGNATED AS AFFORDABLE HOUSING LOTS AND WILL BE DEDICATED TO HEBER CITY. THEY ARE REQUIRED TO ABIDE BY THE CC&RS AND ARCHITECTURAL DESIGN GUIDELINES, HOWEVER WILL FOLLOW THE SETBACK STANDARDS IN THE HEBER CITY COTTAGE OVERLAY ZONE.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 60' FRONT CENTERLINE OF ROAD OR 30' FROM RIGHT-OF-WAY LINE (WHICHEVER IS GREATER)
SIDE - 10' MIN. (TOTAL OF 24')
REAR - 30'
 - A 10' PUBLIC UTILITY EASEMENT IS REQUIRED AROUND ALL PROPERTY LINES.
 - BUILDING PERMIT SHALL NOT BE ISSUED ON LOTS 203-204, 229-232 AND 239-241 UNTIL FLOOD PLAIN MAP HAS BEEN REVISED THROUGH FEMA.

LEI
Consulting Engineers and Surveyors, Inc.
12422 S. 450 E. SUITE B
Draper, UT 84020
801-495-2844
Fax 801-495-2847



ENTRY # 202015 DATE 8/21/15 TIME 4:59 PM
FEE 10.00 BK 227 PG 238,239 FOR Future Development L.L.C.
BY 0107, WASATCH COUNTY RECORDER ELIZABETH M PALMER

APPROVED BY -
K. KEATCH County Surveyor
Paul Kassin
8/20/06

SURVEYOR'S CERTIFICATE

I, BRUCE A. WILLIAMS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368351 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY 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, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH RANGE 5 EAST, SALT LAKE BASIC & MERIDIAN, BEGINNING AT A POINT WHICH LIES SOUTH 00°11'36" EAST 926.33 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5; AND RUNNING THENCE SOUTH 00°11'36" EAST 821.35 FEET ALONG SAID SECTION LINE; THENCE WEST 34.96 FEET; THENCE SOUTH 89°59'34" WEST 451.17 FEET; THENCE NORTH 00°02'31" EAST 15.77 FEET; THENCE SOUTH 89°59'34" WEST 120.00 FEET; THENCE NORTH 79°55'36" WEST 61.05 FEET; THENCE NORTH 89°40'56" WEST 390.01 FEET; THENCE NORTH 00°02'31" EAST 300.01 FEET; THENCE NORTH 32°11'50" EAST 240.55 FEET TO A POINT ON THE BOUNDARY OF MILL ROAD ESTATES SUBDIVISION, RECORDED AS ENTRY NO. 294520, IN BOOK 818, AT PAGES 458-467, IN THE WASATCH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING NINE (9) COURSES: 1) NORTH 59°01'05" EAST 54.63 FEET; 2) NORTH 55°02'39" EAST 85.28 FEET; 3) SOUTH 47°07'11" EAST 100.00 FEET; 4) SOUTH 43°40'22" EAST 60.11 FEET; 5) SOUTH 47°07'11" EAST 105.00 FEET; 6) NORTH 42°52'49" EAST 361.47 FEET; 7) NORTH 14°24'41" EAST 61.39 FEET; 8) NORTH 00°09'23" EAST 66.39 FEET; 9) SOUTH 89°50'37" EAST 363.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 656,730.78 SQ. FT., 15.08 ACRES

8-16-06 DATE
[Signature] SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF August, A.D. 2006
Igori Development, LLC, BY
Curtis P. Juhl, PRES.
Christophe P. Cambrinas

ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF WASATCH
ON THE 17 DAY OF August, A.D. 2006 I PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES 5/30/2010
Salt Lake
Notary Address

[Signature] DONNA PERKINS
DONNA PERKINS
NOTARY PUBLIC COMMISSIONED IN UTAH
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 24 DAY OF August, A.D. 2006

[Signature] APPROVED BY MAYOR
[Signature] APPROVED
[Signature] ATTEST
CITY ENGINEER
CLERK-RECORDER
(See Seal Below)

FIRE MARSHALL

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
CITY FIRE MARSHALL

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 23 DAY OF Aug., A.D. 2006 BY THE PLANNING COMMISSION
[Signature] DIRECTOR-SECRETARY
[Signature] CHAIRMAN PLANNING COMMISSION

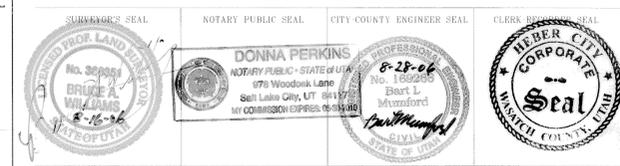
PHASE 2

MILL ROAD ESTATES

SUBDIVISION

HEBER WASATCH COUNTY, UTAH

SCALE: 1" = 60 FEET



This form approved by Wasatch County and the municipalities therein.

Heber City Variance Application

75 North Main Street, Heber City, UT 84032
 (435) 654-4830 Fax (435) 657-2543
 www.ci.heber.ut.us



Variance Information

Date submitted:	Zone:	Number (Office Use Only)	
Hearing Date:	Approved:	Denied:	
Variance Location:			
Variance Requested (setbacks, height, etc.)			
Purpose of Variance			

Applicant Information

Property Owner/ Contact:	Attn:	
Robyn Fitzgerald		
Address:	Telephone:	
1111 Grist Mill Rd	435-671-1506	
City:	State	Zip: Alt. Telephone:
Heber City	UT	84032
Email Address:	Fax:	
finnie57@hotmail.com		

Dated this 16 Day of June, 2009: 2014

Robyn Fitzgerald
 Signature of owner(s) of record

City Review Process and Requirements

- | | |
|---|--|
| <ol style="list-style-type: none"> Staff Review Time: Approximately 3 weeks prior to the meeting date. Board of Adjustment Meeting Time: By request on the 3rd Tuesday of each Month. <p>All meetings are held in the Heber City Council Chambers at 75 North Main Street.</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Pre-application meeting with City Planner <input type="checkbox"/> Plan indicating property lines, existing buildings showing distances from property lines and any proposed buildings including elevations (height) <input type="checkbox"/> Letter detailing variance request <input type="checkbox"/> Fee of \$75.00 <input type="checkbox"/> A list of every adjacent property owner's name and address |
|---|--|

Purpose

The Board of Adjustment created to hear request for relief from the terms City's Ordinances and to hear and decide appeals from the decision of the Zoning Administrator.

LEGAL STANDARDS

Utah Code in Section 10-9-707(2)(a) and Heber City Municipal Code, Section 18.12.120(B) outlines the standards, or conditions for approving a variance. Under State Statute and Heber City Municipal Code, the Board of Adjustment may grant a variance only if all conditions are met. If all five conditions are not met, the Board of Adjustment is compelled by law to deny the request for a variance.

Utah State Law and Heber City Municipal Code require that the Applicant bear the burden of proving that all of the conditions justifying a variance have been met.

Those conditions for approval of a variance are:

1. **Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;**
2. **There are special circumstances attached to the property that do not generally apply to other properties in the same zone;**
3. **Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;**
4. **The variance will not substantially affect the general plan and will not be contrary to the public interest; and**
5. **The spirit of the land use ordinance is observed and substantial justice done.**

The Utah Supreme Court decision of Chamber v. Smithfield City (714 P2d 1133) contains the standards of case law for granting variances, including no self-created hardship, no grant of special privilege, and the limited use of variances. This means that if the variance request is self-created then the Board of Adjustment needs to deny the request. Utah State Law has been amended to reflect those requirements.

State Law and Heber City Ordinance require that each of the five criteria be met before a variance can be granted. The law also indicates that economic or self-inflicted hardships cannot be reasons to grant a variance.

The following are questions that the Board of Adjustment must ask as part of the process of granting a variance. Please respond briefly in writing and be prepared to discussion in greater length as part of the hearing.

1. From what specific ordinance are you seeking relief?

19.52.050 Setbacks

D-~~Accessory~~ Accessory Building Setbacks.

2. What are the difficulties and hardships that will be imposed upon the applicant if the variance is not granted.

I have already spent over \$3,000.00 preparing the site (cement pad) and constructing the shed. If I have to move my shed, I won't be able to even sell it since it has been custom made to fit in my available space. I put it where it is because after surveyed my neighborhood the only thing I could see was that it needed to be the backyard.

3. List the special circumstances attached to this property which do not generally apply to the other surrounding property in the same zone.

I have a very shallow lot which wasn't wide enough to accommodate a 3 car garage - the space where the shed currently is is an unusable space that is only serviceable for the shed. If I need to move the shed I will not have room in my back yard & will have to modify my sprinkling system - the shed has been modified to move it away from the property line 36 1/2"

4. What rights or privileges are possessed by other property owners in the same zone that are being denied to this property because of the above listed conditions?

I am attaching documenting photos of properties within the 4 homes directly across the road

from my home that are not compliant as well as several others from the neighborhood + housing development.

5. What, if any, negative impacts might result from the granting of this variance and what would the owner be willing to do to mitigate such problems?

I have already modified the shed to comply with the 3 foot ordinance. I also downsized the shed to try to make it less noticeable + to not obstruct my neighbor view of the side of my house- (see attached explanation)

I hereby certify that I have read and understand this application and that all representations made and materials submitted with this application, including the fact of ownership of the subject property, are true and correct to the best of my knowledge, information, and belief.

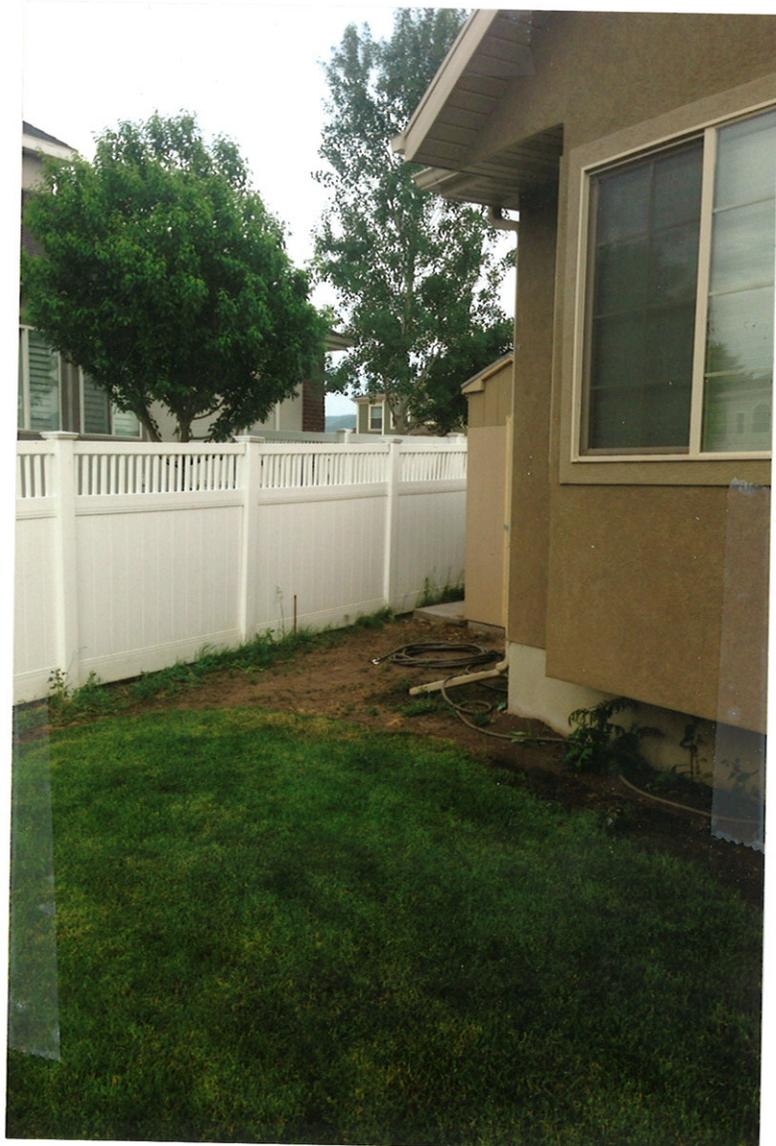
Subscribed and sworn to before me this _____ Day of _____, 2009

Reynolds Fitzgerald
Signature of Applicant

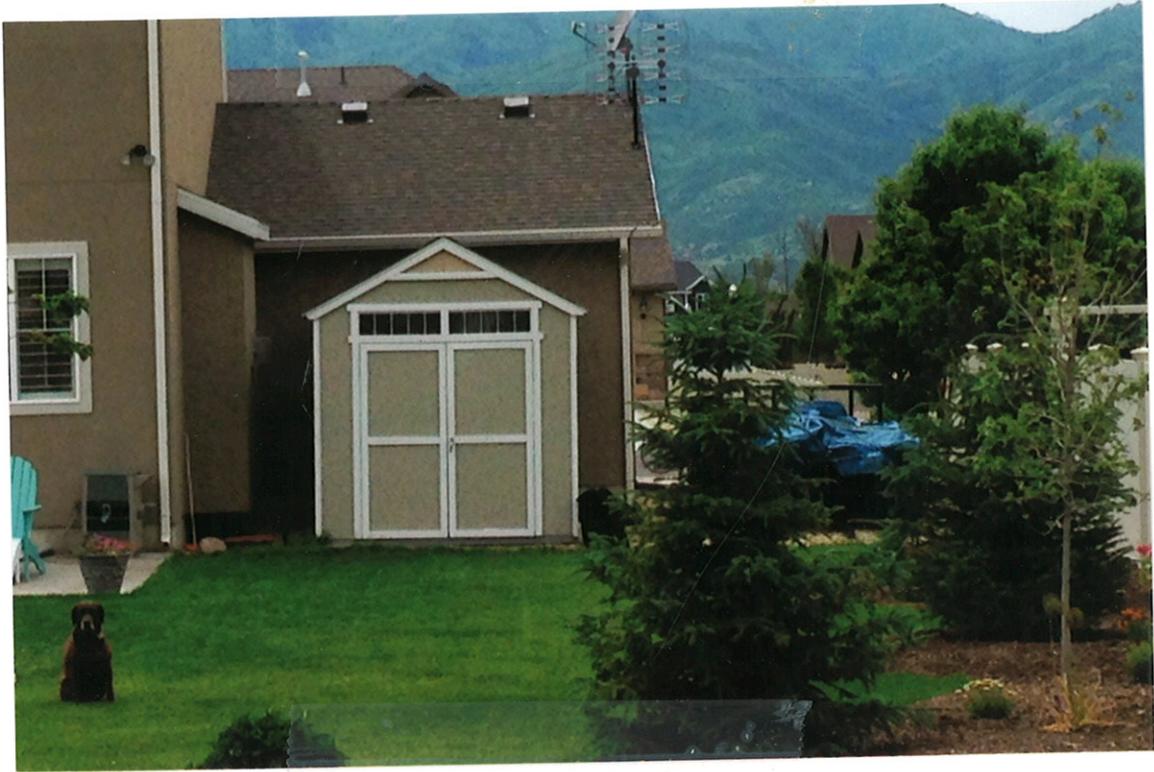
Notary Public



This is my shed - (will be painted. but after modification new pieces had to be added.



this is the little nook where it is placed. Perfect use of usable space-



391 Flour Mill Rd



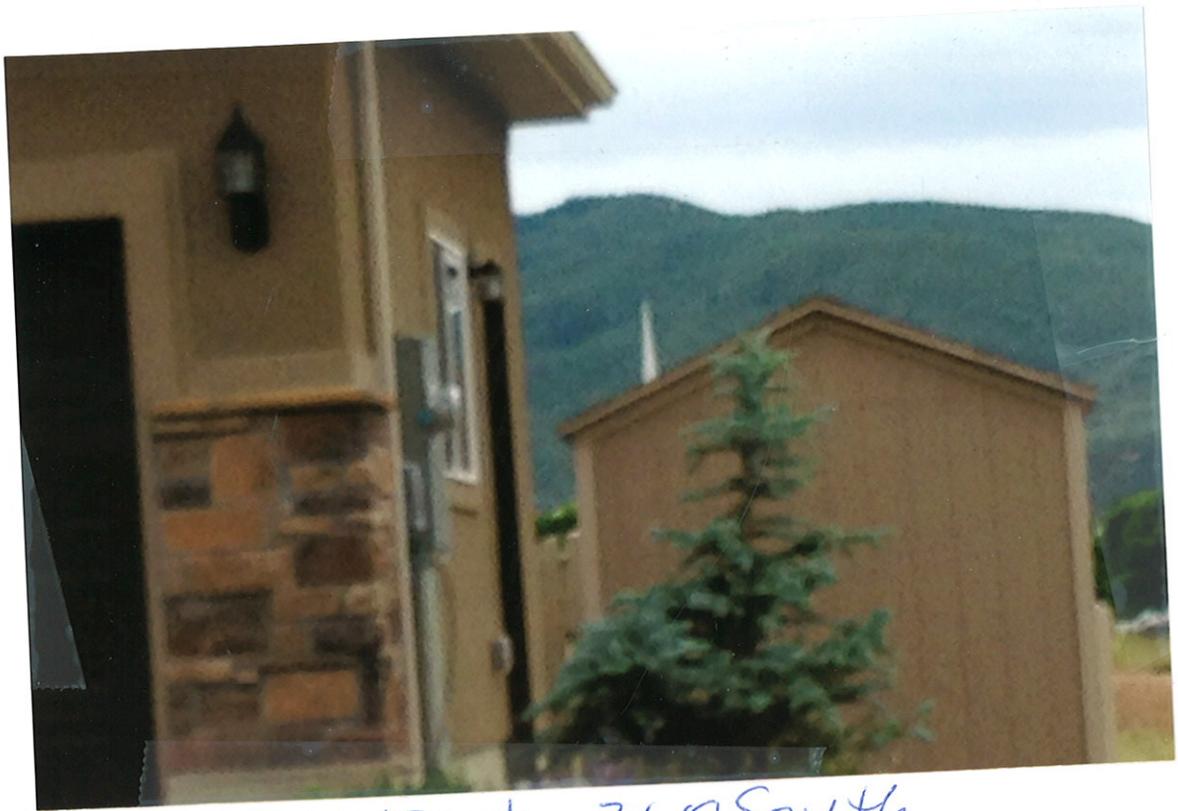
385 Flour Mill Rd



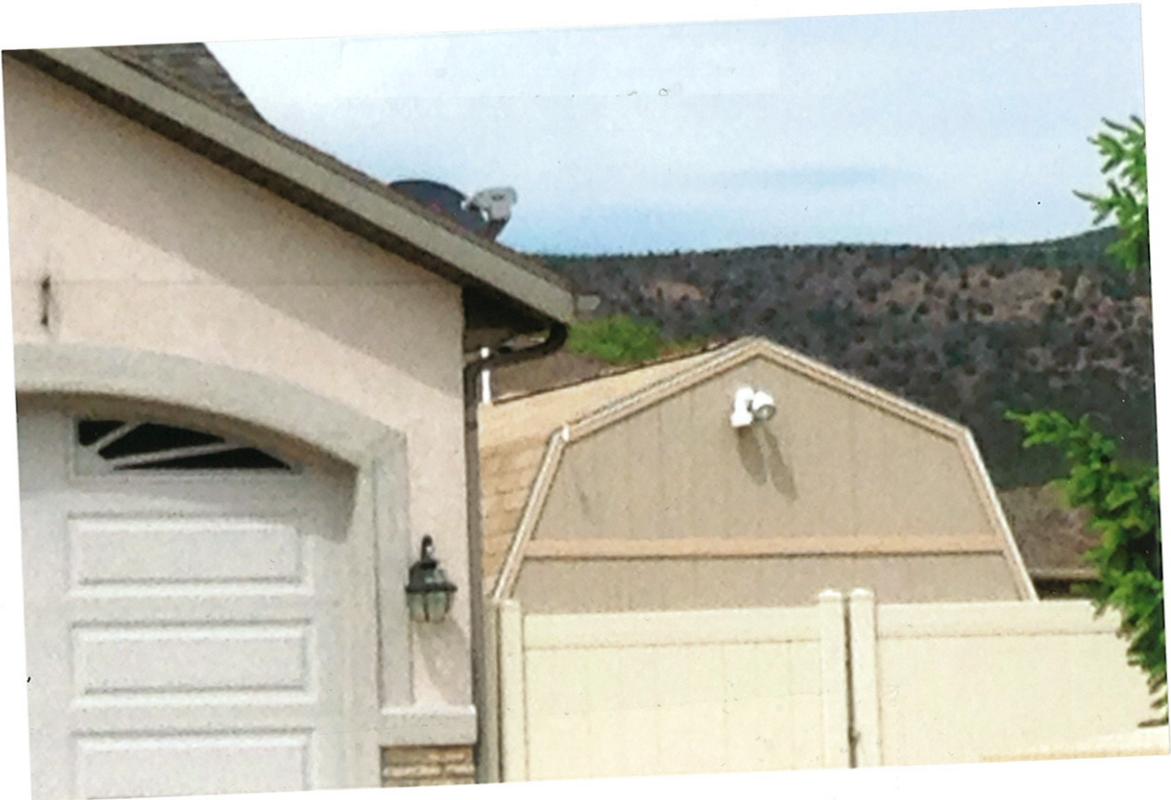
1145 East 200 South



243 Millers Mile



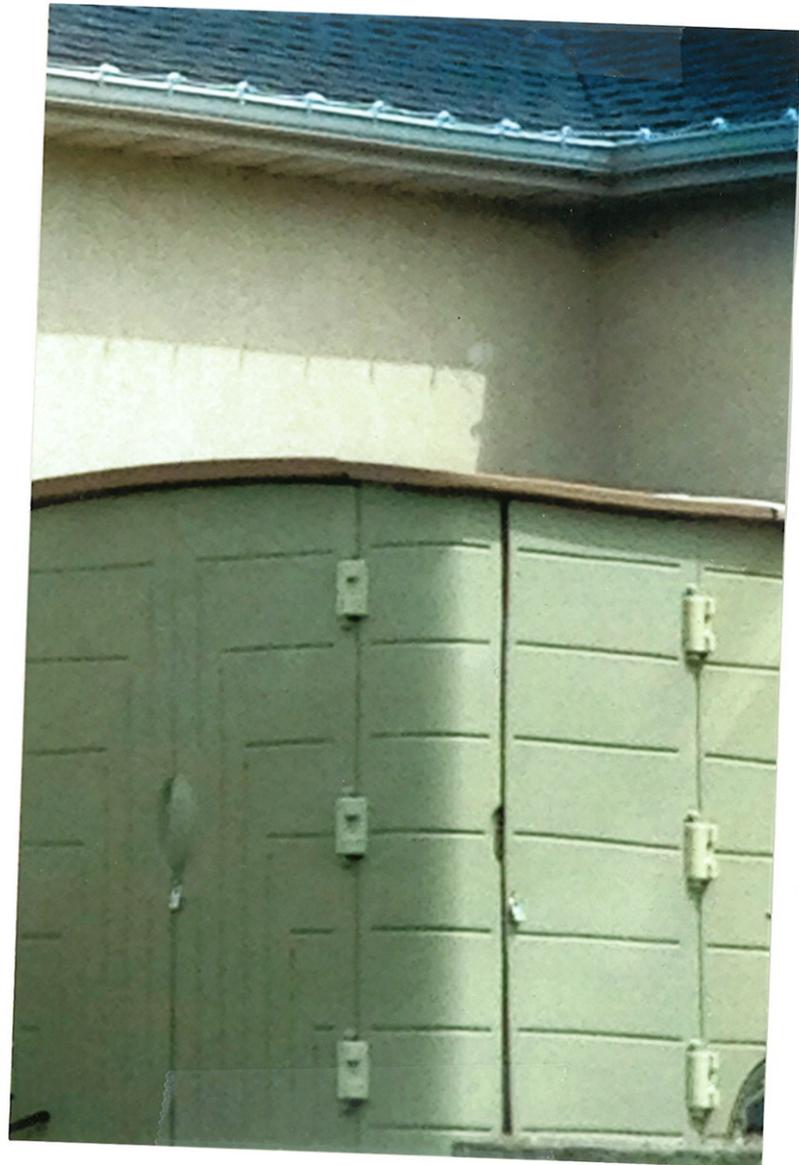
740 East 360 South



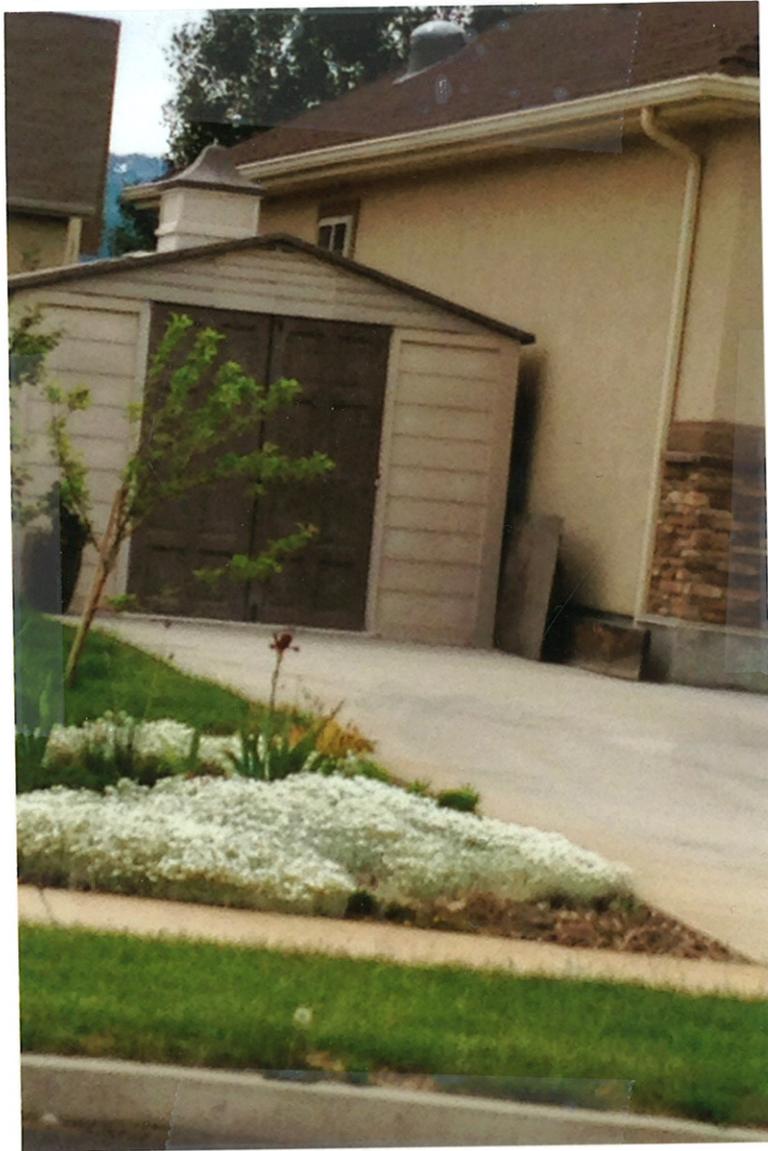
718 East 250 South



680 South 678 East



611 South 680 East
(I cut too much off
of picture slice next to
house)



234 Millers
Mile Rd



960 East
200 & So.

Zoning Complaint Form



Heber City Corporation
Planning and Zoning Department
75 North Main Street
Heber City, Utah 84032
Phone (435) 654-4830
FAX: (435) 657-2543

Please use this form to report possible Zoning violations you observe. Mail or return this signed form to the Zoning Administrator at the above address. City policy establishes that zoning complaints are investigated upon receipt of a signed and complete complaint alleging a violation of the zoning ordinance.

Please note: In the absence of a signed complaint or a completely filled out complaint, a concern will be acted upon at the discretion of the Zoning Administrator, and only as time allows. No follow-up information can be provided in the absence of a signed complaint form.

VIOLATION INFORMATION

Property owner name and mailing address can be obtained from the Wasatch County Recorder's Office at 25 North Main Street in Heber City, Utah, phone number (435)-657-3210.

Property owner name _____
Mailing address 1111 E. Grist Mill Rd.
City Heber State UT Zip 84032
Address of violation 1111 E. Grist Mill Rd.
Description of the violation * See attached

COMPLAINANT INFORMATION

Your name Thomas G. Melville
Your address: 1141 E. Grist Mill Rd.
Your phone 435-654-5401 Your cell 801-584-9333
Your signature: Thomas G. Melville Date: May 11, 2014

May 11, 2014

RE: Zoning Complaint 1111 E. Grist Mill Rd, Robyn Fitzgerald (I know the occupant is named Robyn. I am not certain of her last name but I believe it is Fitzgerald.)

TO: Heber City Planning Office

Shortly after she moved into her house, I noticed a workman setting forms on the east side of her house so I went over and inquired if the forms were for a shed and she said yes. I expressed my concern about the view from my house at 1141 E. Grist Mill Road. Her response was "that is the only place I can put it. I said "when we look out our dining room window we did not want to look at a shed." Her response was, "You (meaning me) have a tree there."

A short time later I noticed she had poured the cement pad and the edge of the pad was flush with my property line. At this point I visited the Heber City Planning Office and spoke with Tony Kohler to find out what the code is for side sheds, and he directed me to Section 18.52.050 D Accessory Building Setbacks / 2. Side Setbacks, it states, "Accessory buildings shall be setback not less than three feet from the side property line. Further, D6 Accessory Buildings in Side Yards states, " Accessory buildings other than garages may not be placed in side yards unless approved by the Board of Adjustment which consent may be given after notice has been given to the adjoining property owner and the Board has determined that the same will not adversely affect the market value of the adjoining lot and will not be materially detrimental to the aesthetics of the neighborhood."

After reading this information I visited Robyn a second time and voiced my concern and advised her that the pad she had poured may violate city code and suggested she contact the city planning office before proceeding. Her response was, "the pad is poured and it cost a considerable amount. After my second visit several months went by with no activity. I thought she may have checked with City Planning and realized it was a code violation.

Then in the spring of 2014 workmen showed up and constructed the shed. On May 11, 2014 I measured and the shed is less than six inches from my property line. The roof and gables extend above the fence and are visible from my home and from Grist Mill Road.

I am asking the Planning Department to investigate this complaint and if the owner is found in violation to notify her that the shed must be moved to comply with code. If she will not comply voluntarily I request that the City of Heber prosecute the matter.



Thomas Melville
1141 Grist Mill Road
Heber City, UT 84032

Section 18.52.050 Setbacks.

In the R-1 zone, the following setback requirements shall apply:

- A. **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.
- B. **Side Setback.** All dwellings shall be set back a minimum of ten feet from each side property line, except on corner lots. On corner lots, the side setback from any street shall not be less than thirty feet for main buildings.
- C. **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 thirty feet. For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty feet, except that for dwellings having an attached garage or carport, the setback shall not be less than twenty feet.
- D. **Accessory Building Setbacks.**
 1. **Front Setback.** No accessory buildings shall be placed or constructed within the area defined as front yard.
 2. **Side Setback.** Accessory buildings shall be setback not less than three feet from the side property line, except that no side setback shall be required if the accessory building meets the fire resistive requirements as set forth in the current Uniform Building Code. On corner lots, the setback from the side street shall not be less than 45 feet from the street property line.
 3. **Rear Setback.** Accessory buildings shall be setback not less than three feet from the rear property line, except that no rear setback shall be required if the accessory building meets the fire resistive requirements as set forth in the current Uniform Building Code.
 4. **Separation from other Structures.** Accessory buildings shall be a minimum of twelve feet from any dwelling or other main building and not less than eight 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 three feet of the property line.
 5. **Accessory Building over Easements.** Accessory buildings may be constructed 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.
 6. **Accessory Buildings in Side Yards.** Accessory buildings other than garages may not be placed in a side yard unless approved by the Board of Adjustment which consent may be given after notice has been given to the adjoining property owner and the Board has determined that the same will not adversely affect the market value of the adjoining lot and will not be materially detrimental to the aesthetics of the neighborhood. The Board of Adjustment may attach such conditions to its consent as is deemed appropriate to preserve the market and aesthetic value.
 7. **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 three feet from the property line. (Ord. 2001-08, 2001; Ord. 2000-01, 2000; Ord. 98-18, 1998; Ord 98-03, 1998; Ord. 90-11, 1990; Ord. 86-231 §1, 1986; Ord. 202 §8, 1974; Ord. 199 §02.0950.05, 1973)















Re: Karl Malone Sign Variance at 200 South Main Street

The Karl Malone car dealership is requesting a digital readerboard that is larger than 25 percent of the area of the sign. Variances are limited by Section 10-9a-702 of the Utah Code. The Board of Adjustment also has the authority to grant a special exception for non-conforming signs as per Section 18.103.060 D. of the City Code. The applicable code sections are shown below.

The Board may place conditions upon an approval. Conditions of approval could be centered around the purpose of the Sign Ordinance found in Section 18.103.010:

It is the purpose of this Chapter to regulate signs and to authorize the use of signs that are compatible with their surroundings, are legible under the circumstances in which they are seen, are effective in indexing the environment, and are conducive to promoting traffic safety and the convenience and enjoyment of public travel by preventing visual distraction; protecting pedestrians; attracting tourists to the City; preserving and enhancing property values; establishing first-class business and commercial districts; and eliminating fire hazards. It is also the intention and purpose of this Chapter to promote short and long term civic beauty and order by establishing standards and regulations for sign design, location, size, type, compatibility, and aesthetics. By doing so it is hoped this ordinance will help to create streetscapes that are functional and attractive to both residents of Heber City as well as visitors.

APPLICABLE CODES

Utah State Code 10-9a-702. Variances.

(1) Any person or entity desiring a waiver or modification of the requirements of a land use ordinance as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the applicable appeal authority for a variance from the terms of the ordinance.

(2) (a) The appeal authority may grant a variance only if:

(i) literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;

(ii) there are special circumstances attached to the property that do not generally apply to other properties in the same zone;

(iii) granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

(iv) the variance will not substantially affect the general plan and will not be contrary to the public interest; and

(v) the spirit of the land use ordinance is observed and substantial justice done.

(b) (i) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship unless the alleged hardship:

(A) is located on or associated with the property for which the variance is sought; and

(B) comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

(ii) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.

(c) In determining whether or not there are special circumstances attached to the property under Subsection (2)(a), the appeal authority may find that special circumstances exist only if the special circumstances:

- (i) relate to the hardship complained of; and
- (ii) deprive the property of privileges granted to other properties in the same zone.

(3) The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.

(4) Variances run with the land.

(5) The appeal authority may not grant a use variance.

(6) In granting a variance, the appeal authority may impose additional requirements on the applicant that will:

- (a) mitigate any harmful affects of the variance; or
- (b) serve the purpose of the standard or requirement that is waived or modified.

Section 18.103.010 Purpose.

It is the purpose of this Chapter to regulate signs and to authorize the use of signs that are compatible with their surroundings, are legible under the circumstances in which they are seen, are effective in indexing the environment, and are conducive to promoting traffic safety and the convenience and enjoyment of public travel by preventing visual distraction; protecting pedestrians; attracting tourists to the City; preserving and enhancing property values; establishing first-class business and commercial districts; and eliminating fire hazards. It is also the intention and purpose of this Chapter to promote short and long term civic beauty and order by establishing standards and regulations for sign design, location, size, type, compatibility, and aesthetics. By doing so it is hoped this ordinance will help to create streetscapes that are functional and attractive to both residents of Heber City as well as visitors.

Section 18.103.030 Interpretation.

In interpreting and applying the provisions of this Chapter, the sign regulations contained herein are declared to be the maximum allowable for the purposes set forth. If the Zoning Administrator determines that an application needs further interpretation, he may request Planning Commission review of the proposal. If the applicant wishes to propose or retain a sign that exceeds ordinance standards, he may apply to the Board of Adjustment for a variance or special exception.

Section 18.103.060 Nonconforming Signs.

A. Previous Illegally Placed Signs. Previous illegal signs shall not be grandfathered in under this Chapter.

B. Regulation, Containment, and Elimination. In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy the current sign ordinance standards, the City intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. This goal shall be achieved by strictly construing limits on change, expansion, alteration, abandonment, and restoration. Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered (including face changes) or enlarged unless it is brought into complete compliance with this Chapter. The following alterations are exempt from this provision: (1) Copy changes in nonconforming permanent signs which were originally approved by the City with a changeable copy feature; and (2) Existing non-compliant pole signs that are non-compliant because of height, area, or setback, but not non-conforming pole signs which project over a property line, may be altered but shall be required to come into compliance with the current height requirements when altered but may retain the original area of the existing sign.

C. Abandonment. Within 45 calendar days after vacation of an existing business, any on-site nonconforming signs must be removed or brought into compliance by the property owner. If

removal does not occur, Heber City may have the entire nonconforming sign (both face and structure) removed through the processes specified in Section 18.103.050 C. An abandoned sign may not regain any legal nonconforming status later, even if the original business re-occupies the property.

D. Special Exceptions. Upon appeal by the sign owner or business, the Board of Adjustment is empowered to grant a Special Exception to allow the retention, alteration, movement, or expansion of a nonconforming sign, provided the Board determines that **(1)** the nonconforming sign poses an alternative equivalent means of meeting the intent of this Chapter and the City's Comprehensive Plan; **(2)** the action will not impose a burden on other properties in the City beyond that posed by a conforming sign; and **(3)** approval will provide a forum for free expression or other articulable benefits to the public. Unfair competitive disadvantage of businesses in the City whose signs do comply with this Chapter is to be construed as a burden to be considered by the Board of Adjustment. A new business generally shall not qualify for a Special Exception for reuse of a nonconforming sign left by a previous business. Purely economic factors, such as the expense of removing or altering a nonconforming sign or of purchasing a new conforming sign are not to be considered as reasons for granting a Special Exception by the Board. The Board is empowered to attach reasonable requirements with which the petitioner must comply as a condition of approval of a Special Exception. The duration of the special exception shall not extend beyond that period allowed by any amortization ordinance in effect at the date the exception is granted and any special exception shall be conditioned on the posting of a bond with the City sufficient to cover the cost of timely removal of such sign.

Section 18.103.090 Signs that Require a Permit.

C. Electronic Message Centers, Changeable Copy Areas and Reader Boards. Such signs are permitted but discouraged and shall only be permitted as part of a main sign and shall not exceed 25% of the total sign copy area of the sign. No such sign shall blink, scroll, flash, use chaser lights or move in any way, and shall not display the message in a manner that constitutes a traffic hazard or nuisance as determined by the Zoning Administrator or Planning Commission.

D. On-Premise Freestanding Signs. The Zoning Administrator may approve one freestanding sign per street frontage. No free standing sign shall be allowed for any parcel that has less than 19,000 square feet or less than 99 feet of street frontage. Sign height shall not exceed twenty-five (25) feet. Signs must be located 45 feet from the street corner. Sign area may not exceed 50 square feet. There shall be a minimum of 7 feet of open space below the sign. Each sign shall be located upon a lawn or landscaped area, or within a masonry, concrete, stone, or brick landscape box at least 18 inches in height or within a landscaped area surrounded by a 6 inch tall control curb if located upon a hard surfaced area.

Heber City Variance Application

75 North Main Street, Heber City, UT 84032
 (435) 654-4830 Fax (435) 657-2543
 www.ci.heber.ut.us



Variance Information

Date submitted/ September 3, 2014	Zone:	Number (Office Use Only)	
Hearing Date: 271 South Main Street	Approved:	Denied:	

Variance Location:

Variance Requested (setbacks, height, etc.)

Purpose of Variance Text Amendment

Applicant Information

Property Owner/ Contact: Karl Malone Chrysler		Attn:	
Address: 271 South Main Street		Telephone: 801-558-6420	
City: Heber	State: Utah	Zip:	Alt. Telephone:
Email Address:		Fax:	

Dated this 3rd Day of September, 2014.

Karl Malone
 Signature of owner(s) of record *Sales Manager, JG Sign*

City Review Process and Requirements

- | | |
|---|--|
| <ol style="list-style-type: none"> Staff Review Time: Approximately 3 weeks prior to the meeting date. Board of Adjustment Meeting Time: By request on the 3rd Tuesday of each Month. <p>All meetings are held in the Heber City Council Chambers at 75 North Main Street.</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Pre-application meeting with City Planner <input type="checkbox"/> Plan indicating property lines, existing buildings showing distances from property lines and any proposed buildings including elevations (height) <input type="checkbox"/> Letter detailing variance request <input type="checkbox"/> Fee of \$75.00 <input type="checkbox"/> A list of every adjacent property owner's name and address |
|---|--|

Purpose

The Board of Adjustment created to hear request for relief from the terms City's Ordinances and to hear and decide appeals from the decision of the Zoning Administrator.

LEGAL STANDARDS

Utah Code in Section 10-9-707(2)(a) and Heber City Municipal Code, Section 18.12.120(B) outlines the standards, or conditions for approving a variance. Under State Statute and Heber City Municipal Code, the Board of Adjustment may grant a variance only if all conditions are met. If all five conditions are not met, the Board of Adjustment is compelled by law to deny the request for a variance.

Utah State Law and Heber City Municipal Code require that the Applicant bear the burden of proving that all of the conditions justifying a variance have been met.

Those conditions for approval of a variance are:

1. **Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;**
2. **There are special circumstances attached to the property that do not generally apply to other properties in the same zone;**
3. **Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;**
4. **The variance will not substantially affect the general plan and will not be contrary to the public interest; and**
5. **The spirit of the land use ordinance is observed and substantial justice done.**

The Utah Supreme Court decision of Chamber v. Smithfield City (714 P2d 1133) contains the standards of case law for granting variances, including no self-created hardship, no grant of special privilege, and the limited use of variances. This means that if the variance request is self-created then the Board of Adjustment needs to deny the request. Utah State Law has been amended to reflect those requirements.

State Law and Heber City Ordinance require that each of the five criteria be met before a variance can be granted. The law also indicates that economic or self-inflicted hardships cannot be reasons to grant a variance.

The following are questions that the Board of Adjustment must ask as part of the process of granting a variance. Please respond briefly in writing and be prepared to discussion in greater length as part of the hearing.

1. From what specific ordinance are you seeking relief?

We would like to propose a text amendment to the sign ordinance, section 18.103 signs, paragraph C.

Our request is that the city change the sign ordinance to read: Pylon signs can have 50 square feet of signage and 50% of the area may be LED message board. A LED message board works much like a TV or camera. The number of pixels per square inch determines the quality of the copy or picture. We should have a minimum of 32 pixels high at a 2 to 1 ratio. 32 pixels is equivalent to 4 lines of 6" letters on a standard manual change panel.

2. What are the difficulties and hardships that will be imposed upon the applicant if the variance is not granted.

The 12.5 square feet that is allowed does not give us pixel height to display the copy correctly. At this size, the copy will be distorted. It also does not allow large enough copy that can be read at a reasonable viewing distance.

3. List the special circumstances attached to this property which do not generally apply to the other surrounding property in the same zone.

The existing ordinance allows signs to be spaced every 99 feet. This could result in four or five signs. Our proposal is to leave the existing pylon sign on the north section of the property and to install one additional sign with the LED message board toward the south section of the property. We believe this is a cleaner approach and will allow the viewing traffic to read our sign display and messages.

4. What rights or privileges are possessed by other property owners in the same zone that are being denied to this property because of the above listed conditions?

These three business signs have more square footage than the ordinance allows: Dairy Keen Drive Inn, Sinclair and Utah Community Credit Union.

5. What, if any, negative impacts might result from the granting of this variance and what would the owner be willing to do to mitigate such problems?

We don't for see any negative impacts that may result from granting this text amendment. We would be willing to work with the city in any way needed to resolve any problems should they occur.

I hereby certify that I have read and understand this application and that all representations made and materials submitted with this application, including the fact of ownership of the subject property, are true and correct to the best of my knowledge, information, and belief.

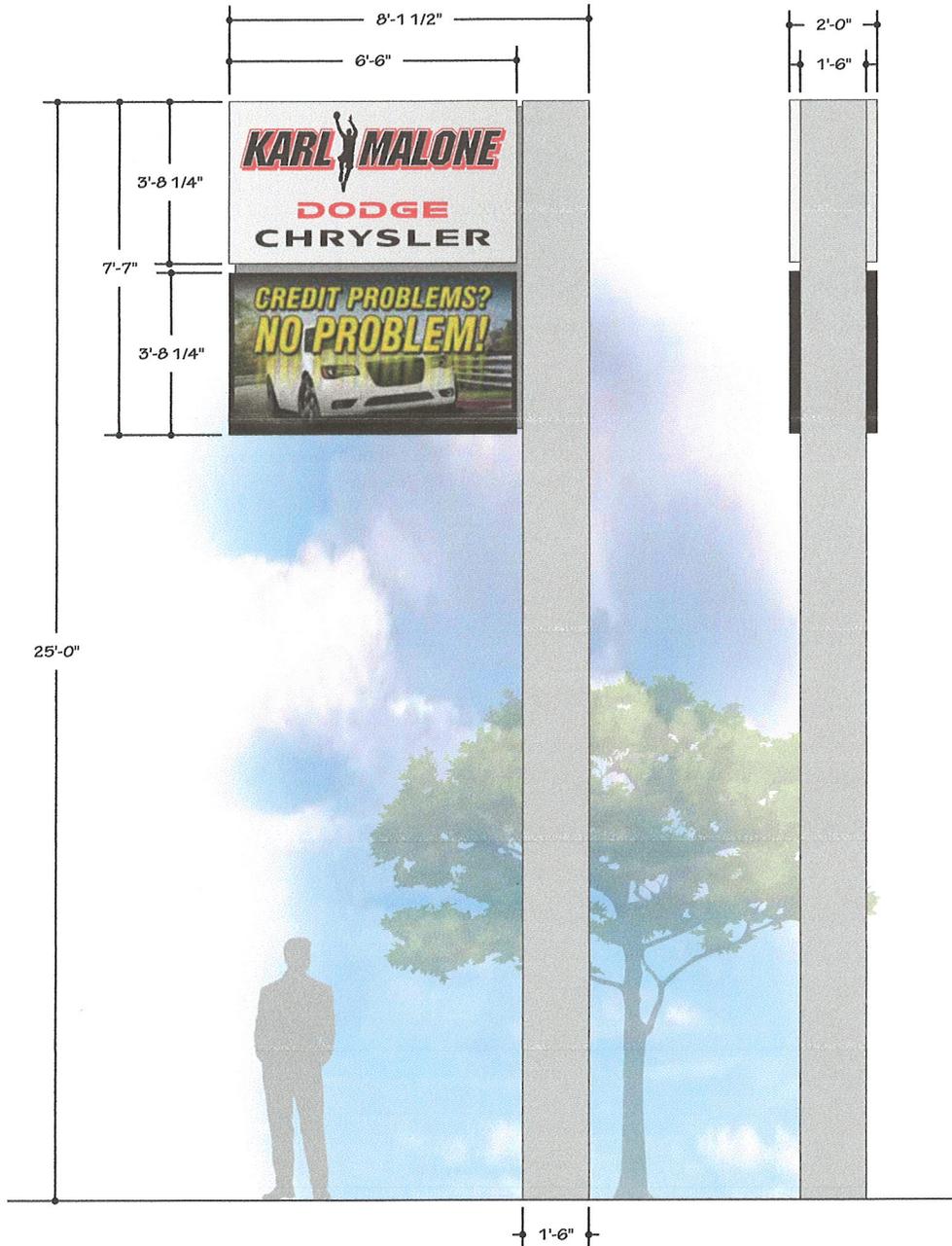
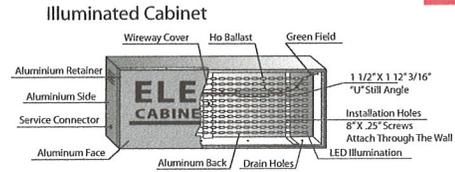
Subscribed and sworn to before me this 3rd Day of Sept, 200~~9~~¹⁴

Alan Lat IG Sign
Signature of Applicant

Notary Public

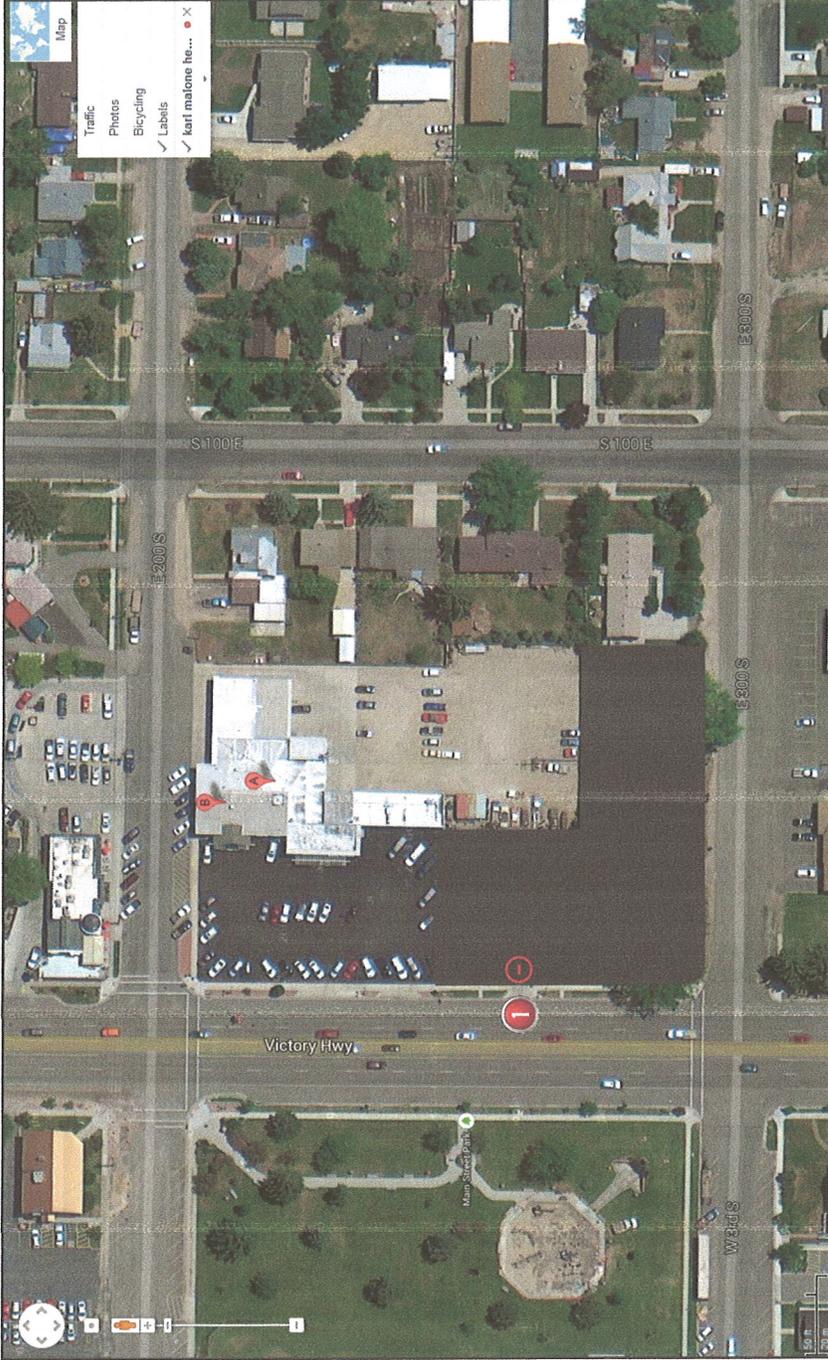
INTERNALLY ILLUMINATED D/S POLE SIGN

Qty 1 Internally Illuminated Double Sided Pole Sign
 .125 Aluminum Faces w. Reverse Routed Out Lettering & Logos
 Gerber High Performance Translucent Red & Opaque Black Vinyl
 Chrysler Lettering to Include Perforated Black Vinyl for White Illumination
 .063 Aluminum Returns Painted to Match Existing Signage (tbd)
 Illumination to be Fluorescent Lamps Spaced 8" on Center
 New Full Color D/S LED Readerboard Display - 64 x 112 (20mm)
 Aluminum Flag Mount Pole Covering Painted to Match Existing (tbd)
***Installation Location to be Determined**



INTERNALLY ILLUMINATED D/S POLE SIGN

Scale: 3/8" = 1'-0" (11" x 17" Page Size)



SITE PLAN

Scale: 1" = 100'-0" (11" x 17" Page Size)

IG GROUP SIGN & CONSTRUCTION IS A CONTRACTOR WITH THE STATE OF UTAH • CONTRACTOR LICENSE 7922686-5501 B100 AND 5440 • WORKS COMPENSATION #2618676 • \$2,000,000 LIABILITY INSURANCE • DRAWING IS REPRESENTATIONAL ONLY: SCALE, SIZING AND COLOR MAY VARY REFER TO PROPOSAL FOR EXACT SPECS.

IG Group
SIGN & CONSTRUCTION
880 North 100 East, Lehi, UT 84043
office 801.766.0464 fax 801.766.0466

INSTALL ADDRESS:

Karl Malone
46 East 200 South
Heber, Utah 84032

DESIGN #
KM H PS 005-14-alt

DATE
09/30/14

DESIGNER
MAT

SALES PERSON
Al Latimer

SALESPERSON SIGNATURE
REQUIRED FOR PRODUCTION

DATE

PROUD MEMBER OF:



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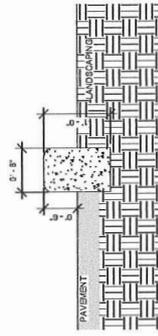


- GENERAL NOTES:
1. NOTIFY BLUE STAKES CONTRACTOR TO VERIFY LOCATION AND EXISTING UTILITY LINES AND STRUCTURE.
 2. ALL PROPOSED WATER LINES TO HAVE COVER, SEWER, WATER AND STORM DRAIN BACKFILLED WITH SELECT GRANULAR FILL STANDARDS.
 3. ANY OFF SITE DAMAGE TO EXISTING AS GUTTER, LANDSCAPING AND ALL UTILITIES AND WATER LINES.
 4. ALL ON-SITE WORK TO BE ACCORDING TO ALL ROW WORK TO BE ACCORDING TO I

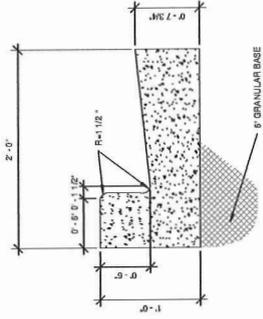


BLUE STAKES 1-800-962-2411

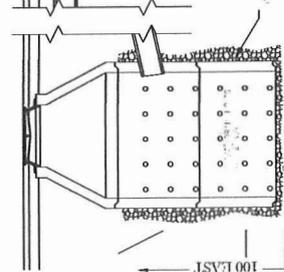
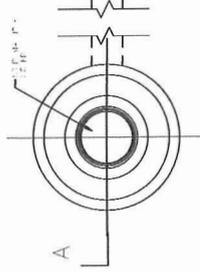
LEGEND	
	EXISTING WATER LN
	EXISTING SEWER LN
	EXISTING UNDERGROUND UTILITY
	EXISTING STRUCTURE
	NEW CURB AND GUTTER
	STORM DRAIN MANHOLE
	WATER METER
	SEWER MANHOLE
	UTILITY POLE
	LIGHT POLE
	CATCH BASIN
	SUMP
	HONEY LOCUST



3 CONCRETE RIBBON CURB
1'-0" = 1'-0"



4 HIGH BACK CURB AND GUTTER
1'-0" = 1'-0"



5 STUMP DISPOSAL AND
N.T.S.



1 SITE PLAN
SCALE: 1" = 20'-0"

ZIONS BANK



HEBER APPLIANCE

MATTRESS & FURNITURE



AUTO PARTS

CCFC HEBER VALLEY CENTER STAGE

Whimzy **LANE** *Boutique*

La Mexicana Bakery

Hair Day Salon



Groove IT



