

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
Planning Commission Meeting
Thursday, January 8, 2015

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.

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance: By Invitation
- IV. Minutes: December 11, 2014 Regular Meeting

Agenda Items:

1. Public Hearing to consider an amendment to the General Plan from Moderate Density Residential to Highway Commercial for property located at approximately 601 South Main Street on the former Wasatch High School property.
2. Public Hearing for a Zone Map Amendment from R-2 Residential to C-2 Commercial for property located at approximately 601 South Main Street on the former Wasatch High School property.
3. AmSource requests Commercial Development Approval for proposed commercial development at approximately 601 South Main Street on the former Wasatch High School property.
4. Millstream Excavation and Truck requests a Commercial Development Approval for Millstream Self Storage located at approximately 315 West Airport Road
5. Infinity Consultants requests Commercial Development Approval for Heber Storage located at 165 South 800 West
6. CH47 LLC requests Commercial Development Approval of the Silver Eagle Feed Store located at 1550 South Highway 40
7. Arive Homes requests Annexation of approximately 50.68 acres located from approximately 1970 South Mill Road to 2080 South Mill Road extending west to the east boundary line of Strawberry Storage. The site is located in the northeast quarter of the southeast quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base & Meridian, called the Strawberry Annexation
8. Arive Homes requests Subdivision Concept Approval of the Strawberry Subdivision located at approximately 2036 South Mill Road, within the Strawberry Annexation

9. Public Hearing to consider altering the maximum building height in the C-2 & C-4 Design Criteria and the C-3 Design Criteria.
10. Public Hearing to consider repealing Chapter 18.87 Apartments and remove apartments as a permitted use in the R-3 Residential Zone.
11. Discuss Transfer of Development Rights (TDRs)
12. Administrative Items
- V. Adjournment

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 December 31, 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 December 31, 2014.