

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

October 28, 2025

6:00 p.m. – Regular Meeting

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

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

1. Regular Meeting:

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance: By Invitation
- IV. Prayer/Thought by Invitation ()
- V. Recuse for Conflict of Interest

2. Consent Agenda:

- I. 10.14.2025 PC Minutes for Approval

3. Action Items:

- I. Public Hearing on the Heber City Water Use and Preservation General Plan Element (Planner Jamie Planner)
- II. Public Hearing for North Village Views 2nd MDA Amendment (Planner Denna Woodbury)
- III. Public Hearing for Springs at Coyote Ridge Phase 5 Development Agreement (Planner Jamie Baron)

4. Work Meeting:

- I. Central Heber Overlay Zone (CHOZ) wrap up discussion and celebration (Tony Kohler)

5. Administrative Items:

6. Adjournment:

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media. In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Meshelle Kijanen at the Heber City Offices at 435.657.7898 at least eight hours prior to the meeting.

Posted on 10.23.2025, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave.

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
October 14, 2025

DRAFT Minutes

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Vice-Chair Tori Broughton called the Planning Commission Meeting to order at 6:05 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:

Vice-Chair Tori Broughton
Commissioner Darek Slagowski
Commissioner Greg Royall
Commissioner Robert McKinley

Planning Commission Absent:

Chairman Phil Jordan
Commissioner Dennis Gunn
Commissioner Dave Richard
Commissioner Josh Knight
Commissioner Robert Wilson

Staff Present:

Community Development Director Tony Kohler
Planning Office Admin Meshelle Kijanen
City Engineer Ross Hansen

Staff Participating Remotely:

Consultant GCGarcia
Planner Jacob Roberts

Also Present:

James Copeland, Ryan Miller, David Stoddard, Cathy Lengily, Jake Hobbs, Simmons, Austin Ambrosio, Tracy Taylor, Edwin Stevens, Chrisy Juad, DonnaKuzmish, Gaylyn Latimer, Mullie Monahan, CMoor, Elyssa Brock, Maxwell Burges, Niko Goaree, Brenda Wilux, Mark Wilson, Deb Stenger, Ambrie Carnoll, Gorden Carnoll, Meredith Salmon

Also Attending Remotely:

Andy Dorobek, Brad Winegar, CM, Deb Whiting, Grace Doerfler, Jenny Cooper, John, JS, Neil, Paul.

III. Pledge of Allegiance: By Invitation.

Commissioner Robert McKinley led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought by Invitation: N/A

V. Recuse for Conflict of Interest: N/A

2. Consent Agenda:

I. 08.26.2025 and 09.09.2025 PC Draft Minutes for Approval

Motion: Commissioner Greg Royall moved to approve the items on the Consent Agenda. Commissioner McKinley made the second.

Discussion: N/A

Voting Yes: Commissioner Slagowski, Commissioner Royall, Commissioner McKinley, Vice- Chair Broughton.

Voting No: None. The Motion Passed 4-0.

3. Action Items:

I. Consider Subdivision Preliminary approval for Harvest Village (The Slope), located at River Rd and Hwy 40. (Planner Denna Woodbury)

Vice-Chair Tori Broughton clarified that the meeting that evening was a public meeting but not a public hearing, and as such there would be no section for public comment.

Planner Deena Woodbury explained this application. She stated the request was for subdivision preliminary approval. She said the development had proposed 146 lots with 140 townhomes and noted the applicant already had an approved MDA which granted exceptions to building height, setbacks, and driveway requirements. She said the subdivision plats conformed to the site plan that had been submitted with the MDA, so staff recommended approval of the subdivision preliminary site plan, subject to all findings and conditions as outlined in the Staff Report. Planner Woodbury presented maps of the site and the preliminary plat for the townhome, multi-family, and hotel portion. She also presented an image of the site improvement plans and shared the agreement between the water improvement district and the developer.

Community Development Director Tony Kohler interjected to note that in the last several days, they had received a letter about brown water from an adjacent property owner. He asked if the item could be continued so he and the City Engineer had time to work out the issue with the property owner.

City Engineer Ross Hansen elaborated about the brown water issue. He discussed that the City had been working on determining if the development was feasible and said that they did not yet know what the groundwater in the area was like. He reported

that the applicant had sent a researcher to determine what the highest historical height of the groundwater in the area was. City Engineer Hansen explained how that calculation was done and reported that based on the researcher's results, the City had felt comfortable moving forward with the project. He said that the previous day, the City had learned that an adjacent property owner had hired an engineer who had conflicting findings about the groundwater. He said that since there were different testimonies about the groundwater the City needed to pause and further evaluate the issue. He stated that hiring a third-party may be necessary. City Engineer Hansen clarified that the reason this application had made it to the Planning Commission was because the City Staff had felt comfortable with the proposal until yesterday when they had received new information.

Ryan Miller and James Copeland introduced themselves on behalf of the applicant. Mr. Miller noted that the letter which had been received the day prior did not include any evidence, just an opinion about the groundwater.

Vice-Chair Broughton asked the Commission if they would like to table the item until the groundwater issue was resolved. She said they could still use their time in the meeting to ask other questions about the development, although they would not vote on the application that evening.

Commissioner Royall asked if all of the other conditions in the report had been addressed by the applicant. Planner Woodbury replied that all other conditions were resolvable. City Engineer Hansen highlighted the first eight conditions and said those were conditions of moving forward and had since been condensed into the final four conditions. City Engineer Hansen clarified that the first eight conditions were out of date, and opined that the last four conditions from Engineering were able to be resolved.

Commissioner Royall asked the applicants if they had worked on the last four conditions. Mr. Miller replied that they had worked on the first two issues, which were about resolving easement conflicts, property gaps and overlaps. Mr. Miller said they had received the final will-serve letter that was addressed in the third condition. Mr. Miller lastly said that they had been in contact with The Crossings to ensure the fourth condition would be met.

Commissioner Robert McKinley asked about parking. Mr. Miller responded that each townhome unit had a two-car garage as well as a 25-foot driveway that could accommodate two additional vehicles. Mr. Miller added there was extra visitor parking stalls. Commissioner McKinley asked if street parking would be allowed. Community Development Director Kohler replied that there would not be on-street parking in front of the units and noted that the road was private, so it was more narrow than a public road. Planner Woodbury commented on the parking question as well. Commissioner McKinley asked about events and Mr. Miller replied there was free surface parking as well as a parking garage in the project that was available for guests to park in.

Vice-Chair Broughton asked if the development was gated and Mr. Miller replied it was not.

Commissioner Darak Slagowski asked if the Fire Department was okay with the size of

the roads and cul-de-sacs. Mr. Miller replied that they had met with the Fire Department and had been told that the cul-de-sacs were in accordance with the Code.

Commissioner Royall asked about access and Mr. Miller responded that they were working with UDOT and said they had a temporary access point off of Highway 40, and would add an additional access point after UDOT completed their road widening project on Highway 40.

Vice-Chair Broughton asked about amenities and Mr. Miller listed some, noting that all amenities were within walking distance and in accordance with the MDA. He listed that the slope, amphitheater, restaurants, retail stores, and trails were some of the amenities.

Commissioner Royall asked who would be responsible for hiring a third-party to evaluate the groundwater situation. City Engineer Hansen replied he was not certain but believed that per the MDA, the City would hire the researcher and the applicant would pay for the study.

Commissioner McKinley asked about standards for the townhome design. Mr. Miller said that all the townhomes were all built to the standards in the SSD agreement and said they had hired an internationally-acclaimed architect to be the design architect for the project. Mr. Miller said that they would come back before the Commission with an architectural plan for review as well.

City Engineer Hansen commented that it may not be necessary for a third-party to evaluate the groundwater. He said that since exploration pits had already been dug by the original investigation, it may be possible to just monitor the groundwater. He clarified there were several options, although the most practical one was to hire someone else. Mr. Miller spoke about their reasoning for hiring an engineer to do the initial modeling study. City Engineer Hansen said they could dig other exploration pits, or have a geo-technical engineer conduct another modeling study and compare the results with the first study. City Engineer Hansen also noted that modeling was not a perfect science. Mr. Miller reiterated that the conflicting opinion did not have any evidence to back up their claim.

Commissioner Royall asked if the adjacent property owner had been contacted and asked to provide proof. City Engineer Hansen replied that the property owner had alleged to have seen the groundwater come to the surface. City Engineer Hansen said that there was an eyewitness account, although they had not conducted an expert study. City Engineer Hansen elaborated that he did not want to bring in the opinion of every nearby property owner, but acknowledged that an eyewitness account was worthy of further investigation.

Vice-Chair Broughton asked about timeline and Mr. Miller replied that vertical construction would start next spring if the project was approved.

Motion: Commissioner McKinley made a motion to continue the item until the City Staff was able to investigate the groundwater issue and felt comfortable continuing to move forward.

Discussion: Vice-Chair Broughton asked how long the investigation would take. City Engineer Hansen said it depended greatly on what they found and anticipated they could get the issue resolved within 30 days. Mr. Miller said his engineers could defend their study at any time and expressed that he wanted to expedite this process as much as possible.

Vice-Chair Broughton asked if the motion required a time limit and Community Development Director Kohler replied it did not and said they would bring the item back to the Commission as soon as they got the issue resolved.

Commissioner Royall seconded the motion.

Voting Yes: Commissioner Slagowski, Commissioner Royall, Commissioner McKinley, Vice- Chair Broughton.

Voting No: None. The Motion Passed 4-0.

4. Work Meeting: N/A

5. Administrative Items: N/A

6. Adjournment: Commissioner McKinley motioned to adjourn. Commissioner Royall made the second and the meeting was adjourned.

Meshelle Kijanen, Administrative Assistant



Planning Commission Staff Report

MEETING DATE: 10/28/2025

SUBJECT: Public Hearing on the Heber City Water Use and Preservation General Plan Element (Planner Jamie Planner)

RESPONSIBLE: Jamie Baron

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

As required by Senate Bill 110, Heber City is adopting a Water Use and Preservation Element of the General Plan. This portion of the General Plan outlines key requirements including a water budget, land use patterns, and recommended water policies or actions to be taken by the City.

The Policy Questions are as follows:

1. Does the City support the proposed Goals and Strategies?

RECOMMENDATION

Staff is recommending the Planning Commission hold a public hearing, take public comment, and forward a positive recommendation of the Water Use and Preservation Element to the City Council with the findings in the conclusion of the staff report.

BACKGROUND

Senate Bill 110 (SB 110) Water as Part of the General Plan was passed by the Utah State Legislature in 2022. This bill requires that all cities, except for 5th class cities and towns (population of less than 10,000), include water use and preservation in their General Plans. Compliance is required by December 31, 2025. Heber City is a 4th class city (population of 10,000 to 29,999). The City Hired Landmark Design Inc through an RFP process as the consultant to draft this document for the City. Engineering and Planning Staff have worked with the Consultant to draft this plan.

DISCUSSION

Process

Utah State Code requires that amendments to the General Plan go through the Planning Commission, including a public hearing, prior to being adopted by the City Council. Staff has noticed this as a public hearing.

State Code

SB 110 requires this to be adopted into our General Plan. Staff and the Consultant have worked together to draft this plan to meet state requirements. The Goals and Strategies are the primary items of consideration as they will guide future policy and action.

FISCAL IMPACT

N/A

CONCLUSION

SB 110 requires the City to include a Water Use and Preservation Element in the General Plan. This has to be adopted by December 31, 2025. The proposed plan includes the required elements and has goals and strategies to guide future policies. Staff is recommending the Planning Commission forward a positive recommendation to the City Council with the following findings.

Findings

1. The Planning Commission held a public hearing on October 28, 2025.
2. The Planning Commission forwarded a positive recommendation on October 28, 2025.
3. The Water Use and Preservation Element of the General Plan is required to be adopted by December 31, 2025 per SB 110, adopted by the Utah State Legislature.

ALTERNATIVES

Staff Recommended Option - Approval

I move to forward a **positive recommendation** of the Water Use and Preservation Element to the City Council as presented, with the findings and conditions as presented in the conclusion of the staff report.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. Heber City Water Element DRAFT - 09222025



Heber City

Water Use & Preservation Element

Adopted **DATE**

Build a
Remarkable
Community.

HEART OF THE WASATCH BACK



75 North Main Street
Heber City, Utah 84032
Phone: 435.654.0757
heberut.gov

Acknowledgments

HEBER CITY COUNCIL

Heidi Franco – Mayor
Aaron Cheatwood
Sid Ostergaard
Mike Johnston
Scott Phillips
Yvonne Barney

PLANNING COMMISSION

Phil Jordan – Chair Person
Tori Broughton – Vice Chair
Dennis Gunn
Dave Richards
Darek Slagowski
Joshua Knight
Robert Wilson
Greg Royall (Alternate)
Robert McKinley (Alternate)

CITY STAFF

Anthony Kohler – Community Development Director
Jamie Baron – Planning Manager
Russell Funk – City Engineer
Matt Kennard – Public Works Director

PLANNING CONSULTANT

Landmark Design

Sam Taylor , PLA – Principal-in-Charge
Aubrey Larsen, APA – Project Manager
Corinne Tobler – Project Planner



Introduction

Integrating Water & Land Use Planning



“

When the well is dry, we know the worth of water.” – Benjamin Franklin

Water is a renewable, yet finite natural resource. This reality, coupled with years of severe drought, has made the preservation of water resources a priority for Utah’s local governments, state leaders, water providers, and the public. Recognizing planning’s critical role in water management, the state adopted *S.B. 110: Water as Part of the General Plan* in 2022. This new mandate requires most municipalities and all counties to amend their general plans to address how land use planning impacts water use.

The *Heber City Water Use and Preservation Element (2025)* directly addresses this requirement by outlining strategies to ensure responsible water stewardship in conjunction with land use planning. By exploring the alignment of land use decisions with water resource realities, this element seeks to build a resilient and sustainable water future for Heber City.

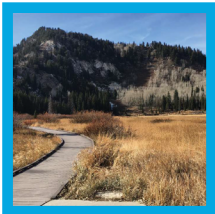
Heber's Water Planning Challenges

Heber City faces a unique set of water conservation challenges driven by rapid growth, annexation, and evolving development patterns. As the city expands into previously undeveloped areas and adapts to increased residential demand, its water systems are under growing pressure. At the same time, a patchwork of service providers, aging policies, and water-intensive landscaping practices complicate conservation efforts. The following summarizes key issues shaping Heber's approach to water use and preservation and outlines opportunities to improve coordination, promote sustainable practices, and update infrastructure to better manage future demand.



Growing Pains:

Rapid growth has increased pressure on Heber's water system, requiring year-round use of well sources to meet demand. Housing is the fastest-growing sector, driven by redevelopment, multi-family projects, and large-scale subdivisions. Previously non-irrigated agricultural and mountain land areas are quickly transitioning to urban uses, bringing new demand for water.



Annexation Complexity:

Heber's rapid population growth is largely driven by recent annexations. Many newly incorporated areas rely on Special Service Districts (SSDs) for drinking and irrigation water, each with its own water dedication policies and landscaping standards. This creates the need for coordination among multiple water providers and complicates efforts to generate accurate data and establish consistent water policies. For example, Heber does not currently serve the Red Ledges Subdivision or the North Village area with culinary water, requiring population adjustments for accurate system planning.



Water-Intensive Landscaping:

Turf-heavy landscaping remains common and contributes to higher summer water demand, especially in central Heber. While many residents prefer traditional landscaping, the City is beginning to promote water-wise practices and share usage data through metering. These efforts create opportunities to expand education and incentive programs that support more efficient outdoor water use.



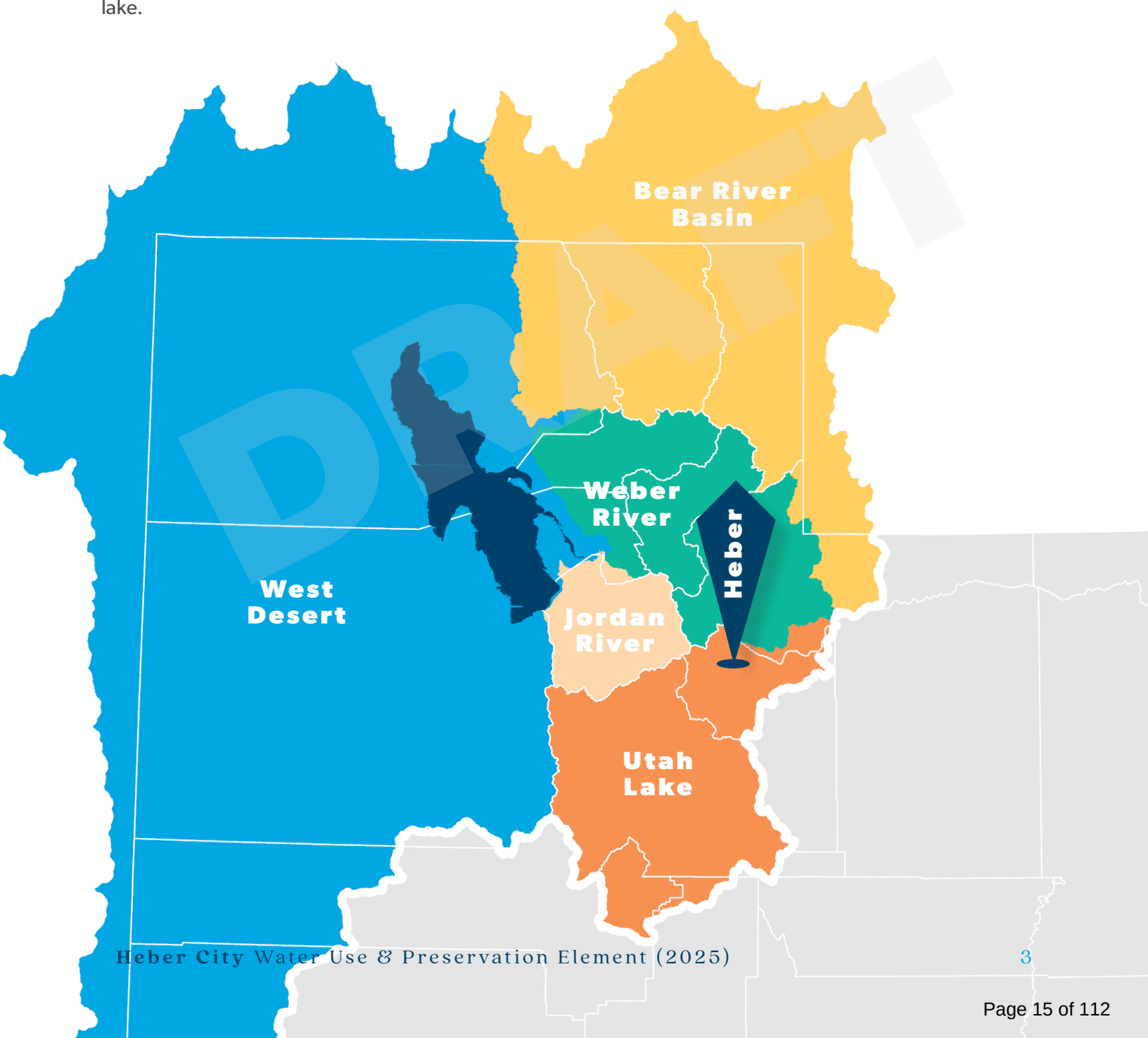
Evolving Rates:

Heber City's secondary water rate structure currently requires City Council action for adjustments and will benefit from upcoming updates supported by new metering data. The City is making strong progress on a system-wide initiative to install secondary water meters, which will provide valuable information to help fine-tune water rates, reduce waste, identify leaks, and support residents in making informed water use decisions.

Heber's Water Context

Regional Watersheds

The Great Salt Lake (GSL) watershed is a 36,199-square-mile closed basin spanning parts of Utah, Wyoming, Idaho, and Nevada. Home to 2.8 million people across 141 municipalities, it supports over 1.4 million acres of irrigated farmland and relies on water from five major river basins—the Bear, Weber, Jordan, Utah Lake, and West Desert. The GSL's water levels have been in long-term decline, hitting a historic low in 2022, raising concerns for wildlife, public health, industry, and agriculture.² Located within the Utah Lake Basin, Heber City is part of the larger, regional network of water users that influence how much water returns to the lake.

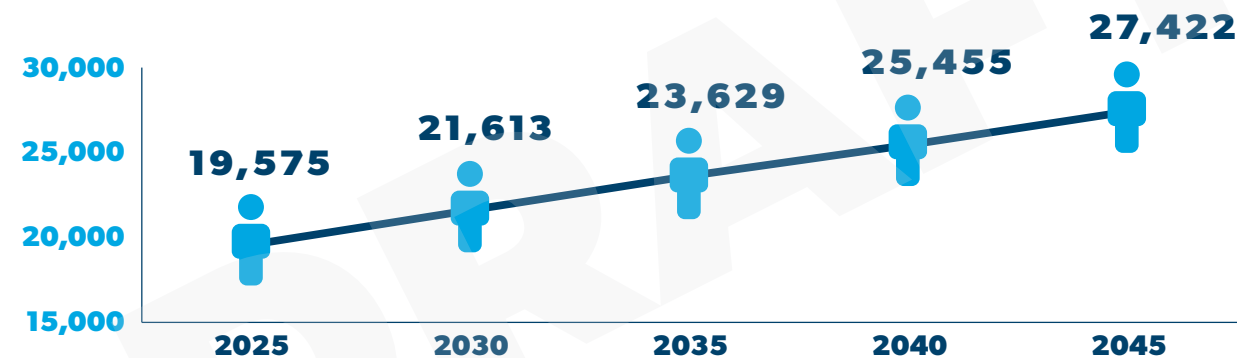


A Growing Population

The Utah Lake Basin benefits from relatively high precipitation rates and ample water storage capacity, which have supported significant population growth throughout the region. Reflecting these circumstances, Heber’s footprint grew approximately 2.5 times between 1963 and 2015, transitioning from a tidy grid of residential streets surrounding Main Street, to strip commercial and more dispersed residential growth. Today, much of Heber’s growth is occurring in annexed areas served by Special Service Districts, each with its own water system separate from Heber City’s.

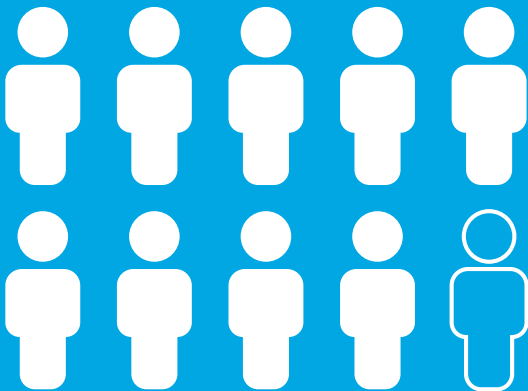
The significant growth pressure faced by Heber City has a direct impact on the amount of water needed to sustain its population, both increasing demand and raising concerns about future costs and availability. Recognizing these challenges, leaders have taken steps to secure a reliable supply for the community’s long-term needs coupled with strategies to increase the efficient use of existing supplies. These strategies, including additional recommendations, will be described in the following sections. **Unless otherwise specified, the data and recommendations presented will focus on Heber City’s water system, which is directly managed and controlled by the City.**

FIGURE 1 – POPULATION PROJECTIONS (EXCLUDES NV, JR, RL)



How do Heber resident’s feel about water?

A 2024 survey conducted by Utah State University under the Utah Wellbeing Project showed that **nearly 9 out of 10 residents share moderate to major concern for the future of the city’s water supply.**¹



Heber Water System Snapshot

Community Water Systems

A community water delivery system typically comprises one or more water sources, storage facilities, and a distribution system within a service area. To operate efficiently and effectively, each system component must be planned and designed to operate under the wide range of demands placed on the system by users. Water source capacity determines the system's ability to meet peak demand on the busiest days while also sustaining a consistent supply throughout the year. Typically, one water system delivers drinking water, while another system delivers irrigation (secondary) water. Water system connections are the points where a water supply line connects to a building or home.

Water Rights & Shares

A water right is permission from the state to divert and beneficially use a specified quantity of water from a water source such as a well, reservoir, or river. For example, an irrigation or canal company may acquire water rights from the Utah Division of Water Rights and distribute shares, which are fractions of a water right, among its stockholders. Heber City holds numerous water rights and shares in several irrigation companies (see *Water Conservation Plan* pg. 3 for a full list).

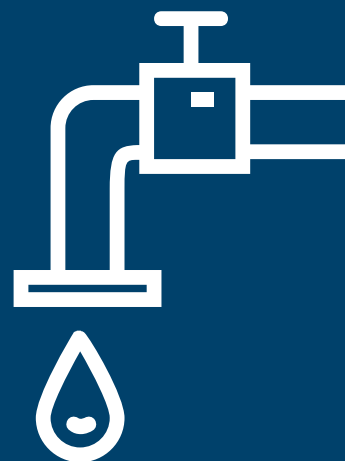
To ensure adequate water supply for the City's culinary and secondary irrigation systems, all new developments are required to provide water rights, in amounts as determined by the City Engineer. These water rights must be conveyed to the City (or the relevant Special Service District) before a subdivision plat can be recorded or a non-residential or multi-family residential building permit can be approved.

Additional Context: SSDs

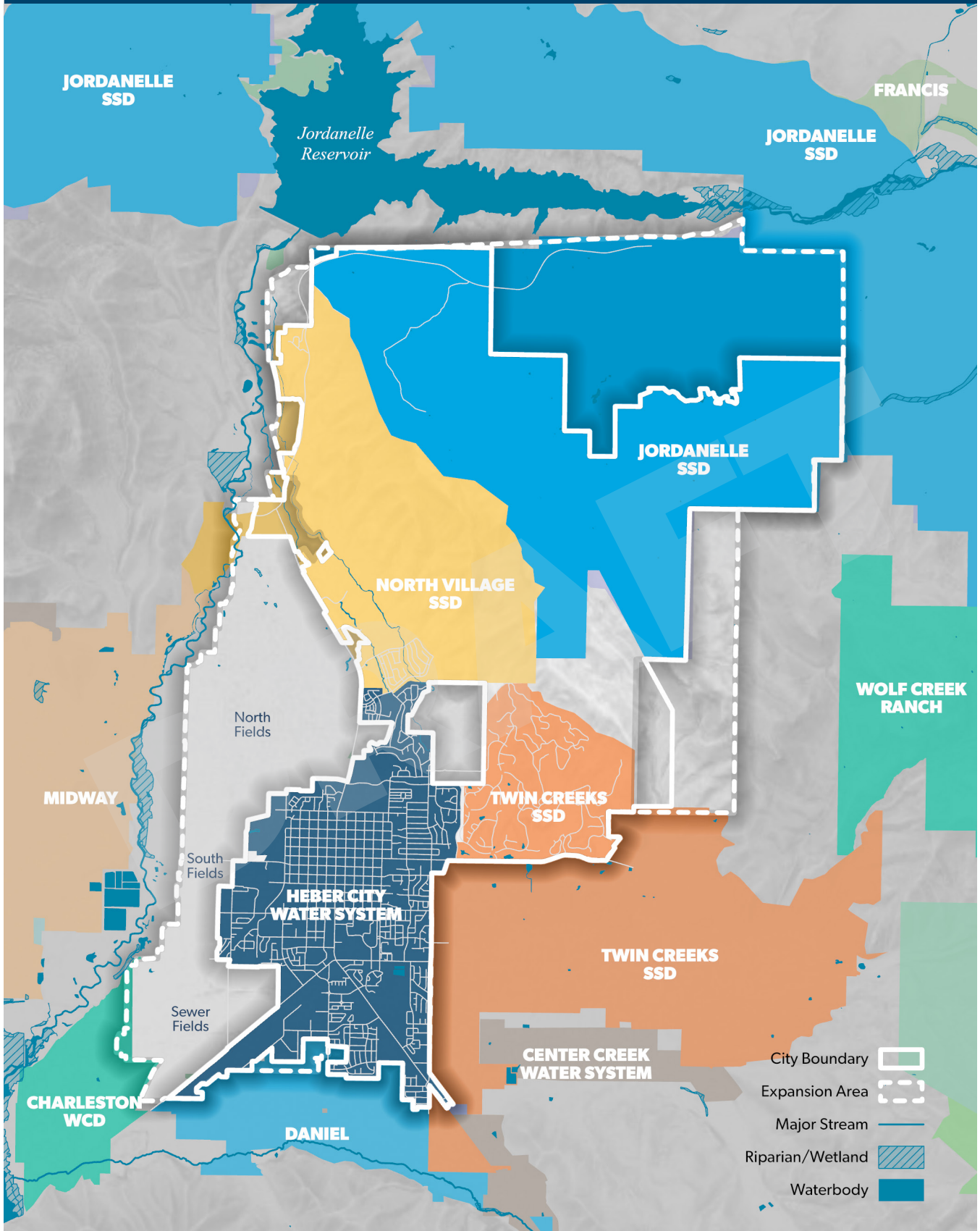
Special Service Districts (SSDs) are independent legal entities managed by a municipality or county, often established to provide water service within a specific area. Three SSDs supply drinking water to most of Heber's newly annexed areas, with the Jordanelle Special Service District serving as the umbrella agency overseeing the other two (see Map 1).

Special Service Districts:

- **Jordanelle Special Service District (JSSD)**
- **North Village Special Service District (NVSSD)**
- **The Twin Creeks Special Service District (TCSSD)**



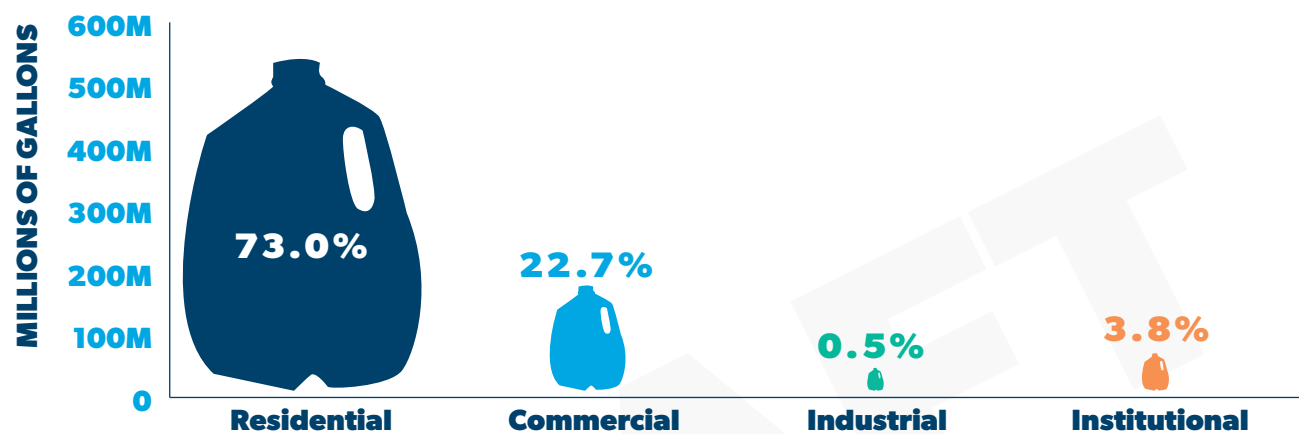
MAP 1 – SPECIAL SERVICE DISTRICT (SSD) & NEIGHBORING CULINARY SERVICE AREAS



Culinary (Drinking) Water

Heber City’s drinking water supply comes **exclusively from groundwater sources** (three wells and one spring) in the northeastern quadrant: Broadhead Spring & Well, Hospital Well, and Valley Hills Well Pump Facilities. Culinary water from these sources is distributed to residential, commercial, industrial, and institutional users, with 73% of the annual water use going to residential connections, 22.7% to commercial, 0.5% to industrial, and 3.8% to institutional.

FIGURE 2 – ANNUAL CULINARY WATER USE BY CATEGORY



Secondary (Irrigation) Water

Unlike the City’s culinary water, all secondary water comes from **surface sources** and is delivered to users through pressurized irrigation lines and open ditches. Today, all new developments are required to connect to the pressurized irrigation system and are prohibited from using culinary water for outdoor irrigation. In compliance with state requirements, Heber has started a city-wide initiative to install new secondary water service boxes and meters at all properties connected to its pressurized system (see *page 14* for details about Heber’s secondary metering project).

Where does Heber’s water come from?

Irrigation Water

Surface Water
(pressurized lines & open ditches)

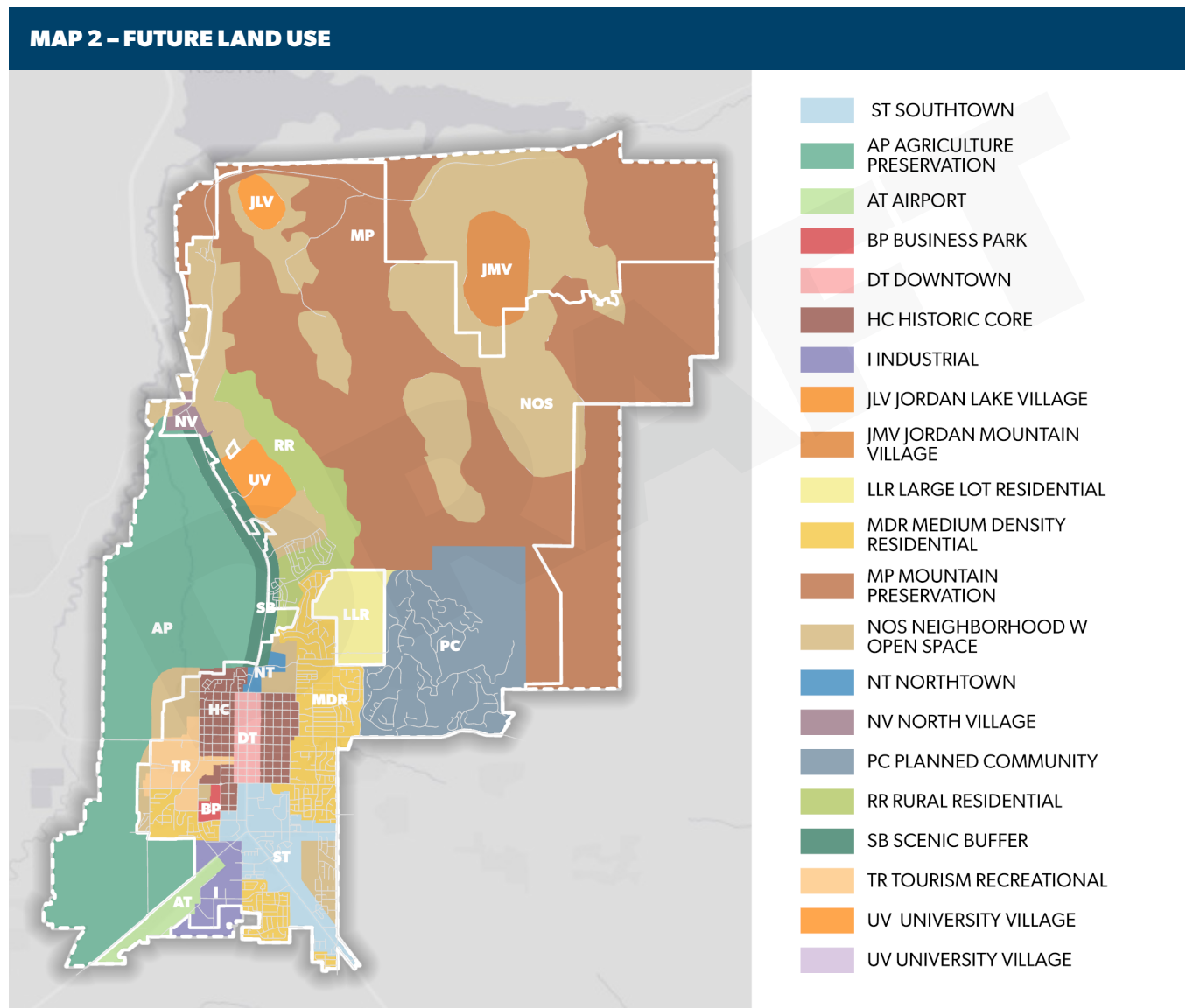


Drinking Water

Ground Water
(3 wells & 1 spring)

Water and Land Use

As Heber and the surrounding region continue to urbanize, it is critical to recognize that changes in land use also trigger changes in water use. Urban development, especially on previously non-irrigated lands, can have lasting impacts on water demand, watershed health, and long-term community resilience. Understanding how these land use decisions intersect with water supply, demand, and conservation is essential to ensuring a secure water future for everyone. The following section highlights key land and water use considerations for Heber City, integrating both current and recommended conservation policies and practices to support sustainable development.



Water Conserving Development Patterns

Heber City's rapid growth has brought a surge in multi-family housing, redevelopment, and large-scale subdivision applications. Recognizing variables such as lot size, development density, landscape composition, and irrigation efficiency all play a role in water-consumption rates, the City has adopted a variety of water-conserving development patterns and practices. Water conserving development patterns help to save water while also supporting the efficient use of existing infrastructure, protecting natural resources, promoting walkability, controlling flooding, and enhancing neighborhood vibrancy.

Cluster Development

Cluster development involves grouping structures on the most suitable portions of a site, allowing the remaining land to be dedicated to open space or to manage drainage, stormwater, and soil erosion. By utilizing tools like density bonuses, cities can encourage cluster development, creating attractive incentives for land and water-conserving patterns.

In Heber City, cluster development has been essential to its growth strategy. This approach promotes compact, rural, and mountain residential clusters, concentrating housing in smaller areas while preserving large swaths of land for open space. This strategy not only minimizes the need for extensive irrigation and infrastructure, but also safeguards land for agriculture, equestrian activities, and passive recreation. Allowing for a variety of densities reduces lawn sizes and water demands, further promoting water efficiency and lower indoor and outdoor water usage.

Infill Development

Infill development, especially where infrastructure already exists, plays a similar role to cluster development in preserving green spaces, reducing water demand, and improving water quality. Heber is actively promoting strategic infill to facilitate sustainable growth and enhance existing neighborhoods while maximizing land use efficiency. By advocating for redevelopment in downtown and central areas, the city is working to create mixed-use spaces that respect and maintain the historic character of these regions. Recent zoning updates and ordinance revisions aim to facilitate reinvestment and infill development, boosting housing options and supporting local businesses.

Density & Water Demand: a Heber City Analysis

The relationship between population density and water demand is complex, requiring a nuanced and balanced approach to land use planning. While small adjustments to development patterns can significantly impact water consumption, simply increasing density doesn't automatically equate to lower water use. Often the best approach is to make water-efficient development the most attractive and straightforward option for developers and property owners.

To better understand how different development patterns affect water use, five different areas were sampled: a townhome development, an apartment complex, a mixed use development, and two different single family homes. This analysis, which considered both indoor and outdoor water needs, revealed important trade-offs. Water demand was estimated based on an assumed indoor use of 0.43 acre-feet per unit and outdoor irrigation needs of 3 acre-feet per landscaped acre.

Findings:

- **The Critical Role of Outdoor Water Use:** Outdoor irrigation is the single largest and most discretionary component of residential water use, particularly in arid and semi-arid regions like Utah, where it often accounts for 50-70% of total use in single-family homes. The reduction of outdoor irrigated areas is consistently identified as one of the most effective, cost-efficient strategies for reducing municipal water demand.
- **Higher Density, Lower Overall Water Demand per Unit:** Higher-density housing—like townhomes, apartments, or small-lot homes—typically uses less water per unit than large-lot single-family homes. This is mainly due to smaller or shared yards, which reduce outdoor irrigation. Since outdoor use can make up 40–70% of total residential water use, less yard space means lower overall water demand per unit.
- **Increased Total Water Demand Per Acre with Higher Density:** While individual units may be more efficient, a greater number of units in a higher-density development can lead to an increase in total water demand per acre.
- **Moderate Densities: Design Choices Dictate Outcomes:** For developments with moderate densities, design choices are paramount. Features such as lot size, landscape design, and irrigation systems can significantly impact overall water efficiency. This underscores why many water-smart planning frameworks emphasize not just density but also detailed site-level landscape design and efficient irrigation choices.
- **Developing Non-irrigated Land:** It is crucial to recognize that urban development, regardless of its density, introduces year-round water use (especially indoor) that did not exist previously. Studies demonstrate that converting natural, undeveloped, or non-irrigated lands into residential or commercial uses increases total water consumption, even when water-efficient fixtures or landscaping are implemented. This emphasizes the importance of infill development and redeveloping existing urban areas to minimize new water demands.

Indoor & Outdoor Conservation Practices

Appliance Upgrades & Leak Repairs

Newer appliances and plumbing fixtures are more efficient than older ones. Upgrading toilets, faucets, and shower heads to high-efficiency options has proven to be among the most cost-effective conservation measures. Apart from decreasing water usage per use, modern fixtures also minimize leaks. Heber City follows statewide plumbing standards, which require new plumbing installations to meet or exceed water-efficiency regulations.

Water-Efficient Landscaping Standards

As development and redevelopment shape the built environment, landscaping standards play a critical role in promoting water conservation, enhancing aesthetics, and ensuring compatibility with the community's character. Landscaping ordinances that set clear expectations for water-efficient design in new developments—and promote it in existing ones—is helping the City manage growth responsibly while reducing long-term water demand.

Heber City's water-efficient landscaping standards emphasize drought-tolerant plants, efficient irrigation, and strategic design elements that reduce the need for supplemental irrigation and limit the amount of lawn or turf. The currently adopted standards enable residents to access landscape rebate programs through the Central Utah Water Conservancy District (CUWCD) including turf replacement and drip irrigation conversion programs (see page 15).

Secondary Metering

Unmetered secondary irrigation connections have been shown to use about 50% more water than metered connections. In accordance with Utah Code 73-10-34, Heber City has launched a city-wide initiative to install new secondary water service boxes and meters at all properties connected to the pressurized secondary water system. These meters will provide essential data to enhance the efficient management and distribution of water resources, minimizing waste and ensuring a reliable water supply for the community. Accurate measurement of water usage will help identify water leaks and allow residents to make informed decisions about their own water use.

Residents will be able to access and monitor their water data through the EyeOnWater web portal or app. This service is designed to help Heber residents:

- **Detect potential leaks:** Receive alerts for unusual water usage.
- **Understand usage patterns:** Track water consumption to better manage usage.
- **Make informed decisions:** Use detailed data to control and potentially reduce water costs.

Heber's Water-Efficient Landscaping Standards



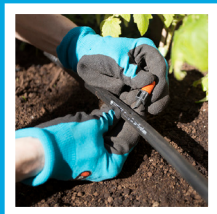
Turf ≠ Park Strips

Park strips and landscaped areas less than 8 feet wide must use drip or point-source irrigation with 100% xeric designs.



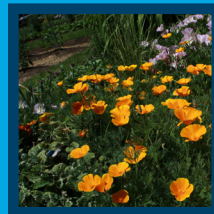
Practical Turf Areas

Turf and lawn areas are subject to limitations for all uses.



Drip Irrigation

Drip or point-source irrigation should be used whenever possible in all non-turf areas.



Plant Selection

The use of local, drought-resistant native plants is encouraged along with the preservation of healthy, drought-tolerant trees.



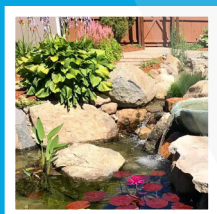
Living Plant Cover

All landscaped areas must meet living plant cover requirements appropriate for the site.



Water-Wise Design

Water-wise designs are required with xeriscaping permitted in all zones.



Water Feature Limitations

Decorative pools, ponds, and streams are discouraged and may not exceed 5% of the total lot area for any use.



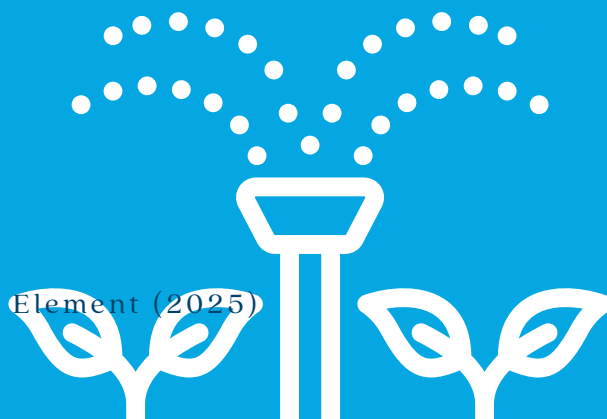
Smart Controls

All irrigation systems must be automated and equipped with a WaterSense-labeled smart controller that adjusts watering based on weather conditions, including automatic rain delay or shut-off features.



Stormwater Management

Landscapes should be designed to retain rainwater runoff from roofs, driveways, and parking lots on-site whenever feasible.



Financial & Educational Initiatives

Conservation Pricing

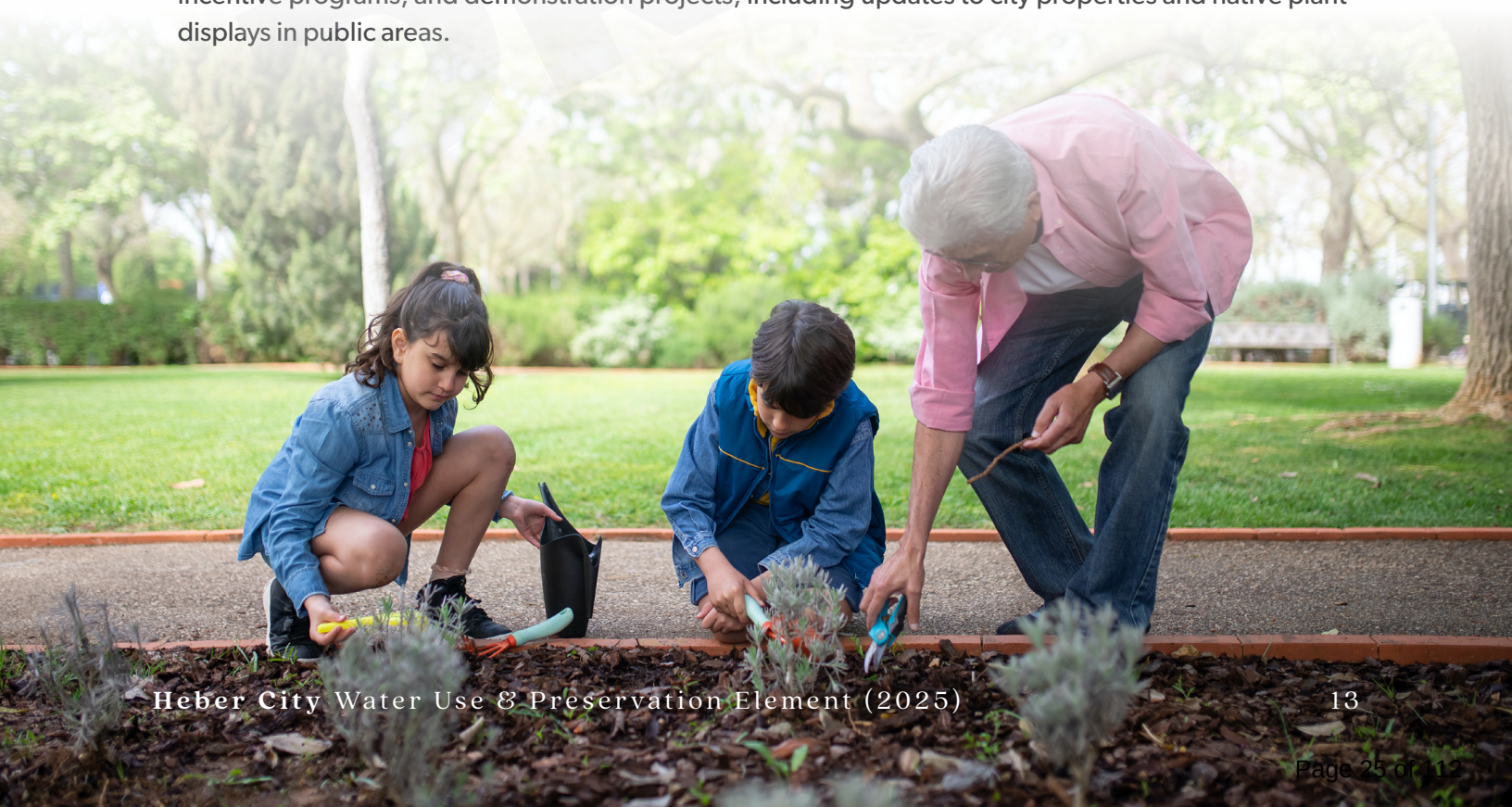
Water conservation pricing is a strategy that uses financial incentives to encourage reduced water use. Since people are more likely to conserve when costs reflect consumption, water suppliers are encouraged to adjust rate structures to promote efficiency. This approach helps ensure sustainable water use, especially when significant investments are needed for conservation efforts.

Heber City has been addressing conservation pricing by commissioning studies to evaluate the cost of providing water service and adjusting rates accordingly. These studies revealed that previous rates were not covering necessary operating and maintenance costs. In response, the Heber City Council has been updating the billing schedule to ensure financial sustainability while considering the needs of low and fixed income residents.

Water Conservation Education & Outreach

Heber recognizes that the support of community members and organizations is a critical component of any water conservation strategy. The following summarizes efforts and strategies that inform and empower residents:

- **Data Access:** Residents can access their personal water use data through the “Eye On Water” portal, helping them understand and better manage their consumption (see also pg. 14).
- **Public Awareness Campaigns:** The City works to boost awareness about water conservation and encourage voluntary conservation through outreach to schools, informational flyers, bill inserts, and presentations.
- **Landscaping Promotion:** Water-efficient landscaping is promoted through public education, incentive programs, and demonstration projects, including updates to city properties and native plant displays in public areas.



Other Considerations

Agriculture

Agriculture remains a key part of Heber City's identity despite the ongoing economic shift towards tourism, real estate, and construction. In response to shrinking agricultural lands, Heber has designated future Agricultural Preservation (AP) areas, emphasizing large, 20-acre lots with limited residential development.

THE NORTH FIELDS

The North Fields, home to generational farms and ranches, embody the historic essence of the Heber Valley. Designated as Grasslands of Special Environmental Significance, these lands play a crucial role in maintaining water flow and quality, preventing ecological decline. Their network of streams sustains the Provo River, which ultimately feeds the Great Salt Lake, making their preservation vital to the region's water resources, ecosystem, and long-term sustainability. As indicated in *Heber City Envision 2050*, residents have identified these fields as the top priority for open space preservation as they are the most prominent agricultural open space in the valley.

IRRIGATION DITCHES: BALANCING TRADITION WITH EFFICIENCY

To support the growing number of pioneer settlers, canals and ditches were constructed throughout the Wasatch Region, making agriculture possible despite the dry climate. These open ditches became iconic features of Heber City, valued for their history and rural charm. However, while iconic, these open irrigation ditches and flood irrigation can lead to significant water loss through infiltration and evaporation. As Heber transitions to a pressurized irrigation system and replaces these ditches, it creates an opportunity to be more water-wise while strategically preserving the City's rural character.

Institutional Spaces

Heber's institutional spaces, including water used by schools, parks, and government buildings, account for 3.8% of annual water use. While relatively minimal, institutional water uses still play a critical role in City water conservation efforts. Much institutional water use occurs outdoors in areas like parks, school ball fields, and government properties—areas which can serve as inspiring examples for the wider community.

CITY PARKS AND OPEN SPACE

Heber City is committed to promoting water conservation and similar sustainable practices to ensure the long-term resilience of its parks and recreation system. This commitment extends to the implementation of water-wise and native demonstration plantings at parks and other City-owned properties. The City's open space implementation plan emphasizes utilizing industry best practices to select regionally appropriate, water-wise, and low-maintenance plants where suitable, aiming to significantly reduce both maintenance and water demands across its managed lands. Heber has implemented a sophisticated irrigation control system that allows flexibility for conserving water at City parks using technology including pressure regulators, check valves, smart controllers, and master valves that automatically shut the system down if a leak is detected.

Special Service Districts

As previously discussed, Heber's recent annexations coupled with rapid growth have introduced water planning and management complexities with newly incorporated areas dependent on Special Service Districts (SSDs) for drinking and irrigation water. To better understand how the implementation of the Water Use and Preservation Element may impact SSD water supply and distribution planning, input was gathered from Jordanelle Special Service District (JSSD). The following key insights were provided.

JSSD aligns with Heber's policy of limiting individual lots to 1,000 square feet of irrigated landscaping, while accommodating some flexibility for actual water needs. The SSD's water dedication policy has also been adjusted to allow appropriate reductions to the standard outdoor water dedication requirements, varying required water rights by development type. JSSD has taken steps to strengthen water system resilience by maintaining backup supplies and constructing infrastructure in accordance with actual use. The SSD utilizes a tiered water rate system to encourage conservation, while water shortage management plans—already in place for Twin Creeks and in development for other areas—support long-term sustainability amid the region's continued growth.

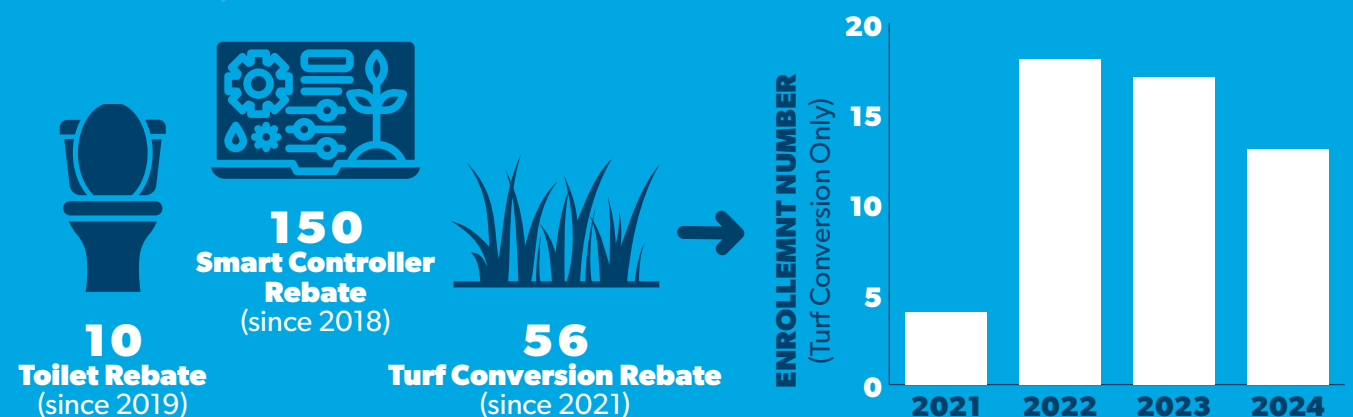
SUMMARY OF JSSD WATER-CONSERVING POLICIES & PRACTICES:

- Jordanelle Special Service District (JSSD) has adopted a water-wise policy which is made available to customers.
- In terms of water "preservation", JSSD maintains a system redundancy with different supplies that overlap in the way they build their infrastructure.
- JSSD has adopted universal, progressive tiered water rights to recover the cost of service, with a side effect of curbing water use.
- JSSD has a water shortage management plan for the Twin Creeks and is working on plans for the other areas.
- JSSD constructs infrastructure in accordance with actual use.

Moving the Needle Further: Ideas to Explore

- **Minimize Barriers:** Ensure water-efficient landscaping standards do not become a barrier to residents who want to update their existing landscape.
- **Expand Data Access:** Continue expanding access to water usage data for residents through programs like EyeOnWater, including targeted outreach via tools like Yoppify.
- **Enhance: Program Participation*:** Further promote participation in rebate and education programs such as Localscapes and Utah Water Savers.
- **Water Conservation Pricing:** Adjust water rates to strengthen conservation incentives while considering affordability for low-income residents.
- **Incentivize Water-Wise Development:** Explore policies similar to Twin Creeks' approach, allowing reduced water dedication for multi-family and common areas with water-wise landscaping.
- **Engage Ag:** Encourage active participation of agricultural water users in local watershed councils.
- **Lead by Example:** Convert underused landscape areas in City parks and facilities to water-wise plantings, and continue showcasing native and low-water-use landscapes as community models
- **SSD Coordination:** Maintain regular coordination between Heber City and Special Service Districts to ensure aligned policies and shared data.
- **Post-Occupancy Outreach:** Consider expanding post-occupancy outreach to support residents in long-term conservation after landscape installation.

*Which Utah Water Savers programs are residents most interested in?



Program participation numbers based on available data.

This graph shows enrollment in the Turf Conversion Program by year.

Forecasting the Future

Tracking water use is essential for planning. Water professionals typically use gallons per capita per day (gpcd), calculated by dividing total annual water use by the population, to represent water use for an area. It should be noted that while gpcd is a common metric, it can be calculated in different ways, making meaningful comparisons between cities difficult. Water demand can also be projected in terms of Equivalent Residential Units (ERUs). An ERU* represents the demand that a typical single family residential unit places on the water system. Water supply and use numbers can be reported in Acre Feet Per Year (ACFT), enough water to cover an acre of land in one-foot of water, or in gallons per day (GPD).

*Note that the Special Service Districts have varying definitions of Equivalent Residential Units (ERUs) for sewer and water, with differing water right requirements between districts and potential discrepancies between district and City water right and ERU definitions.

Water Budget

A water budget compares the water a community will need in the future with the amount it can reliably provide, helping ensure sufficient supply as the City grows (Table 1). Based on projected increases in residential units and non-residential connections by 2045, Heber City is expected to have enough drinking water to meet average demand (excluding areas served by secondary water districts, SSDs). Currently, there isn't enough data to determine a reliable supply for secondary water use. The water budget may be updated to include outdoor demand as usage data becomes available through the secondary metering project.

USEFUL TERMS

- **ERUs:** Equivalent Residential Units represent water demand that a typical single family residential unit places on the water system.
- **ACFT:** The amount of water sufficient to cover one acre with one foot of water (equals approximately 326,000 gallons).
- **MGD:** Million gallons per day
- **GPCD:** Gallons per capita per day

TABLE 1 – ESTIMATED WATER DEMAND COMPARED TO SOURCE CAPACITY (CULINARY)

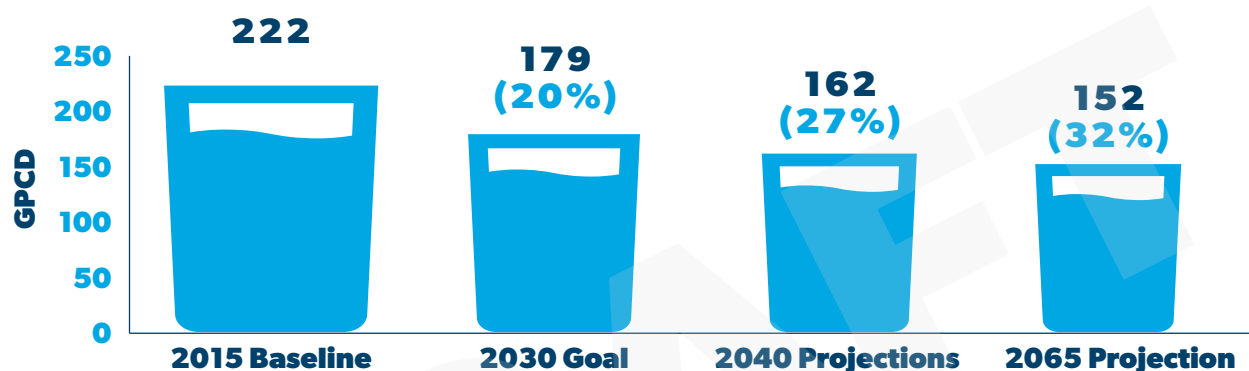
Category	Average Day Demand (MGD)	Peak Day Demand (MGD)	Notes
Source Capacity	8.136	N/A	Source capacity of wells and spring
Current Demand (2025)	2.95	5.9	Current culinary water usage for Heber City
Projected Demand (2045)	4.13	8.26	Future culinary water usage based on projected growth in ERUs.

Note: R309-550 also requires additional source capacity for outdoor watering, which may not be fully accounted for in the numbers above. Fully accounting for outdoor water use could result in existing sources reaching capacity sooner than projected. As Heber City collects more outdoor water usage data through new meters, these numbers can be refined in future updates.

Back to the Region

In 2019, the Utah Division of Water Resources released the Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report, outlining regional targets and best practices for residential, commercial, institutional, and industrial water use. While not a detailed conservation plan for every region, the report serves as a framework for future infrastructure, policies, and programs that align with Utah's semiarid climate and growing water demands. Previous sections describe recommended strategies from the report. Utah is divided into nine water conservation regions, with the Provo River Region—including Heber—targeting a 20% reduction in outdoor water use by 2030.

FIGURE 3 – PROVO RIVER REGION WATER CONSERVATION GOALS



Regional Resilience = Watershed Health

A healthy watershed is vital to quality of life, public health, water quality, and economic sustainability. Resilient watershed planning minimizes development impacts through strategies like mapping sensitive areas, managing stormwater, setting stream buffer standards, and collaborating regionally. These efforts protect natural and built environments and enhance outdoor recreation. As one of five watersheds draining into the Great Salt Lake, the Utah Lake Watershed plays a key role in sustaining the lake's ecosystem, air quality, and economy, now at risk due to falling water levels. The following are two small ways that Heber contributes to a healthy watershed:

- 1. Water Shortage Plan:** *The Heber Water Shortage Plan (2023) outlines water use priorities for demand reduction during water shortages, offering a clear hierarchy even outside of drought conditions.*
- 2. Sensitive Lands Ordinance:** *Heber's sensitive lands ordinance identifies and manages environmentally sensitive areas to reduce impacts and protect natural systems.*

Regional Collaboration

The network of flowing water, both above and below the earth's surface, extends beyond geographic and political lines. As a result, management and use of water supplies requires coordination between local, state, and federal entities. By working together, these collective efforts can identify shared interests, expand resources, and contribute to the overall success of the region in preserving water. Building and maintaining lasting relationships with the following entities is recommended:

- Department of Agriculture and Food
- Utah Division of Water Resources
- Utah Lake Basin Watershed Council (Josh Zimmerman)
- The Great Salt Lake Watershed Council will be comprised of the five watersheds that drain into Great Salt Lake.
- Local Irrigation Companies
- Neighboring Communities
- Utah County
- Central Utah Water Conservancy District: The Central Utah Water Conservancy District (CUWCD) plays a large role in helping to coordinate and manage a large percentage of the irrigation companies within the Heber Valley. As such, Heber City staff work closely with CUWCD staff to monitor water conditions each year (WCP).

In Conclusion

The *Heber City Water Use and Preservation Element (2025)* lays a foundation for a sustainable water future. By integrating land use planning with responsible water stewardship, Heber City is actively addressing the challenges of rapid growth and climate change. Through strategies such as water-conserving development patterns, enhanced irrigation efficiency, and financial and educational initiatives, combined with collaborative efforts with Special Service Districts, Heber is poised to build a resilient water system. This comprehensive approach, supported by ongoing data analysis and regional conservation goals, will help ensure that Heber City's vital water resources are protected for generations to come.



The success of any water conservation program in achieving long term water conservation goals, as may be required under a water shortage, is dependent on the ability to convey to the community the water supply situation, the expected response actions, and clear and measurable goals.

— Heber Water shortage Plan

Goals & Strategies

Goal 1: Regularly review and evaluate current water use and preservation strategies to meet Heber’s long-term needs and goals (*Table 2*).

- **Implementation 1.1:** Establish a process to regularly review and update current strategies to ensure they remain relevant, effective, and aligned with Heber’s vision.
- **Implementation 1.2:** Consider establishing a Water Conservation Committee to oversee and coordinate water use and preservation strategies, provide technical guidance, and support regular review and updates.

Goal 2: Explore opportunities to promote water conservation and efficiency through City programs, policies, and coordinated planning that aligns water supply, demand, and reuse priorities.

- **Implementation 2.1:** Consider establishing a technical assistance program that helps residents and property owners detect leaks, conduct water audits, or identify practical ways to use water more efficiently, including understanding their meter data and using City resources such as the EyeOnWater app. Expand outreach through tools like Yoppify and include post-occupancy support to help residents maintain conservation practices over the long term.
- **Implementation 2.2:** Consider adopting a more stringent water rate structure, as needed and in conjunction with meter installation, to encourage residents and businesses to use water more efficiently and reduce unnecessary waste, while considering affordability for low-income households.
- **Implementation 2.3:** Coordinate water conservation, recharge, and reuse priorities across all related City plans, such as the General Plan, Water Conservation Plan, infrastructure, parks, and open space plans, to ensure a consistent and integrated approach to managing shared water resources. Include regular coordination with Special Service Districts to align policies and share data.
- **Implementation 2.4:** In future updates, connect water supply and demand analyses to projected land use patterns and consider updating zoning or land use policies to encourage development types that use less water, including incentives for multi-family and common areas with water-wise landscaping.
- **Implementation 2.5:** Consider updating existing design guidelines to align with the City’s landscaping ordinance, ensuring consistency between requirements (e.g., planter strip treatments, turf limitations, irrigation methods) and avoiding conflicts in language and standards. Ensure that landscaping standards do not become a barrier that prevents residents from updating their landscapes.

Goal 3: Support long-term water sustainability by exploring opportunities for water reuse and encouraging voluntary or incentivized retrofits of existing structures to reduce overall water use.

- **Implementation 3.1:** Explore opportunities to implement water reuse for secondary irrigation in future developments, such as treated graywater for landscaping in parks, schools, or residential areas.
- **Implementation 3.2:** Consider incentivizing water-efficient retrofits in existing buildings, such as low-flow fixtures and appliances.

TABLE 2 – INVENTORY OF CURRENT WATER USE & PRESERVATION STRATEGIES

Strategy Category	Description
Incentives & Programs	A. Continue to participate in and promote the State’s “Slow the Flow” and other water-wise programs.
Ordinances, Standards, & Policies	B. Continue to work with the County and surrounding communities to create permanent farm and mountain land protection through such mechanisms as conservation easements and partnerships.
	C. Continue to require all new development to connect to the pressurized secondary irrigation system and prohibit the use of culinary water for outdoor irrigation.
	D. Continue requiring that City development located within a Special Service District comply with established County Water Board processes.
	E. Continue to require all new development to provide individual meters for secondary water.
	F. Continue to follow the guidelines and enforcement strategies established in the <i>Heber Water Shortage Plan (2023)</i>
	G. Continue requiring all new development to convey water rights, of the type and quantity determined by the City Engineer, that can be used for the City’s culinary water supply and secondary irrigation system. Water rights must be transferred to the City or applicable Special Service District prior to subdivision plat recordation or approval of non-residential and multi-family residential building permits.
	H. Continue to minimize negative impacts as new development occurs through Heber’s sensitive lands ordinance.
	I. Continue promoting water conservation and similar practices to help ensure the Heber City Parks and Recreation System is sustainable and resilient, building on existing standards and incorporating future updates.
	J. Continue protecting and preserving the North Fields through land use policies and conservation tools that maintain open space and support water resources, ecosystem health, and long-term sustainability in line with community priorities, and continue requiring developers to pay a conservation fee for the North Fields
Outreach & Education	K. Continue to notify and educate the public about the <i>Heber Water Shortage Plan (2023)</i> and water shortage phases through periodic updates in City newsletters or other publications.
	L. Continue to enhance public awareness and understanding of water-related issues to encourage voluntary conservation through outreach to schools, fliers, bill stuffers, and presentations.
	M. Continue to promote water-efficient landscaping through public education, incentives, and demonstration projects, including the conversion of City-owned properties and the use of native plant displays at City facilities and parks.
Physical System	N. Continue the citywide initiative of installing new secondary water service boxes and meters at all properties connected to the pressurized system, and continue to develop a policy and plan to expand the secondary irrigation system and eliminate ditch/flood irrigation.
	O. Continue to replace and repair leaking water lines, out-dated meters, and update SCADA equipment and programming.
Water Conservation Pricing	P. Continue to evaluate and adjust water rates to align with ongoing O&M costs.



Planning Commission Staff Report

MEETING DATE: 10/28/2025
SUBJECT: Public Hearing for North Village Views 2nd MDA Amendment
(Planner Denna Woodbury)
RESPONSIBLE:
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

This item is a public hearing item to consider the proposed Subdivision Preliminary approval for North Village Views, located at 3390 N HWY 40.

The policy questions include the following:

- Should an MDA amendment be approved for North Village Views?

North Village Views is asking for modification to the North Village Views Master Development Agreement (MDA) to address some of the required zoning design elements (including those contained in the North Village Overlay Zone) for the proposed homes.

RECOMMENDATION

Staff recommends the Planning Commission hold the public hearing and provide a positive recommendation of approval for the proposed amendment to the MDA.

BACKGROUND

North Village Views was annexed into Heber City in 2022. On November 12, 2022, the City Council approved a Master Development Agreement with North Village Views. The applicant has moved forward with the project and has some challenges in meeting NVOZ due to the topography,

DISCUSSION

The North Village Overlay Zone Ordinance is the code for the North Village Views Development and works with the MDA to guide the development of this master plan. The MDA is utilized to address situations that are unique to the property development. North Village Views has some challenging topography which makes it difficult to implement the NVOZ, and for this reason the request has been made to amend

North Village Views is a master plan development with an existing MDA. They have been approved for 338 units on 35 acres. The applicant would like to amend the Master Development Agreement to

request variances from the North Village Overlay Zone (NVOZ) in order to develop their project in accordance with their site plan. The Variances requested are the following:

- a. Block length and perimeter vary from Section 18.21.040 of the Zone provisions such that distances are adjusted in accordance with the Site Plan;
- b. Alley loaded garages varying from Section 18.21.030 of the Zone provisions such that townhomes constructed on the property will not be required to be alley loaded but may instead be front loaded.
- c. Townhome requirements vary from Section 18.21.030 of the Zone provisions such that the front-line property coverage, front build to zone, building variations, transparency per story, number of buildings per unit may all be adjusted as reasonably necessary to meet the design set forth in the Site Plan;
- d. The lengths, distances and necessary infrastructure to cross the drainage ditch area are hereby approved in accordance with the Site Plan.

Their requests are similar to other hillside developments within the NVOZ district.

FISCAL IMPACT

None

CONCLUSION

The North Village Views Master Plan has challenging topography and makes it difficult to meet some of the required zoning design elements (including those contained in the North Village Overlay Zone) for the proposed homes. The changes that are being proposed to the MDA address the unique topography challenges and provide design elements to meet the intent of the required zoning design elements.

Staff recommends that City Council follows the Planning Commission's recommendation and amend the Master Development Agreement for North Village Views, subject to the following findings and conditions:

Findings

1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.
3. The proposed Site Plan shall comply with City ordinances, Federal, State Law, as applicable to the site where the conditional use is located.

.

Conditions:

- 1 All requirements of the City Engineer shall be met.

NV Views 2nd MDA Amendment

Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed with

future submittals: (Please note that the following list is not to be considered all-inclusive and additional concerns may arise as design plans are submitted for review.)

1. All suggested modifications to the draft MDA provided by the City on the first submittal remain applicable and should be incorporated into any finalized MDA.
2. The sensitive Lands section of chapter 18 prohibits residential and commercial structures in areas with natural slopes greater than 30%. Roads, driveways, and trails are permitted to be built across natural slopes greater than 30% with approved geotechnical reports and engineering design addressing slope stability, retaining walls, and erosion prevention.
3. Applicant needs to incorporate the City's Master Plan for trails. Trail design needs to be included in design plans.
4. The road alignment may need to be changed. UDOT is currently working on a design for HWY40 and bypass alternate routes in this area. Applicant will need to coordinate with UDOT for access permit and required improvements.
5. Ensure emergency vehicle access is available through phased construction.
6. Storm water design manual needs to be followed which includes a hydrodynamic separator or other allowed system for pretreatment prior to infiltration.
7. The specific location on the channel where the buffer zone code exemption is requested needs to be identified. i.e. the exemption will not be granted along the entire length of the channel.

2. All other Code Requirements shall be met.

3. All conditions from reviewing departments and agencies be met.

Fire

Multi Family Stacked Units will need a secondary access

Single Family Dwelling Units over 30 need secondary access.

Please show connectivity to adjoining properties for secondary access.

Hydrant location and quantity (for Multi Family/Commercial) to be determined at next submissions

Development is in the designated Wild Land Urban Interface Area

4. Any other conditions or changes as articulated by the Planning Commission.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve North Village Views 2nd MDA Amendment** as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Continuance

I move to **continue North Village Views 2nd MDA Amendment** to another meeting on **[DATE]**, with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL

I move to **deny North Village Views 2nd MDA Amendment** with the following findings.

POTENTIAL MOTIONS

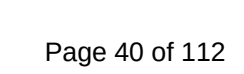
ACCOUNTABILITY

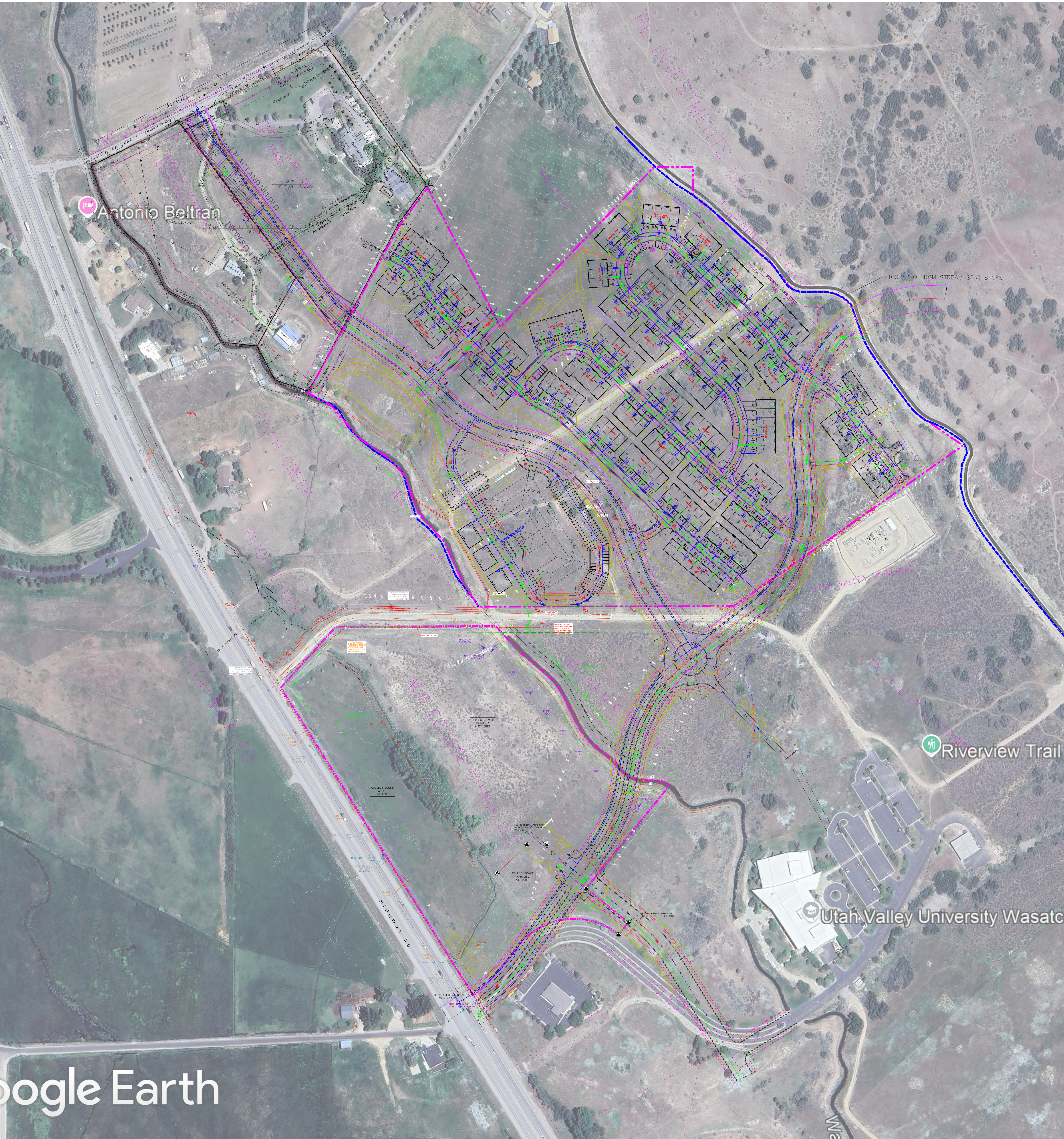
Department: Planning

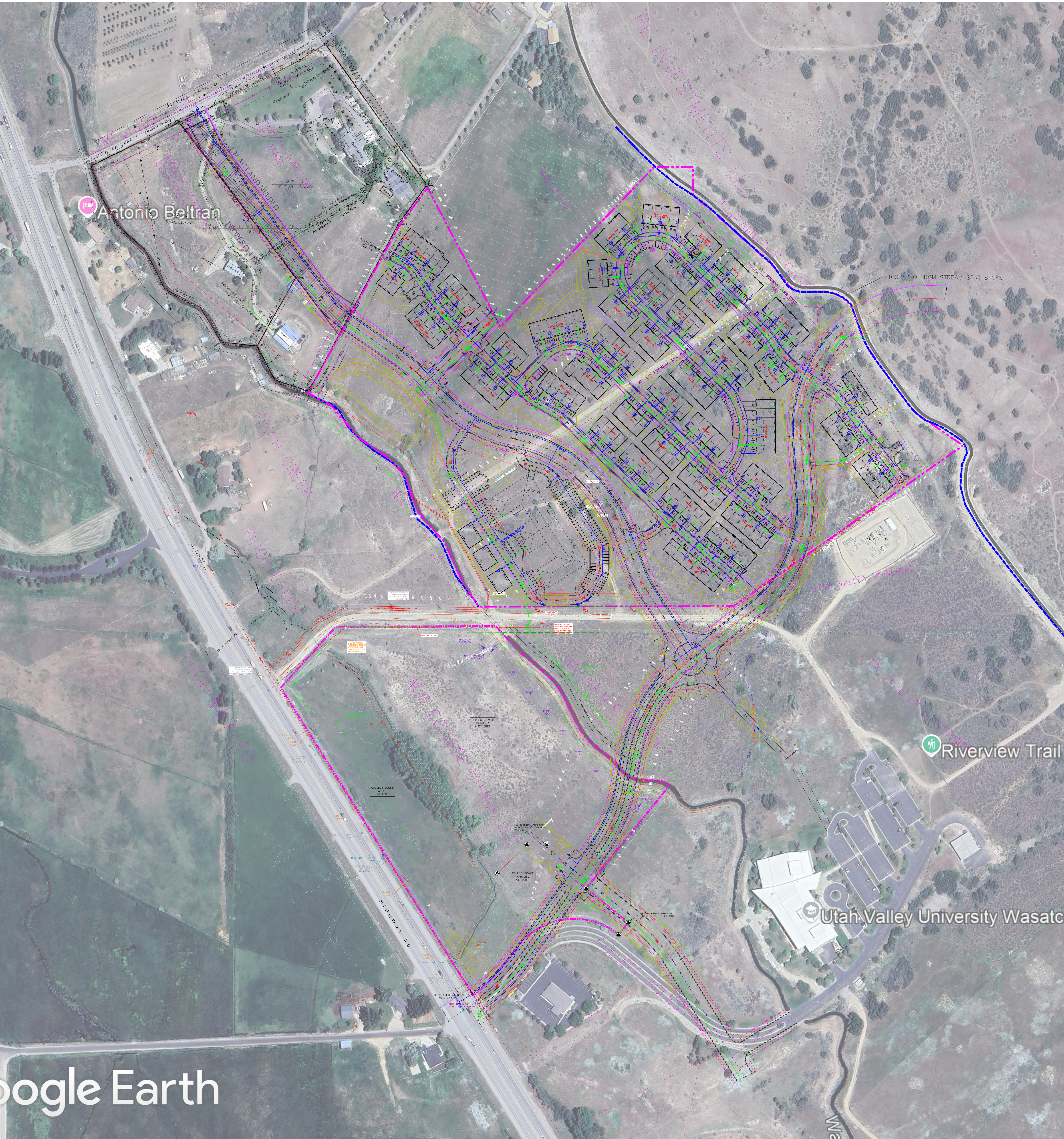
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. NVV concept 9-18-25a (1)
2. NVV concept 9-18-25a
3. NVV concept 9-18-25b (1)
4. NVV concept 9-18-25b
5. Second Amendment to Master Development Agreement - NVP (1) (1)







WHEN RECORDED, RETURN TO:

Heber City

Attention: City Recorder

75 North Main Street

Heber City, Utah 84032

Tax Parcel Nos.: 00-0021-2042, 00-0021-2609, 00-0021-2266, 00-0021-2267, 00-0007-8530

(Space above for Recorder's use only.)

**SECOND ADMINISTRATIVE AMENDMENT
TO
DEVELOPMENT AGREEMENT
FOR THE
NORTH VILLAGE VIEWS**

THIS SECOND ADMINISTRATIVE AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE NORTH VILLAGE VIEWS (this "**Second Amendment**") is entered into this ____ day of March, 2025, by and between HEBER CITY, a political subdivision of the State of Utah (the "**City**"), and NORTH VILLAGE PROPERTIES, LLC, a Utah limited liability company ("**Developer**"). Each of Developer and the City are hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**"

RECITALS:

A. This Second Amendment amends that certain Master Development Agreement for the North Village (the "**MDA**"), which MDA was approved by the City Council through ordinance 2022-27 and executed December 6, 2022 (as such MDA was amended by that certain First Administrative Amendment to the MDA for the North Village Views, which was recorded in the official records of the Wasatch County Recorder on January 18, 2024 as Entry No. 540891 in Book 1463 at Page 1839-1846 (together, the "**Agreement**")). Capitalized terms not otherwise defined in this Amendment shall have the meaning ascribed to them in the Original Agreement.

B. The Agreement encumbers property which is described in Exhibit A, attached hereto and incorporated herein.

C. Following discussions with the City, the Developer has submitted a formal request for an amendment to the Agreement to incorporate changes to the Agreement agreed by Developer and City.

D. The Parties agree that the Second Amendment is necessary to effectively and efficiently develop the Property in accordance with the intent of the Parties under the Agreement, including the approved Site Plan (and any amendments thereto) set forth in the Agreement.

E. On _____, 2025, Developer appeared before the City Council to request the proposed Amendment be processed as an Administrative Amendment. By motion of approval, the City Council accepted the Amendment as an Administrative Amendment, authorizing the City Manager as Administrator of the Agreement to approve the Amendments in accordance with Section 16 of the MDA.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants made herein and in the Original Agreement, the receipt and sufficiency of which are hereby acknowledged, the parties to this Amendment agree as follows:

1. **Effect of this Second Amendment.** Other than as specifically amended herein by this Second Amendment, the Agreement shall remain in full force and effect.

2. **Recording.** This Second Amendment shall be recorded with the Wasatch County Recorder's Office.

3. **Variances from City's Vested Laws.** Notwithstanding anything set forth in the Agreement to the contrary, the Agreement is hereby amended as necessary and sufficient, including but not limited to the City hereby agreeing to necessary variances from the City's Vested Laws (including the Zone), to allow Developer to develop the Property generally in accordance with the revised Site Plan ("**Site Plan**"), attached hereto and incorporated into the Agreement, including but not limited to the following:

- a. Such necessary variances from Section 18.21.040 of the Zone provisions such that block lengths and block perimeter distances are adjusted in accordance with the Site Plan;
- b. Such necessary variances from Section 18.21.030 of the Zone provisions such that townhomes constructed on the property will not be required to be alley loaded, but may instead be front loaded;
- c. Such necessary variances from Section 18.21.030 of the Zone provisions such that the front-line property coverage, front build to zone, building variations, transparency per story, number of buildings per unit may all be adjusted as reasonably necessary to meet the design set forth in the Site Plan;
- d. The lengths, distances and necessary infrastructure to cross the drainage ditch area are hereby approved in accordance with the Site Plan.
- e. All other requirements in accordance with the City's Vested Laws and the Zone shall remain in effect except to the extent agreed by the parties, acting in good faith.

4. **Variances to the Property Description.** Provided that the Developer provides written notice and an opportunity for the City to review such changes, the Parties hereby agree that Developer shall be entitled to make reasonable adjustments to the Property legal description and boundaries by effecting such land swaps with adjacent developers and property owners as are reasonably necessary to give effect to the Site Plan, without impacting the remainder of the Agreement, including this Second Amendment.

5. **Conflicts.** In the event of any conflict between the terms and conditions set forth in this Amendment and those set forth in the Original Agreement, the terms and conditions of this Amendment shall control.

6. **Ratification.** Except as expressly set forth in this Second Amendment, the Agreement is ratified and confirmed as written.

[Signatures appear on the following pages]

CITY:

Heber City, a political subdivision of the State of Utah

Heidi Franco, Mayor

Approved as to form and legality:

Attest:

City Attorney

City Recorder

By:_____

By:_____

CITY ACKNOWLEDGMENT

STATE OF UTAH

)

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CITY OF HEBER

)

On the ____ day of _____, 2025, personally appeared before me Heidi Franco, who being by me duly sworn, did say that she is the Mayor of City of Heber, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body.

NOTARY PUBLIC

Exhibit A
to
Second Administrative Amendment
to
Development Agreement for the North Village Views

(Description of Property)

Exhibit A

Development Agreement for North Village Views Residential Development

Legal Description

PARCELS 21-2609 & 07-853, ENTRY #442251:

Beginning at a point on the centerline of the Timpanogos Canal said point being North 00°28'54" West 270.81 feet and WEST 115.94 from the Northeast Corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running;

Thence South 51°57'07" East 113.12 feet along the centerline of said Timpanogos Canal; Thence South 55°05'22" East 52.87 feet along the centerline of said Timpanogos Canal; Thence South 52°41'32" East 44.68 feet along the centerline of said Timpanogos Canal; Thence South 47°56'47" East 261.47 feet along the centerline of said Timpanogos Canal; Thence South 39°35'56" East 102.04 feet along the centerline of said Timpanogos Canal; Thence South 75°00'38" East 26.17 feet along the centerline of said Timpanogos Canal; Thence

North 89°46'54" East 71.96 feet along the centerline of said Timpanogos Canal; Thence southeasterly 120.62 feet along the arc of a 98.00 foot radius curve to the right, the chord bears South 54°57'25" East 113.15 feet along the centerline of said Timpanogos Canal; Thence South 19°41'44" East 102.74 feet along the centerline of said Timpanogos Canal; Thence South 34°55'51" East 147.43 feet along the centerline of said Timpanogos Canal; Thence South 37°00'16" East 100.58 feet along the centerline of said Timpanogos Canal; Thence

South 48°04'46" East 20.70 feet along the centerline of said Timpanogos Canal; Thence South 55°31'15" East 116.23 feet along the centerline of said Timpanogos Canal; Thence South 74°48'25" West 17.48 feet; Thence westerly 193.02 feet along the arc of a 347.00 foot radius curve to the right, chord bears North 89°15'29" West 190.54 feet; Thence North 73°19'22" West 74.75 feet; Thence northwesterly 113.35 feet along the arc of a 353.00 foot radius curve to the left, chord bears North 82°31'19" West 112.87 feet; Thence

South 88°16'44" West 182.17 feet; Thence northwesterly 67.72 feet along the arc of a 347.00 foot radius curve to the right, chord bears North 86°07'48" West 67.61 feet; Thence North 10°34'50" East 167.93 feet; Thence

North 79°25'10" West 110.01 feet; Thence northwesterly 15.55 feet along the arc of a 10.00 foot radius curve to the right, chord bears North 34°53'04" West 14.03 feet; Thence northeasterly 16.62 feet along the arc of a 60.00 foot radius curve to the left, chord bears North 01°42'58" East 16.57 feet; Thence northwesterly 102.91 feet along the arc of a 303.35 foot radius curve to the right, chord bears North 73°10'38" West 102.42 feet; Thence North 63°59'49" West 141.63 feet; Thence southwesterly 37.15 feet along the arc of a 20.00 foot radius curve to the right, chord bears South 62°46'58" West 32.04 feet; Thence

North 63°59'49" West 21.15 feet; Thence northwesterly 31.71 feet along the arc of 60.00 foot radius curve to the left, chord bears North 79°08'12" West 31.34 feet; Thence South 85°43'26" West 41.59 feet; Thence southwesterly 89.28 feet along the arc of a 150.00 foot radius curve to the right, chord bears South 08°57'08" West 87.97 feet; Thence South 26°00'11" West 54.74 feet; Thence North 63°59'49" West 88.89 feet; Thence northwesterly 190.66 feet along the arc of a 603.00 foot radius curve to the left, chord bears

North 73°03'19" West 189.87 feet; Thence North 73°03'19" West 189.87 feet; Thence North 82°06'48" West 75.29 feet; Thence North 06°27'11" East 77.53 feet; Thence northwesterly 86.47 feet along the arc of a 150.00 foot radius curve to the left, chord bears North 10°03'42" West 85.28 feet; Thence South 27°27'52" East 146.06 feet; Thence North 43°52'21" East 685.58 feet to the point of beginning.

PARCELS 21-2267 & 21-2266, ENTRY #432395:

Beginning at a point being South 00°30'30" East 1085.37 feet and South 89°53'52" West 669.21 feet from the Northeast Corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running thence, South 89°53'52" West, a distance of 466.35 feet; Thence, South 42°04'20" West, a distance of 263.-72 feet to a point on the northwest sideline of State Highway 40; Thence, North 31°21'37" West, along said sideline a distance of 402.47 feet; Thence, North 87°13'09" East, a distance of 520.38 feet; Thence, North 32°30'59" West, a distance of 298.91 feet; Thence, North 52°35'58" East, a distance of 139.08 feet; Thence, North 32°24'17" West, a distance of 96.36 feet; Thence, North 49°02'11" West, a distance of 30.17 feet; Thence South 68°24'22" West 515.30 feet to a point on the northwesterly sideline of said State Highway 40; Thence, North 24°49'56" West, along said sideline a distance of 150.48 feet; Thence, North 69°59'05" East, a distance of 399.34 feet; Thence, South 70°20'17" East, a distance of 104.96 feet to the centerline of Wasatch Canal; Thence, along the center line of said Wasatch Canal the following nine (9) courses; (1) South 62°37'14" East 78.81 feet; (2) South 39°53'29" East 132.39 feet; (3) South 55°57'44" East 111.02 feet; (4) South 43°39'59" East 56.24 feet; (5) South 35°00'02" East 23.20 feet; (6) South 20°24'36" East 117.27 feet; (7) South 41°35'39" East 119.93 feet; (8) South 24°37'46" East 140.91 feet; (9) South 33°44'06" East 85.31 feet to the point of beginning.

PARCEL 21-2042, ENTRY #428172:

Commencing at the Northeast Corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 00°30'30" East 1085.37 feet and South 89°53'55" West 23.55 feet to the point of beginning for this description: Thence South 89°53'55" West, a distance of 396.07 feet; Thence North 00°08'04" West, a distance of 1.82 feet; Thence South 89°53'55" West, a distance of 203.30 feet to a point on the east sideline of the existing 65.00 foot Wasatch Canal Right of Way; Thence running along said sideline for the following five courses: (1) Thence North 43°17'59" West, a distance of 36.37 feet; (2) Thence North 33°44'06" West, a distance of 72.49 feet; (3) Thence North 24°37'46" West, a distance of 143.17 feet; (4) Thence North 41°35'39" West a distance of 118.70 feet; (5) Thence North 20°24'36" West, a distance of 15.84 feet; Thence North 55°53'06" East, a distance of 196.76 feet; Thence Southeasterly along the arc of a curve to the left, having a radius of 500.00 feet, the center which bears North 73°22'35" East, a distance of 64.45 feet; Thence North 69°43'31" East, a distance of 140.58 feet; Thence northwesterly along the arc of a curve to the right, having a radius of 400.00 feet, the center which bears North 69°43'31" East, a distance of 255.08 feet; Thence southeasterly along the arc of a curve to the right, having a radius of 470.00 feet, the center bears South 18°25'33" West, a distance of 62.16 feet; Thence South 63°59'49" East, a distance of 96.94 feet; Thence southeasterly along the arc of a curve to the left, having a radius of 300.00 feet, the center of which bears South 77°17'51" East, a distance of 154.23 feet; Thence southeasterly along the arc of a curve to the left, having a radius of 300.00 feet, the center which bears North 73°01'46" East, a distance of 109.50 feet; Thence South 37°40'01" East, a distance of 361.29 feet; Thence southeasterly along the arc of a tangent curve to the left, having a radius of 250.00 feet, the center which bears North 52°20'00" East, a distance of 105.15 feet to the point of beginning.

EXHIBIT A

A parcel of land lying and situate in the Southeast Quarter of Section 18, and the Northeast Quarter of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian. Comprising 1.21 acres of Lot 1, North Horizon Subdivision, as recorded in Book 511, at Page 306 of the Wasatch County Records.

Basis of Bearing for subject parcel being

North 87°06'33" West 2619.46 feet, measured, between the 2005, 3" Wasatch County Brass Cap monumenting the Southeast Corner of said Section 18 and the 1976, 3" Wasatch County Aluminum cap monumenting the South Quarter of said Section 18; Subject parcel being more particularly described as follows:

Commencing at the 1976, three inch brass cap monument monumenting the Southeast Corner of said Section 18, thence North 87°06'33" West 1580.22 feet coincident with the monument line of the south line of the Southeast Quarter of said Section 18; Thence North 02°53'27" East 305.38 feet to a point on the southeasterly right of way line of Moulton Lane and the True Point of Beginning; Thence North 63°50'34" East (North 63°43'50" East, plat) 80.84 feet coincident with said right of way line; Thence departing said right of way South 26°25'22" East 54.19 feet to a point of curvature; Thence southeasterly 43.25 feet along the arc of a 242.00 foot radius curve to the left (center bears North 63°34'38" East) through a central angle of 10°14'24" to a point of tangency; Thence South 36°39'46" East 518.08 feet along a line running parallel to and 66.00 feet easterly of the westerly boundary of said Lot 1 to a point of curvature; Thence easterly 123.36 feet easterly along the arc of a 242.00 foot radius curve to the left (center bears North 53°20'14" East) through a central angle of 29°12'27" to a point on the southerly boundary of said subdivision; Thence South 28°36'44" West (South 28°36'44" West, plat) 106.54 feet coincident with said subdivision boundary; Thence North 36°39'49" West (North 36°46'30" West, plat) 791.82 feet coincident with the westerly line of said Lot 1 and the prolongation thereof to the point of beginning.



Commencing at the Northeast Corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian, thence South $00^{\circ}30'30''$ East 1085.41 feet coincident with the east line of said quarter section to the True point of beginning;

Thence North $89^{\circ}53'52''$ East 116.19 feet;

Thence South $00^{\circ}06'08''$ East 125.00 feet;

Thence South $89^{\circ}53'52''$ West 1216.77 feet;

Thence South $42^{\circ}04'13''$ West 226.85 feet to the east right of way of US Highway 40;

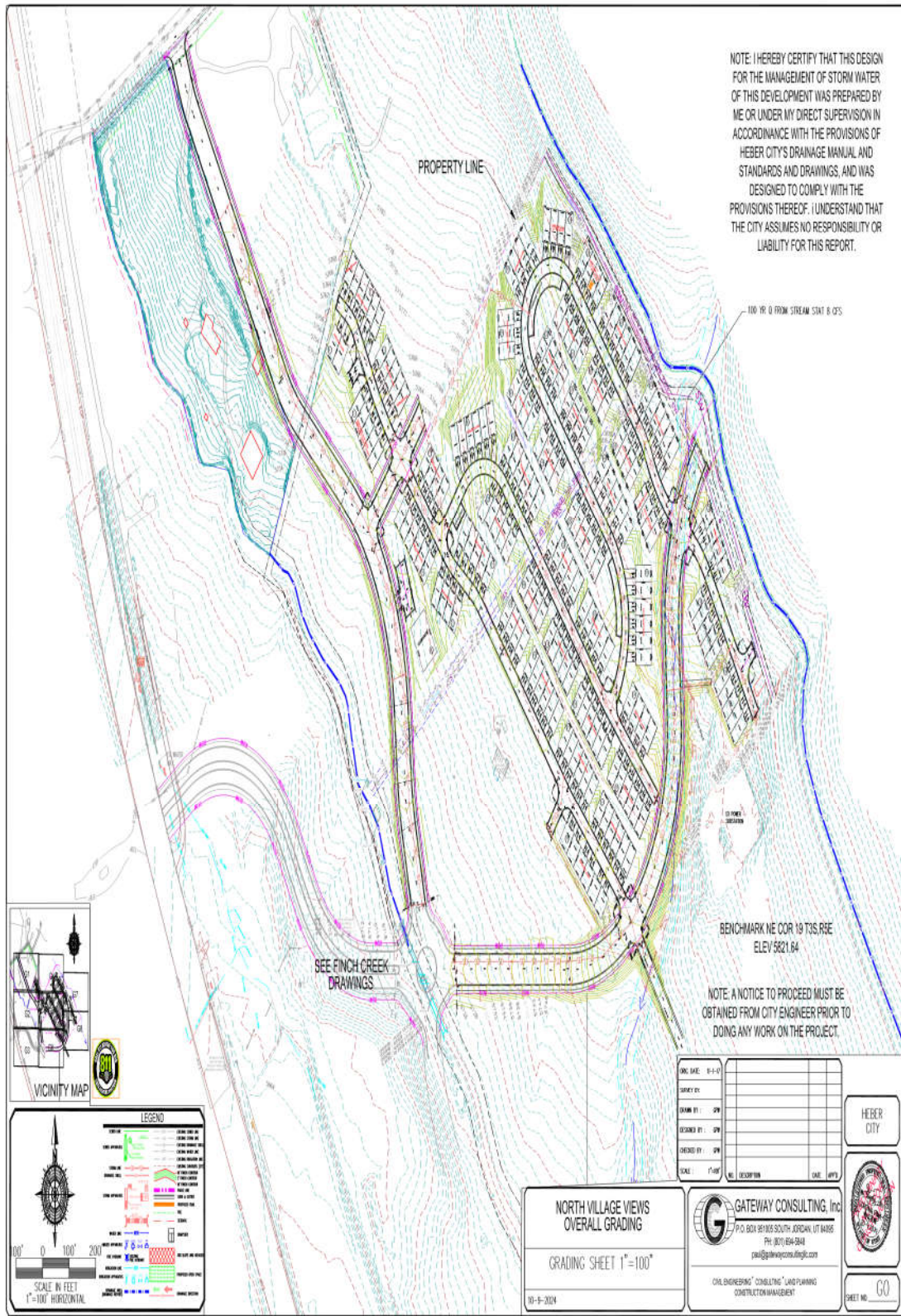
Thence North $32^{\circ}01'03''$ West 114.23 feet coincident with said right of way;

Thence North $42^{\circ}04'13''$ East 264.68 feet;

Thence North $89^{\circ}53'52''$ East 1135.57 feet to the point of beginning.

Exhibit B
to
Second Administrative Amendment
to
Development Agreement for the North Village Views

Revised Site Plan





Planning Commission Staff Report

MEETING DATE: 10/28/2025
SUBJECT: Public Hearing for Springs at Coyote Ridge Phase 5 Development Agreement (Planner Jamie Baron)
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

Thrive Development is seeking a development agreement to make the Marelko property part of the Springs at Coyote Ridge Development. The proposal would include town homes and 2 commercial lots for office space.

RECOMMENDATION

Staff is recommending the Planning Commission hold a public hearing, take public comment, and forward a positive recommendation to the City Council.

BACKGROUND

The Springs at Coyote Ridge was annexed into the City with the VXC Annexation (2019), which included Ivory Homes' Coyote Ridge, Thrive's Springs at Coyote Ridge, the Keele property, and Marelko property. Since the annexation, both the Coyote Ridge and Springs at Coyote Ridge developments have completed the majority of their projects. Additionally, the Keel property was purchased by the Watt's group and developed under the R-3 Zone to build medical buildings (conditional use in R-3). The Marelko property is now seeking to sell. Thrive has the property under contract.

commercial.

Barn Parcel

Thrive owns the parcel to the south of the Marelko property and has entitlements to build a barn/private office. If the Marelko property is acquired, the barn property would be incorporated into the new phase and the barn, as previously proposed and approved, would not be developed. The purpose of the barn was for the personal use of the owner of Thrive Development.

Envision Heber 2050 General Plan

The General Plan identifies this area as Neighborhoods with Open Space (NOS).

District Type	Uses	Density Range / Scale (gross acreage)	Key Characteristics
New Neighborhoods with Open Space (NOS)	Primary: SFDs Secondary: townhomes, small lot and attached housing	3 to 20 units per acre Overall property base densities, established by the North Village Overlay Zone may be transferred to adjacent Villages to create open space.	Small lot clusters, townhomes and open space achieved through clustering and generally located adjacent to centers

The proposal is adjacent to Hwy 40 and utilizes town homes. Additionally, the existing zoning would allow for higher density of homes than what is being requested. Medical office buildings are a conditional use up to 40' tall.

Process

Development Agreements that permit items outside of the zoning code are a legislative item and require a public hearing at the Planning Commission and Ordinance adoption by the City Council.

FISCAL IMPACT

N/A

CONCLUSION

Thrive Development is seeking a development agreement to make the Marelko property part of the Springs at Coyote Ridge Development to add town homes and commercial buildings along Hwy 40. Staff is recommending the Planning Commission forward a positive recommendation to the City Council with the following findings and conditions:

Findings

1. The Planning Commission held a public hearing on October 28, 2025.
2. The Planning Commission forwarded a positive recommendation on October 28, 2025.
3. The proposed development agreement is consistent with the General Plan.

Conditions

1. All conditions of the City Engineer shall be met.
2. All conditions of the Fire District be met.
3. All conditions of the Comment Summary be met.

ALTERNATIVES

Staff Recommended Option - Positive Recommendation

I move to forward a **positive recommendation of the Springs at Coyote Ridge Phase 5 MDA to the City Council**, with the findings and conditions as presented in the conclusion of the staff report.

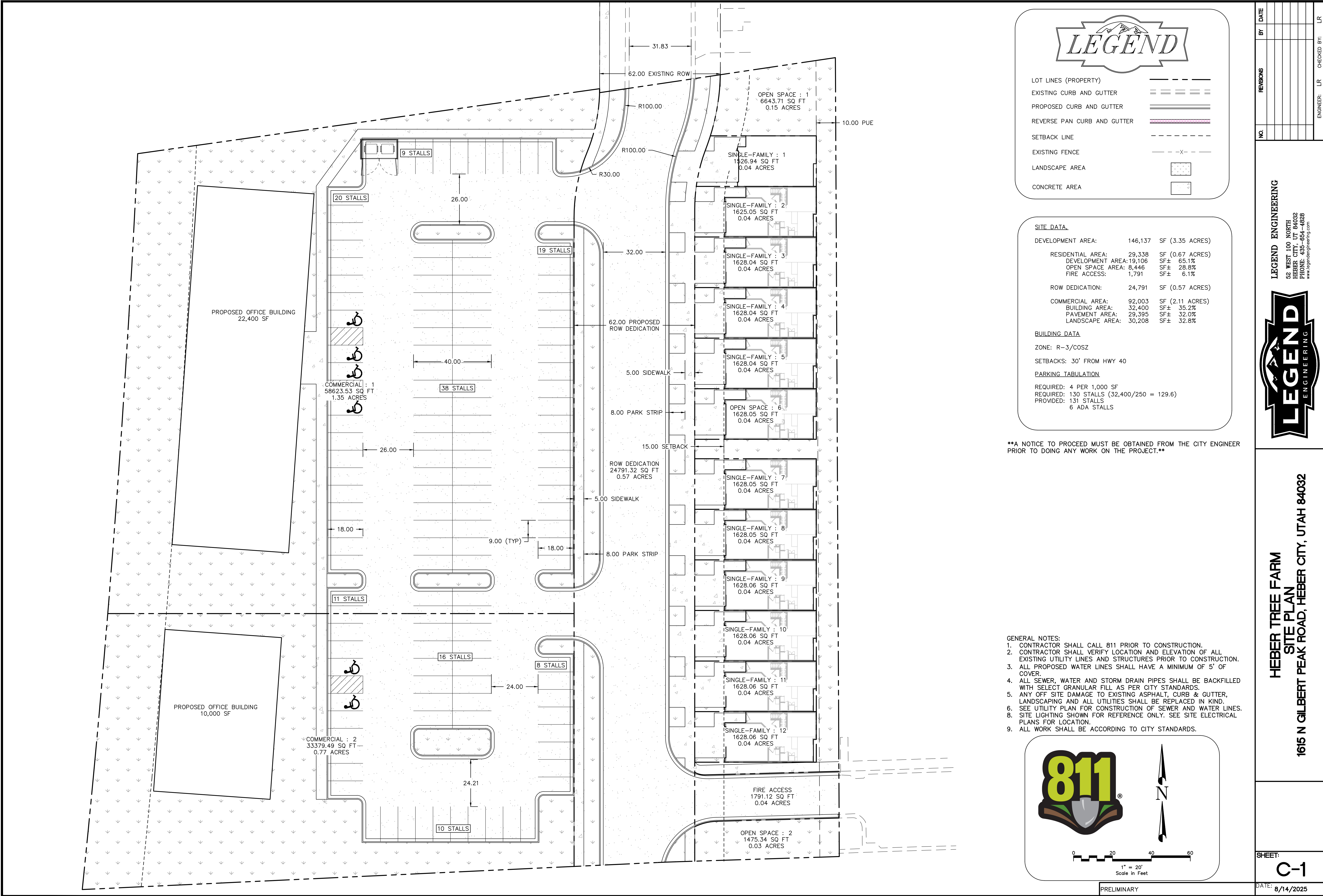
POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. HEBER TREE FARM-C-1 - SITE PLAN (1)
2. Sensitive Lands Analysis
3. Conceptual Building Elevations (1)
4. Springs at Coyote Ridge Phase 5 Comment Summary





September 11, 2025

Heber City
Planning Department

Sensitive Lands Analysis

The subject property does not have any sensitive lands that will need protection during the development process.

- *Slopes/Rock: existing grades range from five to fifteen percent with no large rock outcroppings throughout the site.*
- *Wetlands/Flood Hazard: no wetland areas exist on the property and the property is mapped FEMA Zone X.*
- *Streams/Springs: no streams or springs exist on the property; there is an existing ditch that conveys irrigation that will be piped with this project.*
- *Ridgelines: as the property is at the valley floor, there are no ridgelines to protect with this project.*

Thank you for the opportunity to submit this application. We look forward to working with you on this development.

Cal Johnson
Legend Engineering
cal@legendengineering.com
(435) 654-4828





Although we haven't started on the architectural design of the 12 townhomes for this next phase, we anticipate that they will have similar qualities to our adjacent property.

Exterior Materials: Fiber cement board, brick, stucco and mountain modern features.

Springs at Coyote Ridge Phase 5 Comment Summary

Wasatch County Fire

Verify access to within 150 feet of all portions of the buildings

Location and number of hydrants to be determined by gross square feet and construction type.

Access must meet minimums of IFC dependent on height, if over 30' measured to the eaves a 26' access must be provided in an approved location.

Verification of connectivity of the ingress / egress.

Engineering

Please see attached suggestions to the draft MDA that was submitted by applicant into Cityworks.

Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed with future submittals: (Please note that the following list is not to be considered all-inclusive and additional concerns may arise as design plans are submitted for review.)

1. All suggested modifications to the draft MDA provided by the City on the first submittal remain applicable and should be incorporated into any finalized MDA.
2. Ensure existing irrigation ditches are properly addressed to allow continuous flow through property.
3. Applicant needs to incorporate the City's Master Plan for trails along HWY 40. Trail design needs to be included in design plans.
4. Show neighboring deed lines and ensure connectivity to parcel to the south that has been dedicated for future roadway.
5. Show connectivity of fire access road to 1610 North in phase 4. Ensure emergency vehicle access is available through phased construction.
6. Storm water design manual needs to be followed which includes a hydrodynamic separator or other allowed system for pretreatment prior to infiltration

7. Office buildings and required parking areas should be divided into lots within the subdivision. Once subdivision is finalized, then site plan(s) should be submitted inside the lot boundary.



Planning Commission Staff Report

MEETING DATE: 10/28/2025
SUBJECT: Central Heber Overlay Zone (CHOZ) wrap up discussion and celebration (Tony Kohler)
RESPONSIBLE: Tony Kohler
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

The Planning Commission recommended approval of the Central Heber Overlay Zone (CHOZ) on April 28, 2025. Council reviewed CHOZ for several months, made several changes and adopted CHOZ on September 2, 2025. The purpose of this item is to review those final changes with the Planning Commission. See attached Power Point presentation for substance of this staff report.

RECOMMENDATION

N/A

BACKGROUND

N/A

DISCUSSION

N/A

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

1. CHOZ Report to Planning Commission
2. CHOZ Comparison
3. Final CHOZ



CHOZ

Report to Planning Commission on the Central Heber Overlay Zone

October 28, 2025

Celebration!

- CHOZ adopted by Council on September 9, 2025
- Innovative infill approach
- Presented to the Utah League of Cities & Towns
- Presented to American Planning Association Utah Chapter
- Legislature has heard about CHOZ

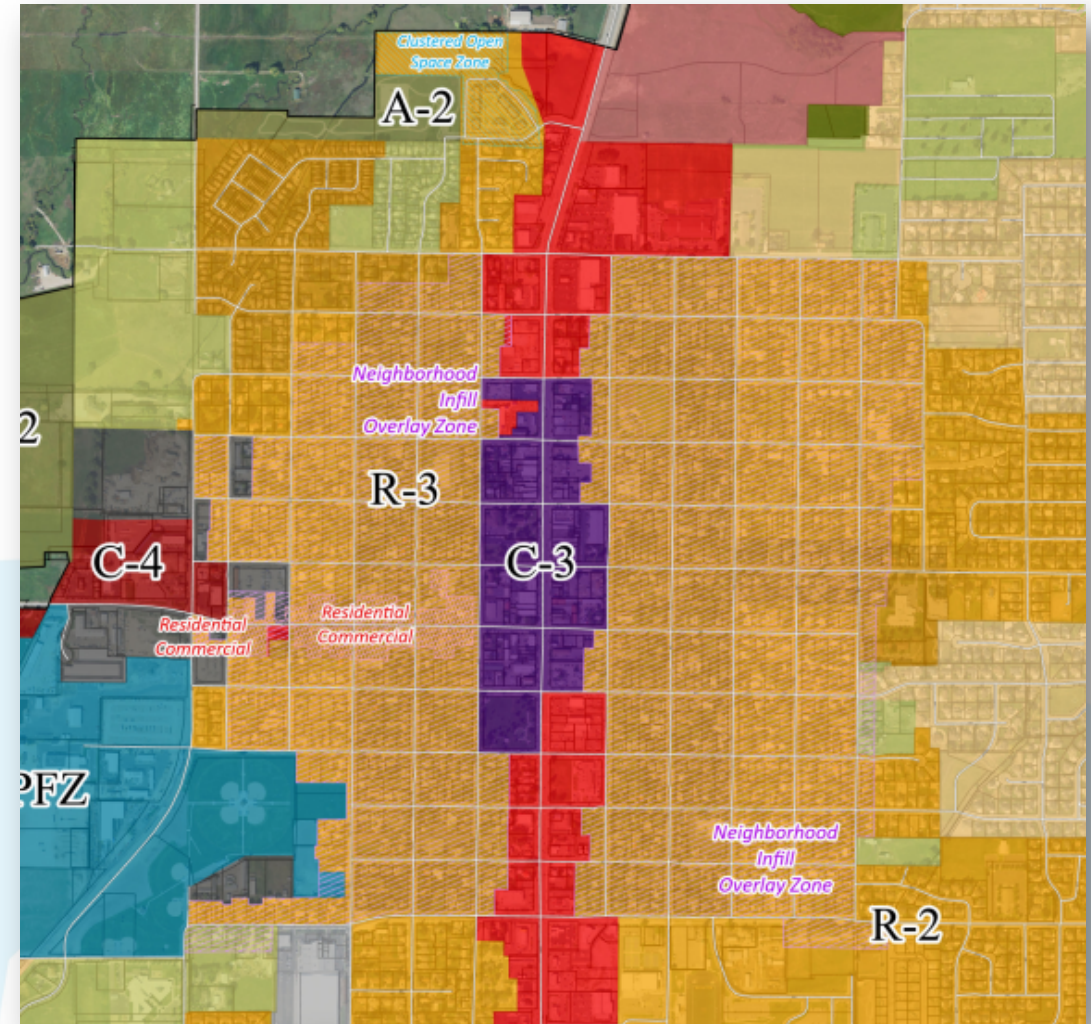


Discussion Points of CHOZ

- Clarifications
- Design elements
- Fire Apparatus Standards
- Promoting Ownership
- Storm Water
- Twin Homes & Duplexes
- Utilities & utility easements

CHOZ Concept

- Modify Infill & RC Overlay Zones
- Underlying R-2 and R-3 zones remain
- Use of the Overlay is optional
- Property owner's personal choice



CHOZ Map

Two Sub-Districts within CHOZ

Central Neighborhoods District (CND)

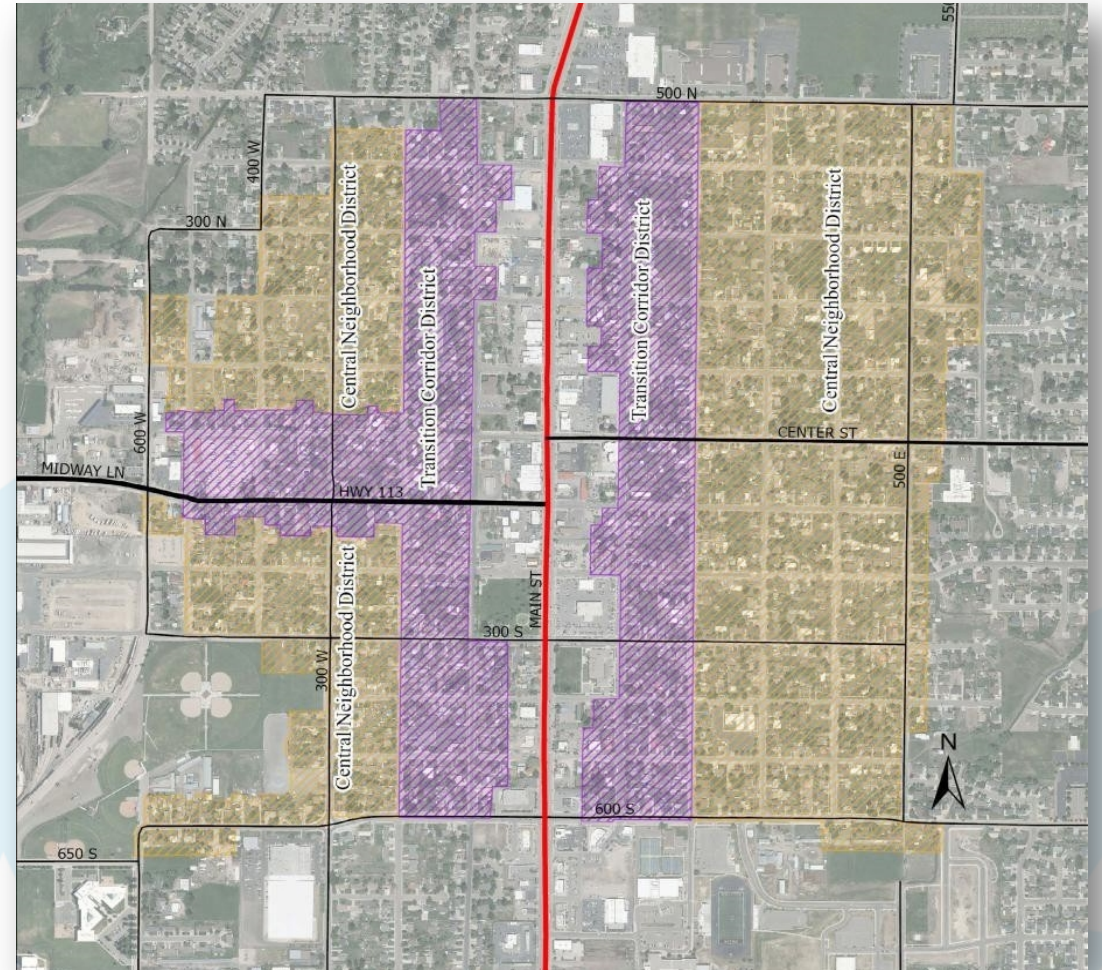
- 200 W/E to 600 W/E

Transition Corridors District (TC)

- 100 W/E to 200 W/E
- 100 S & Center westward from 100 W to 600 W

C-3 Commercial Rezone Potential

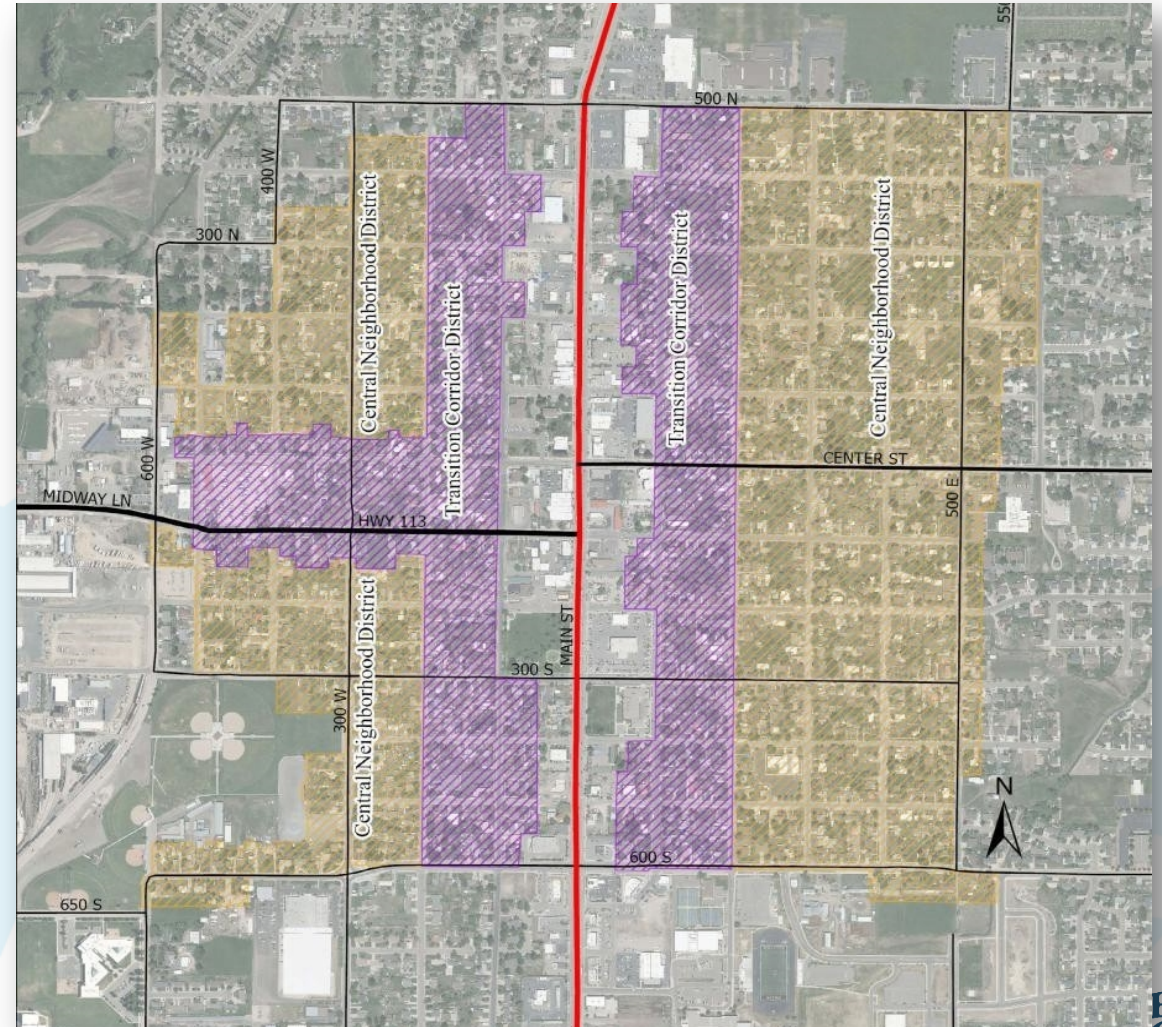
- General Plan
- Along 100 W/E



Central Heber Neighborhoods District (CND)

Lower Density Residential Uses:

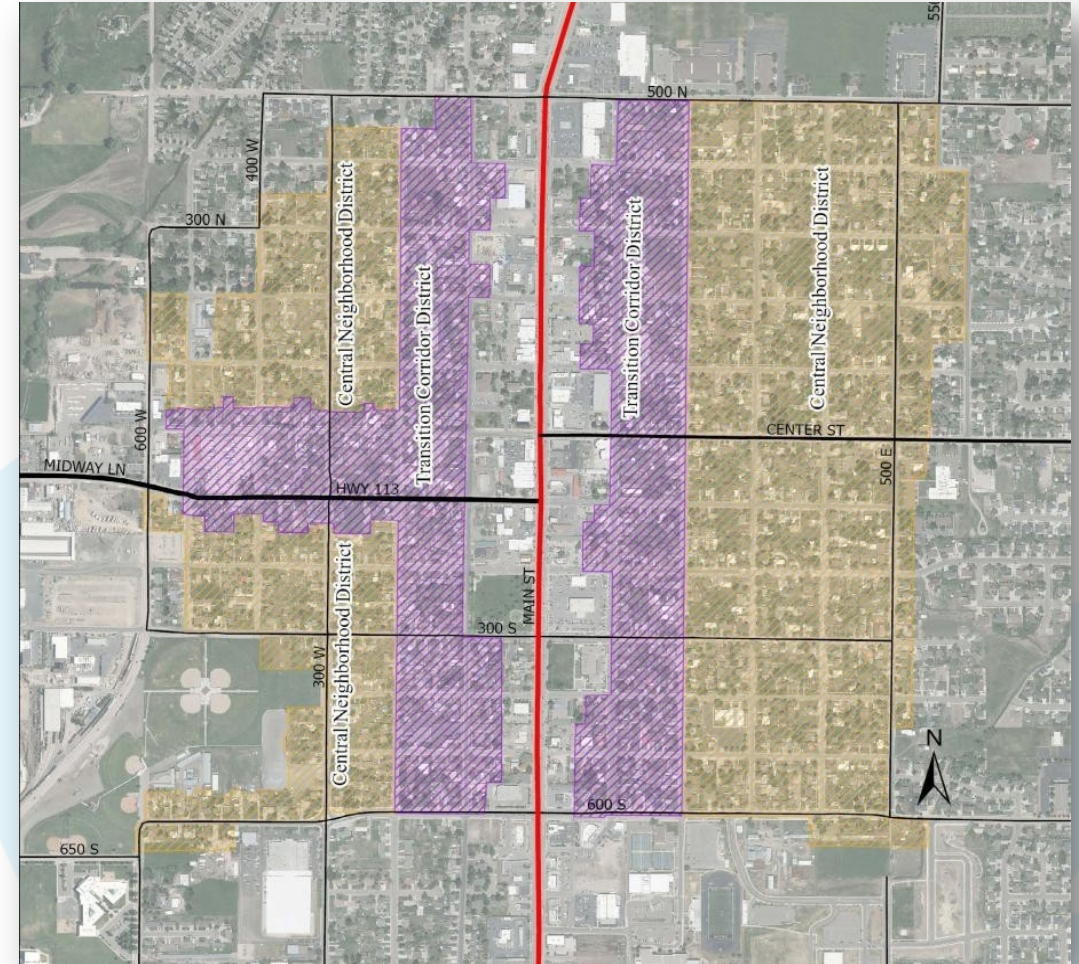
- Small lot (3,500 square feet)
- Flag lots
- Subordinate dwelling unit (SDU)
- Internal & Exterior ADUs
- Townhouses (up to 5 units)
- Mansion Style Apartments (up to 5 units)



Transition Corridor District (TCD)

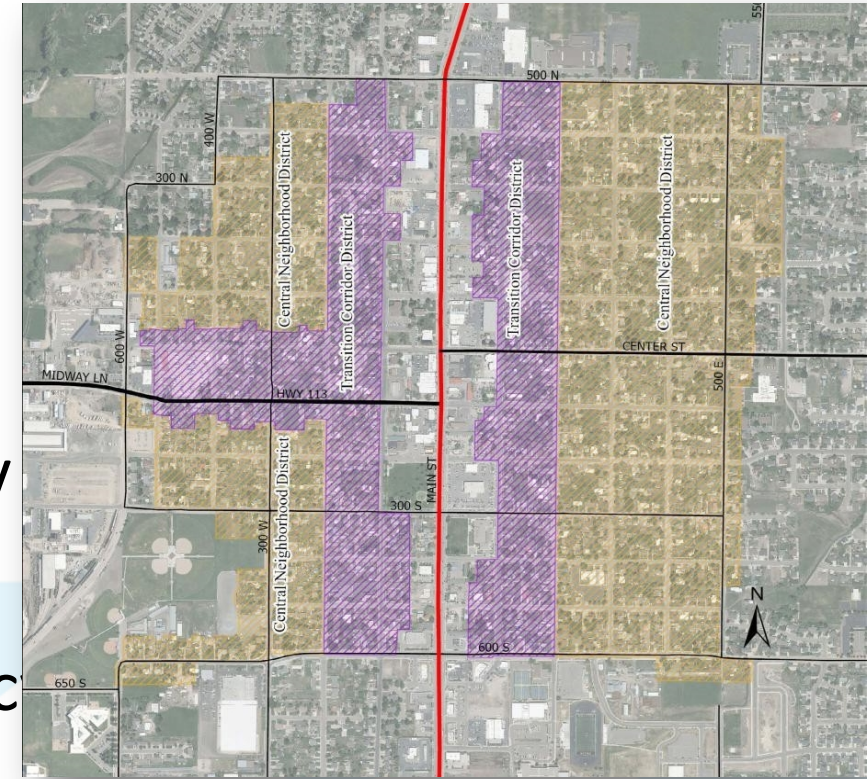
Moderate density residential uses and low intensity commercial uses:

- Flag Lots
- Subordinate dwelling unit (SDU)
- Internal/external ADUs
- Townhouses (up to 2 buildings/project)
- Mansion Style Apartments
- Commercial Buildings
- Mixed Use Buildings



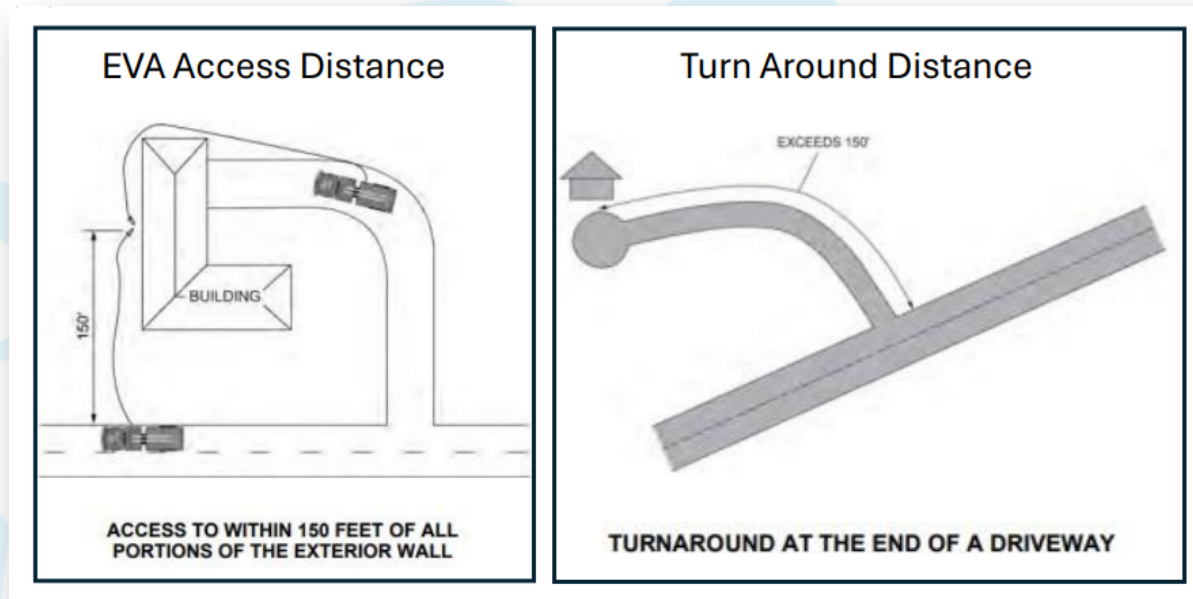
General Provision Changes

- **Curb, Gutter & Sidewalk** *not* required except between 100 East/West & along Collector Streets
- **Utility Easements** *not* required
- **HVAC Screening** required only in mixed use/commercial buildings
- **220 Volt Wiring** *recommended* for garages
- **Stormwater** must be contained on private property
- **Short Term Rentals** prohibited
- **Deed Restrictions** necessary when owner occupancy is required
- **Porch** min requirement changed 60 to 40 sf



Fire District Standards

- **Driveway:** defined as less than 150'
- **Emergency Vehicle Access (EVA):** defined as over 150' as measured from street to middle of rear of home
- **1 to 3 SFDs:** 16' EVA required; turnaround required over 150'
- **4 to 5 SFDs:** 22'EVA required; turnaround required over 150'
- **Fire Hydrants:** necessary within 600 feet of structure front door/garage



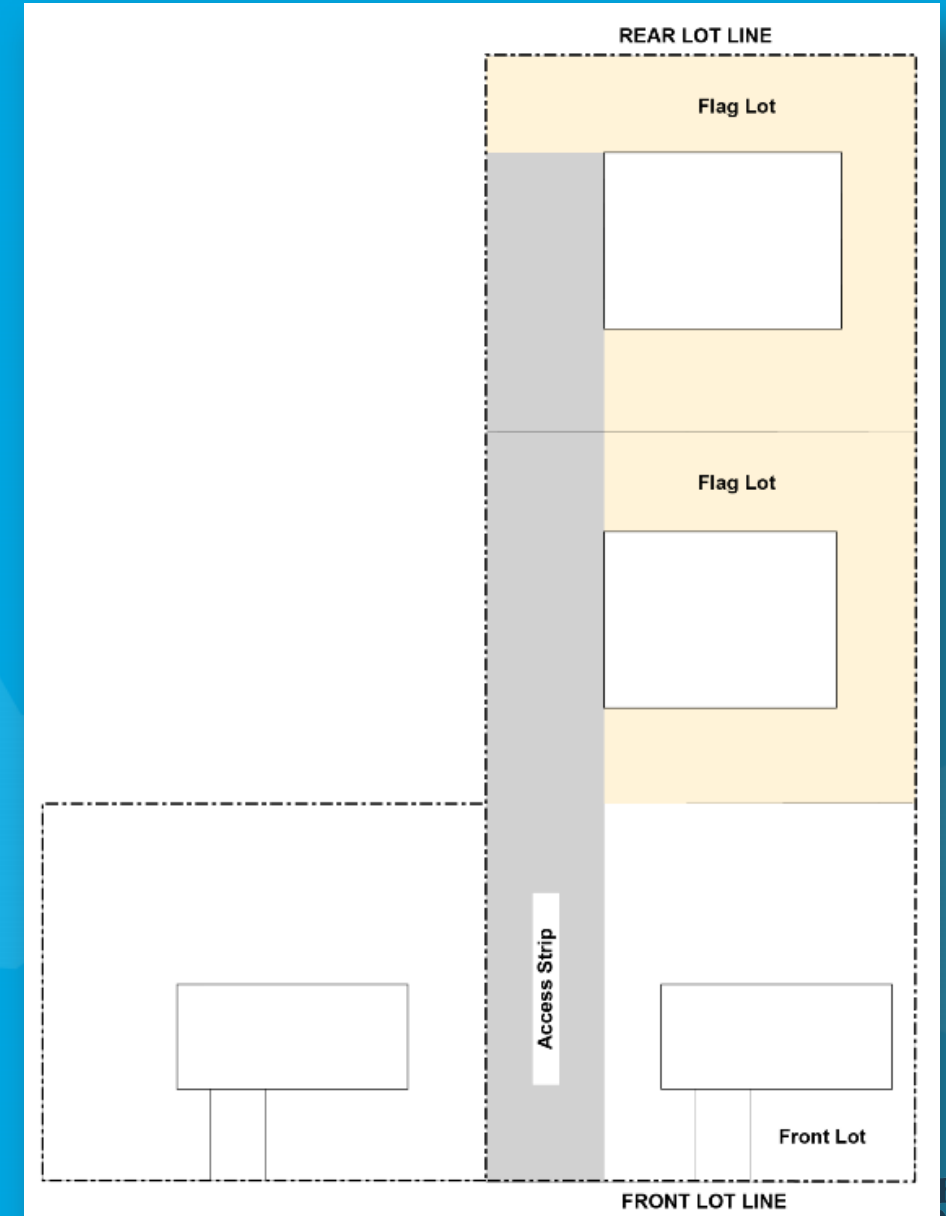
Small Lots

- Min width changed from 49' to 40'
- Min corner width changed from 56' to 50'

Flag Lots

Changes

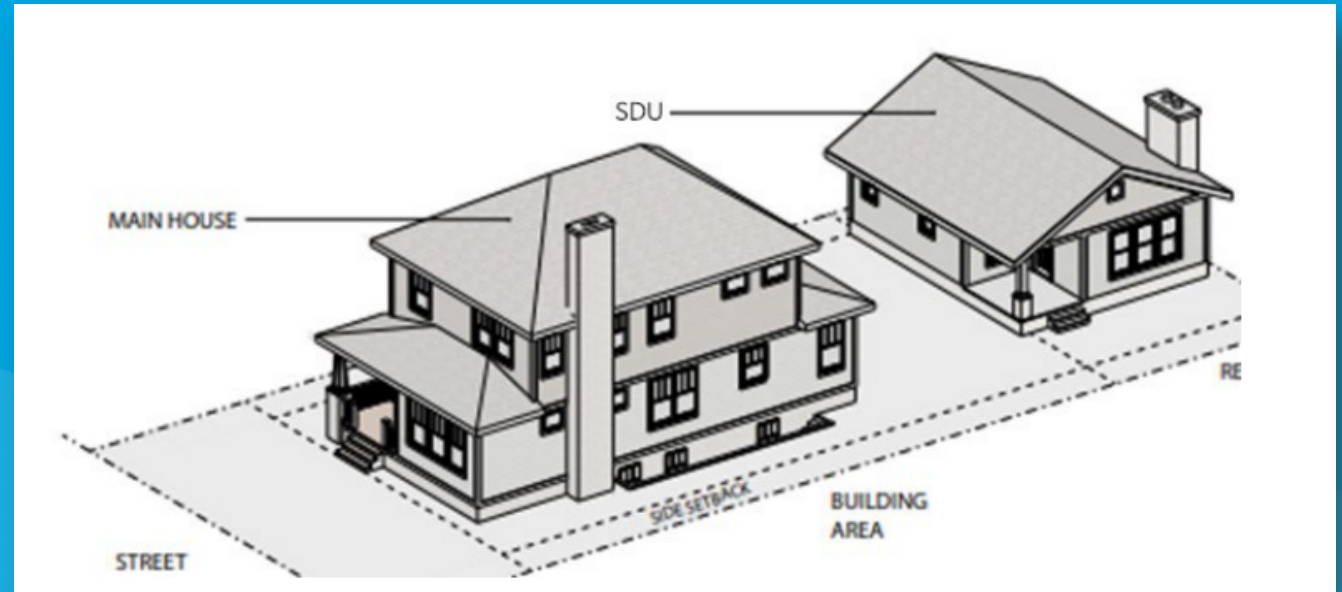
- Several references to driveway standards eliminated and replaced with Fire District Standards
- Height limit of 25'
- 10' setbacks
- Min 20' rear setback for existing home



Subordinate Dwelling unit (SDU)

Changes

- One story changed to 25' height limit
- Reference to garbage can area deleted
- Architectural consistency with main dwelling deleted
- Basements encouraged
- Access & driveway amended as per Fire District standards



Duplexes & Townhomes

Changes

- Not permitted
- Two-unit dwellings permitted thru other use types
 - Mansion Style Apartments
 - Townhouses
 - ADU
 - SDU



Townhouses

Changes

- Live/work only in TCD
- Side facing building must have 25% window on street façade
- 10 to 20 units: 3000 sf common area
- 20+ units: 20% open space/3000 sf min
- 25' height max in CND
- 35' height max in TCD



Mansion Style Apartments

Changes

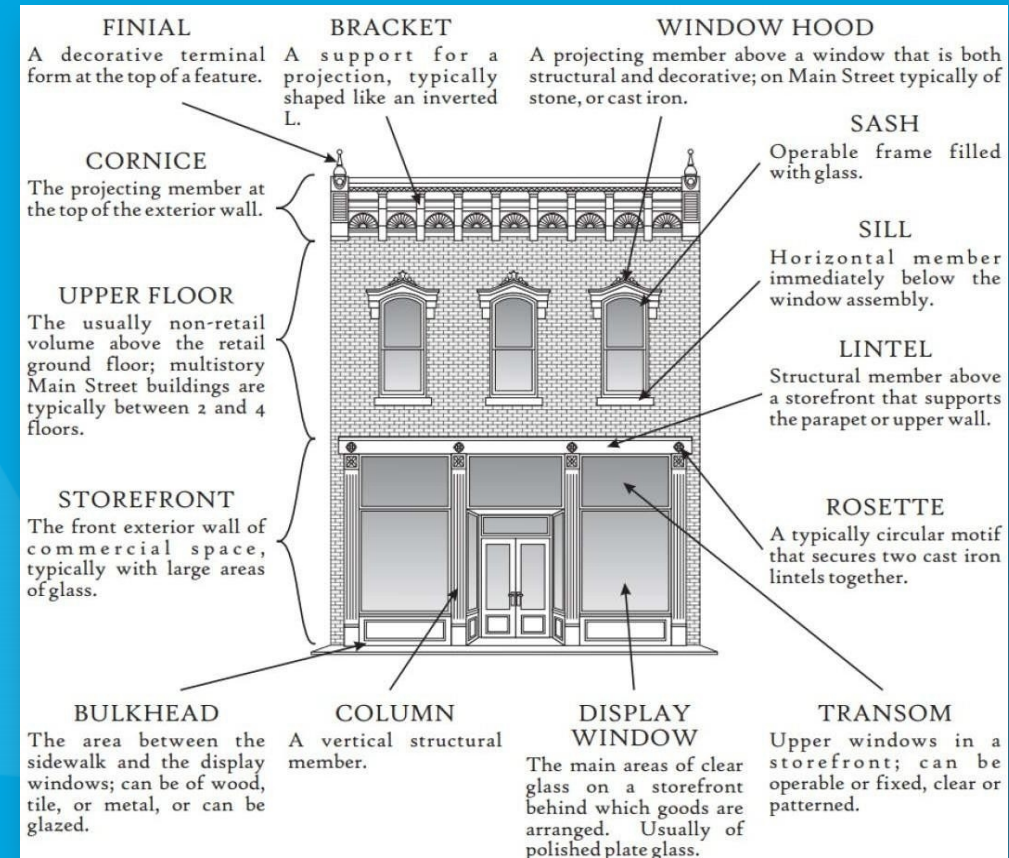
- Changed from Conditional to Permitted use in TCD
- Changed from Prohibited to Conditional use in CND
- Max 1 front door in CND
- Max 2 front door in TCD
- Max 5 units/building
- Max 5 units per project in CND



Commercial & Mixed Use Buildings

Changes

- Added earth tone requirement
- Clarified 100' max building width along street
- Clarified use of bulkheads and transom windows as required elements,
- Commercial requires storefront plus four additional features from diagram
- Deleted 10' setback for rooftop patios



18.83 Central Heber Overlay Zone (CHOZ)

~~Draft Date: April 24, 2025 — as per PC recommendations~~

18.83.010	Purpose
18.83.020	Permitted and Conditional Uses
18.83.030	Spatial Requirements
18.83.040	Building Typologies & Design Requirements
18.83.050	Visual Screening
18.83.060	Definitions
18.83.070	Related Provisions

18.83.010 Purpose

To implement the Central Heber Vision of the General Plan, the Central Heber Overlay Zone (CHOZ) is hereby created to include two distinct land use districts. If the use of the Overlay is desired by an applicant, the uses and standards of this chapter shall apply.

- A. **Central Neighborhoods District (CND)** is established to allow for various low intensity forms of infill, combined with options to preserve historic homes. Infill options include certain missing middle housing types and historic building use flexibility.
- B. **Transition Corridors District (TCD)** is established to permit a moderate intensity mixture of residential and commercial uses. The TCD serves as a transition area from the C-3 Commercial Zone westward and eastward of Main Street to existing residential neighborhoods. The district also serves as a connecting land use from the C-3 Commercial Zone westward to the area containing the new high school, railroad and Southfield Park. The TCD promotes missing middle housing types, historic building use flexibility, mixed use buildings and lower intensity commercial uses. A portion of this area, located between 150 W/E to the C-3 Commercial Zone, has been identified by the General Plan as an area to be considered for rezoning to the C-3 Commercial Zone, in the future.

18.83.020 Permitted and Conditional Uses

The underlying zone uses remain. The CHOZ includes additional uses and limitations as described below. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential district characteristics, the following uses are allowed the CHOZ:

A. Land Use Regulations Terms

P = PERMITTED USE (P) A site plan application is required with staff processing. Site plan applications are approved, when and if they meet the ordinance standards.

C = PLANNING COMMISSION CONDITIONAL USE REVIEW (C). A site plan application with Planning Commission review is required.

N = not allowed in the particular overlay area

- B. Within the Table, if a use is not specifically designated below, then it is prohibited, except as specified in the underlying zone.

All uses listed in the use table, that require a building permit shall also require a site plan application.

Permitted and Conditional Use Chart

18.83.020.1

Land Use	CND	TCD	Limitations
Residential attached units	P	P	See Section 18.83.040 for permitted building types per district. 5 or less units per building and project is limited to 5 units <u>in the CND</u>
Residential attached units over 5 units	N	C	See Section 18.83.040 for permitted building types per district ₇
Artist studios & live-work	N	P	
Office, Retail, Services and Secondhand Stores	N	P	• Max 5000 sf footprint • See note 1 below • Tattoo parlors, tobacco shops, adult related businesses, pawn shops & cannabis facilities are prohibited)
Cafes/restaurants, bakery, outdoor dining	N	C	• No drive-up windows • No fast food • See note 1 below
Hotels	N	C	See note 1 below
Medical offices, clinics	N	P	See note 1 below
Institutional/Religious, Museums & Public Uses	C	P	
Fitness centers & gymnasiums	N	P	See note 1 below
Commercial day care	N	P	As regulated by State Law
Home occupations, home based pre-school, daycare and micro-school	P	P	As regulated by Section 18.68.609 & State Law
Public/Private schools	C	P	As regulated in State Law and Section 18.68.230. Size limitations may be imposed.
Signs	N	P	• As regulated by Section 18.104 • Further limited to one monument sign (max 15 square feet and 4' in height) with a rock/brick base, and one wall sign (max 24 square feet and 3' in height) or one projecting sign (as per the standards in 18.104)

Note 1 - For the TCD, permitted only for properties fronting 100 South and for properties fronting 100 East and 100 West

18.83.030 Spatial Standards

- A. The minimum spatial standards shall be as set forth in the underlying zone, with the addition of Small lots, Flag lots and SDUs, as described below.
- B. The maximum height of all principal structures shall be thirty-five feet and accessory buildings shall follow the requirements of the underlying zone.

General Spatial Requirements *

Table 18.83.030.1

Frontage	Min Front Setback	Min Rear Setback	Min Side Setback	Min Area & Depth	Max Height
All other buildings must meet the frontage requirements of the underlying zone	15 feet min from public right of way; 10 feet min for flag lots from PUE/access easement to any building	15 feet to property line	5 feet min to each side property line; 15 feet min from public right of way	As per the underlying zone or as specified in section 18.83.040 98 foot min depth for corner lots	25 feet <u>Not to exceed 25'</u> max for flag lots, <u>detached ADUs</u> , <u>townhouses</u> , and SDUs; 35 foot max for all other <u>primary</u> buildings

*Other standards may apply elsewhere in this code, such as 18.83.040

18.83.040 Building Typologies & Design Requirements

Table of Permitted Building Types per District

18.83.040.1

Building Typology	CND	TCD
Small lot	P	N
Flag lot (s)	P	P
Subordinate Dwelling Unit (SDU)	P	P
Detached and Internal Accessory Dwelling Unit (ADUs)	P	P
Townhouses (small – no more than 5 attached units per building)	P	P
Townhouse complexes (more than one building)	N	C
Mansion style apartments/condominiums	NC	CP
Duplexes	C	C
Twin Homes	P	P
Commercial Building	N	P
Mixed Use Building	N	P

- A. **Those who desire to convert homes**, lots or other buildings to commercial use or multi-family use shall maintain the required landscaping. No parking is allowed in at the front yard.
- B. **Rooftops** may be used as garden type open space, and/or passive recreation space.

C. **Utilities** normally found above ground are not required to be placed underground unless located directly adjacent to existing underground utilities. Curb, gutter, and sidewalk are not required except along and between 100 East and 100 West, where diagonal street parking is encouraged where it can be accommodated. Curb, gutter, and sidewalk shall also be required along current and proposed Collector Roads according to the current adopted Transportation Master Plan. Sidewalks or agreements to provide sidewalks in the future are required in all other locations where street frontage is disrupted.

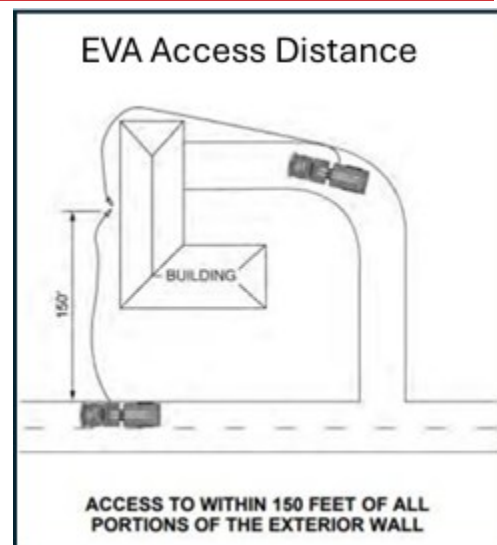
~~C.D.~~ All Rooftop Heating, Ventilating, and Air Conditioning equipment (HVAC) shall be enclosed or screened such that it is not readily recognizable as HVAC equipment- **in mixed use and commercial buildings.**

~~D.E.~~ **Special Standards** for certain uses and structures.

1. Non-residential uses shall not produce noise exceeding fifty-five (55) decibels as measured at the property line, vibration, fumes smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, electrical interference or other objectionable effects.
2. Where garages are built, they ~~shall~~ are suggested to be wired for a minimum of 220 Volt for potential vehicle charging.
3. Temporary outdoor sales are allowed.
4. ~~10 foot wide dry utility easements shall be provided along each public and private right of way. Dry utility placement shall occur in the public Right of Way or through negotiated locations such as the private drive/street, an alley or a public utility easement (PUE) on private property. A determination of the best locations for utilities shall occur during the application process with an application requirement for a conceptual utility plan as part of that process. No above ground utilities, especially utility boxes, shall be placed in the clear view of an intersection or driveway. Any above ground utilities shall be located in an easement (PUE) behind the front face of the building, and preferably to the rear of the building.~~

~~5.4.~~ All development proposed within this overlay is subject to the normal review processes of the City. The ~~CityWasatch~~ Fire ~~Department~~District shall review, provide comments/recommendations, and resolve any access and fire suppression related issues. As a general rule the Wasatch Fire District standards pertaining to Emergency Vehicle Access (EVA) are for homes located at a greater distance than 150' from a public right-of-way, as measured to the midpoint of all walls of the building, are as follows:

- a. Driveways less than 150' in length not classified as an EVA, shall meet the width and location requirements of the Heber City Standards and Specifications
- b. 1-3 Single Family Home(s)- Where a driveway, shared or unshared, serves no more than three (3) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 16 feet, exclusive of



shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.

c. 4-5 Single Family Homes- Where a driveway, shared or unshared, serves no more than five (5) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 22 feet exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.

d. Fire Hydrants - Fire hydrants shall be within 600 feet of the structure's front door/garage, measured along the main roadway right-of-way edge and including the distance created by the EVA.

6-5. When located on private property, sewer, water, and irrigation shall be metered from the public ROW and distributed through the development as private ownership. Such extensions are not a City responsibility.

6. Stormwater runoff shall be contained on private property.

7. When rented, all housing types, except ADUs, shown in table 18.83.040.1 shall have a minimum lease period of ~~one year~~ 30 days. No short-term rentals are allowed.

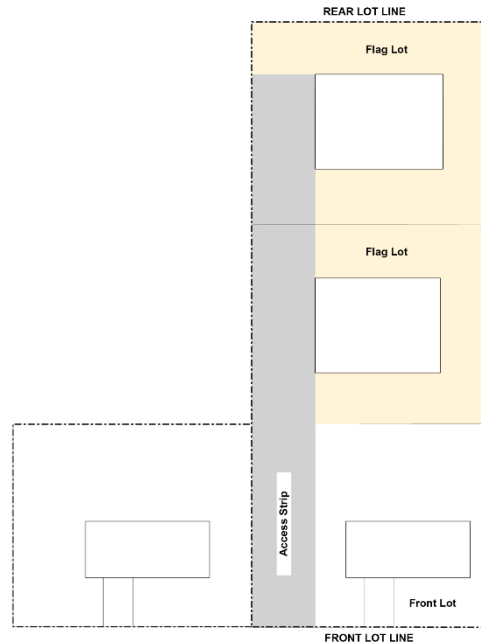
8. Where owner occupancy is required, a deed restriction that runs with the land shall be recorded The deed restriction shall include the City as a silent, non-financial partner to assure notification to the City of ownership changes.

E.F. Small lots. Smaller lots than the standard lot size required in the R-2 and R-3 zones are allowed as follows:

1. Such interior lots may have a width no less than ~~49'~~ at 40' at the front yard setback and if located on a corner, ~~56'~~ 50' wide.
2. Any street facing garage shall be setback from the front face of the dwelling by at least ten feet.
3. Lots with a detached rear yard garage are required to have a minimum twelve (12') foot side yard from the side property line, to accommodate a driveway to the required rear parking. The opposite side yard setback is a minimum of six (6) feet.
4. A minimum lot size of 3,500 square feet is required.

F.G. Flag lots. Flag lots shall meet the following requirements. These requirements supersede the requirements for flag lots in Section 18.52.050:

1. Up to two (2) flag lots (plus the existing home) may be created from an existing parcel of property.
2. Homes shall not exceed 25' in height and 10' rear, front, and side yard minimums are required.
3. The existing home shall maintain a minimum of a 20' rear yard.
- 2.4. The flag lot (s) shall be used exclusively as an owner occupied single-family residential dwelling which, documented through a deed restriction, as per E. (9) of this section. The flag lot includes the potential for one internal Accessory Dwelling Unit and shall be located to the rear of the original or front lot. If the dwelling on the front lot is torn down, any new dwelling shall face the adjacent street.

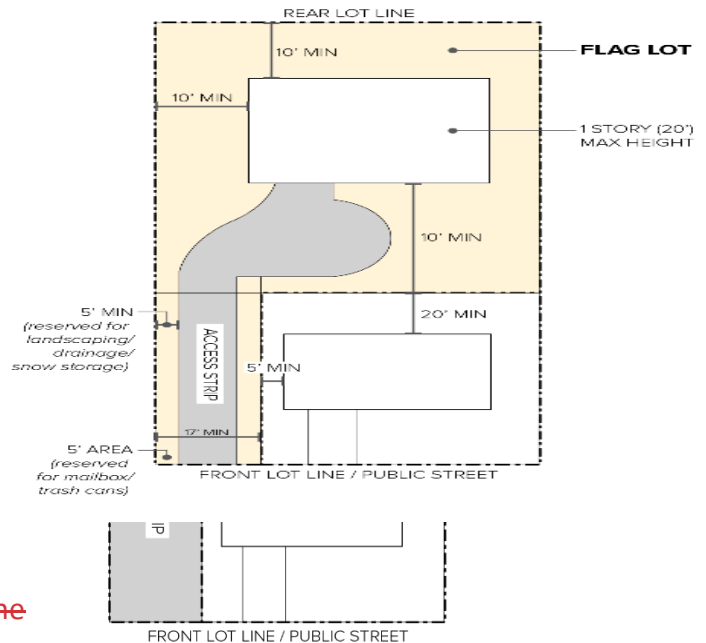


- 3.5. The main body of a flag lot, exclusive of the access strip, shall be no smaller than 50% of the required lot area in the zone in which it is located.

- 4.6. The existing front lot shall meet the required lot area, lot width, front yard, side and rear yard setback requirements for the governing zoning district in which it is located.

- 5.7. The access strip/driveway portion of a flag lot - see 18.83.040 E (5) and :

- a. ~~Shall be at least 17'15' wide for its entire length from the street to the point where the access strip adjoins the main body of the flag lot with a minimum of 12' of pavement;~~
- b. ~~Shall be paved except for The 15' driveway shall include, 5' 3' reserved for landscaping/drainage/snow storage adjacent to the neighboring property line, unless agreed to in writing by the adjoining property owner;~~
- c. ~~Hard surfaced driveways shall be located a minimum of 5' 3' from any existing home on the original or neighboring lots;~~
 - d.a. No driveway gates are allowed.
 - e.b. Shall front on a public street;



~~f. Shall not exceed one hundred fifty feet (150') in length measured to the midpoint at the back of the flag lot home, measured as a pedestrian would walk from the street to the back of the home unless approved by the Fire Department. All flag lots/home shall be within 600' of a fire hydrant, as measured to the to the midpoint at the back of the home.~~

~~1) Where the 5' 3' landscaped area abuts the public street, it shall contain a mailbox (s), displaying the lot address (s), and a gravel or paved area for trash cans.~~

~~c. g. Any flag lot/home exceeding the 150' regulation shall have a minimum 16' wide, paved driveway with the 3' buffers on each side and an approved turnaround, as per Fire Department approvals. The address of the flag lot shall be clearly displayed for emergency identification purposes.~~

6.8. Where two flag lots are proposed behind a lot fronting on the public street, the middle lot may have a zero lot line using the property line adjacent to the furthest lot.

~~7. Two (2) adjoining flag lots may share a common access strip only if the access strip is a paved twenty-two (20' 22') wide or greater width—this includes a 5' landscaped drainage/snow storage area and 15' of pavement. A Fire Department approved turnaround is required.~~

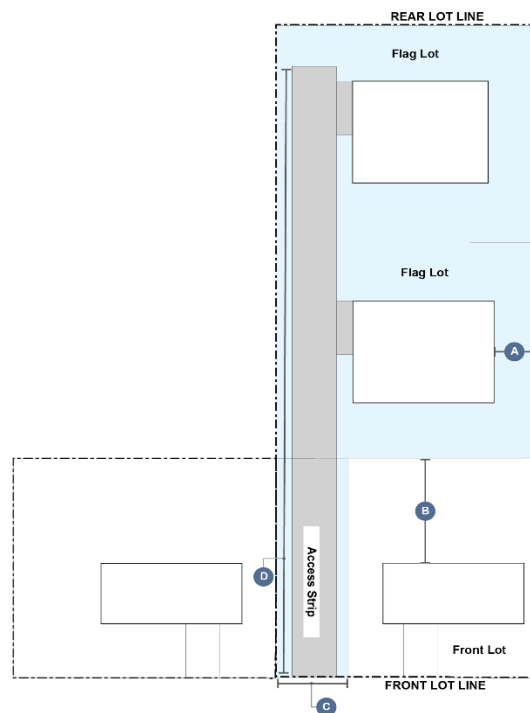
8.9. The access strip portion of a flag lot shall be platted as a contiguous portion of the flag lot(s) or as an easement ~~but~~ require public utility easements for, where the access and public strip is intended to be shared. The private access strip shall accommodate all utilities from the original lot and to the adjacent street, in addition to

~~recorded agreements about. Access strip maintenance shall be accomplished by the property owners in a recorded agreement.~~

9.10. The subdivision plat shall include an outline of the buildable area proposed for the home (s).

10.11. 2 parking spaces are required for each home, ~~as well as a turnaround area to prevent the need to back out through the driveway/access strip.~~

~~11. The address of the flag lot dwelling (s) shall be clearly visible on the home when viewed from the access strip and on the mailbox along the public street.~~

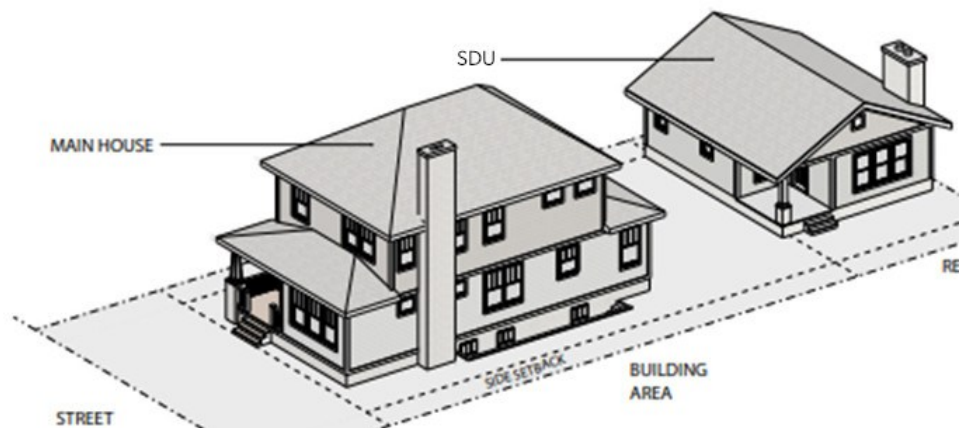


G.H. Subordinate Dwelling Units (SDU)

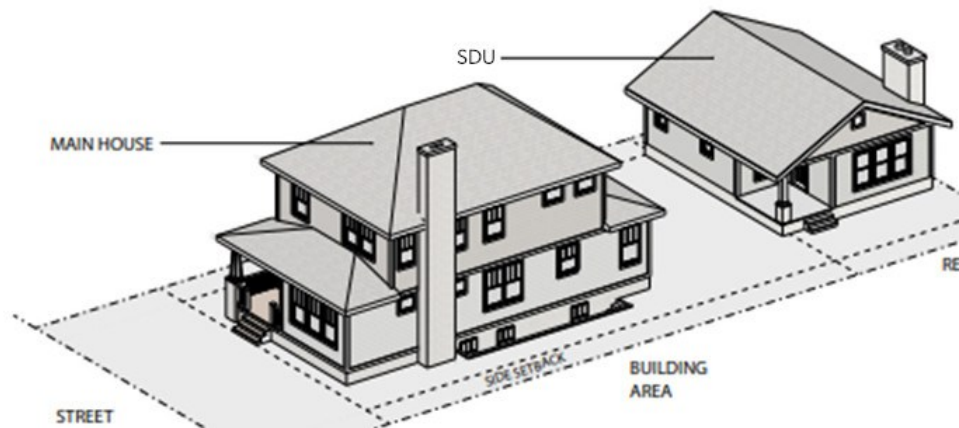
1. These ordinance provisions only apply to parcels or lots 5000 square feet and larger and located in the CHOZ. If an SDU can be located on a property, it is considered an

additional voluntary benefit provided to the homeowner and therefore is subject to additional regulations.

2. A Permitted use application for a Subordinate Dwelling Unit (SDU) is required. Such applications shall show the footprint and height, materials/design of the SDU, the proposed lot, side yards, rear yards, the designated front yard, and the proposed permanent access easement. In addition, a subdivision plat and processing is required.
3. Standards: The following standards and conditions shall apply to all SDUs:
 - a. Location: A SDU shall only be allowed as part of, or in conjunction with, a single-household dwelling, and SDUs shall ~~contain no more than a one-story (15') building (pitched roof excluded)~~not exceed 25' in height and shall have minimum side and rear yard of 5 feet or as allowed by Building Code standards. The front yard shall have a minimum of 10' unless adjacent to a street or alley, where 15' minimum is required.
 - b. Number: A maximum of one SDU is allowed and only the original, existing dwelling may contain an additional internal ADU. The SDU shall not have an internal ADU.
 - c. Parking: At least one off-street parking stall shall be provided for the SDU. The required parking space may be a designated tandem space on the original lot as a permanent easement area. Parking spaces shall be identified on the subdivision plat. ~~In addition, the parking area~~Mailboxes shall ~~include sufficient space for garbage cans and a mailbox~~ clearly ~~displaying~~display the address of the SDU, ~~adjacent to the public street~~.
 - d. ~~Design And Character:~~ The SDU shall be ~~designed to reflect the architecture of the existing home but as a small home~~constructed with painted wood, composite wood-like appearing materials, brick or stone exteriors as well as a pitched roof, ~~33'~~ by ~~12~~12' minimum.
 - e. No SDU shall be allowed to be located further than 150' from the public street as measured to the midpoint at the rear of the SDU and measured as a pedestrian would walk from the street to the back of the home. All SDUs shall be within 600' of a fire hydrant, as measured to the midpoint at the rear wall of the SDU.
4. Size: An SDU shall be subordinate to the footprint of the original single-household dwelling. The SDU shall not have more than an eight hundred (800) square foot footprint. Basements are encouraged. If a garage is desired, it is not calculated as part of the 800 square foot footprint.
5. Lot Size and Frontage:
 - a. The original home shall be located on a lot that is at least 5000 square feet and meet the setbacks as specified in this ordinance.
 - b. No frontage on a public street or alley is required for an SDU, but a walkable or drivable permanent access easement is required (see 1110 below).
6. Foundation: The SDU shall be secured to a permanent concrete foundation in accordance with the International Building Code, as adopted and amended by the City.



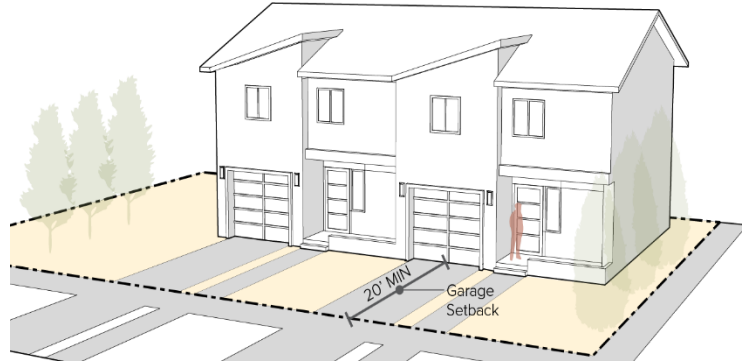
7. Occupants: The SDU shall be owner occupied exclusively by one household.



8. The SDU shall be permanently occupied by the owner. ~~The City may require the recording of an instrument with the property to notify the public~~ Owner occupancy shall be acknowledged through a deed restriction as per E. (9) of this requirement section
9. The SDU shall have separate utilities from the original dwelling.
10. An SDU shall have a recorded permanent unobstructed access easement or a ~~dede~~ driveway. If the permanent access easement can only accommodate pedestrians, then the original lot shall accommodate the required one additional parking space. Such easements/walkable pathways/or drives shall be a minimum width of 5' ~~to 12'~~ and shall connect to the public street. ~~Such pathways~~ The access shall be unobstructed, maintaining a clear path free of debris and impediments to access.
11. Accessory buildings shall meet the standards for accessory buildings in the existing zone. Accessory buildings shall be subordinate in height to the SDU. Once a front yard is designated, accessory buildings are not allowed in the front yard.
12. The front entry shall include a covered porch at least 6' deep and ~~containing~~ contain at least ~~6040~~ square feet.

~~H. Duplexes and Twin homes: as an extra allowance in the CHOZ, construction of a duplex or a twin home is considered an additional voluntary benefit provided to the property owner and therefore is subject to additional regulations.~~

- ~~1. If garages are proposed, the garage door shall encompass no more than 40% of the front façade (A) and shall be recessed, a minimum of 5', as per the drawing below.~~
- ~~2. If garages are proposed for each unit, they shall not be placed adjacent to each other and have a minimum setback of 20'.~~
- ~~3. Vinyl, aluminum siding and stucco are not allowed.~~
- ~~4. Separate utility lines and connections are required for each unit.~~
- ~~5. Duplexes located on a corner lot shall have one unit facing each street.~~
- ~~6. Twin homes require an agreement between the owners to be recorded specifying how shared walls, roofs, yards and drives are to be maintained.~~
- ~~7. Twin homes require a subdivision plat.~~



I. Mansion Style Apartments. Mansion Style Homes shall/condominiums.

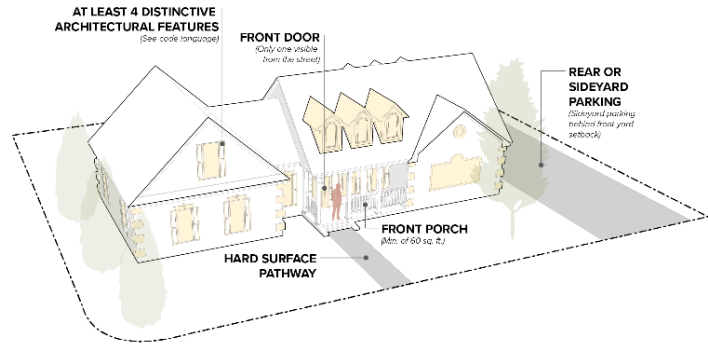
- ~~1. Shall be designed to resemble larger homes and shall only have one visible front door as viewed from the public street. The front door area shall include a porch with a minimum of 60 square feet and a hard surfaced pathway to the street. in the CND and no more than two in the TCD. Parking shall be provided to rear or side beyond front yard setback. Vinyl, aluminum and stucco wall surfaces are not allowed.~~
2. The front door area shall include a porch with a minimum of 40 square feet and a hard surfaced pathway to the street.
3. Parking shall be provided to rear or side beyond front yard setback.
4. Vinyl, aluminum and stucco wall surfaces are not allowed.
5. Mansion Style apartment/condominiums may accommodate 2 to 5 units.
6. All Mansion Style apartment buildings shall include at least 4 distinctive architectural features from the following list (only one item from each numbered item below, as a minimum) and shall be incorporated in each building:
 - 1.a. Ornamental details such as knee braces, exposed joists, decorative vents, window shutters.

~~2.b.~~ Box or bay windows

~~3.c.~~ Balconies with at least ~~50~~40 square feet.

~~4.d.~~ A minimum of 5 windows, 12 square foot minimum on the front façade.

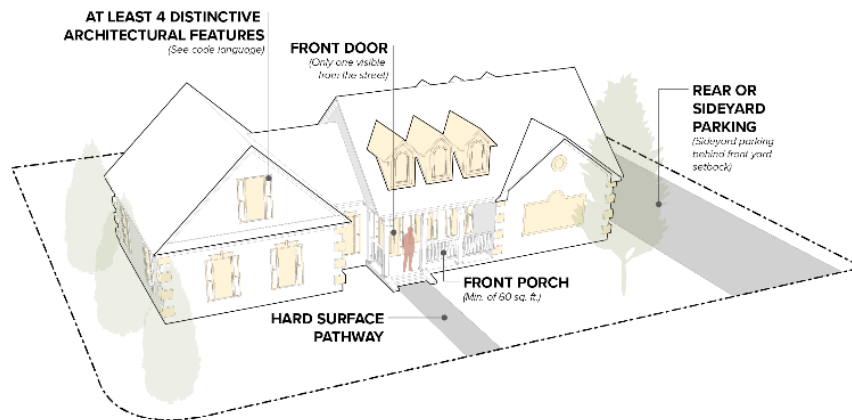
~~5.e.~~ A



substantial/noticeable change of material applied to the front façade.

~~6.f.~~ A substantial/noticeable change of color applied to the front façade.

~~7.g.~~ A change of pattern that is substantial/noticeable on the façade (Example:



changing brick work from face brick to a soldier course or basket weave pattern.)

~~8.h.~~ Brick or stone along the front of the building, covering at least 25% of the front of the building.

~~9.i.~~ Materials – brick, stone, wood, cement composite materials, and metal accents.

~~10-7.~~ Separate utilities for each unit are required if condominium units are proposed.

J. Townhouse.

1. Horizontally attached multi-story units in a rowhouse configuration. This building type can include live/work units in the TCD. If live work is included, such units shall not exceed 3000 square feet of business usage, not more than 50% of the floor, and no more than 5 employees.

2. If end units face the street, they shall address the street with a front door and a porch and include windows covering at least 25% of the façade for each floor.

~~3.~~ 3. Parking and private garages shall be located to the rear of the building allowing the primary façade to front a public street or public greenspace. Garages ~~shall~~ are encouraged to include the infrastructure for a 220 outlet capable of faster car charging. ~~Provide outdoor covered balconies or patios for 100% of the units at a minimum of 6 feet deep and 60 square feet each.~~

4. Provide outdoor covered balconies or patios for 100% of the units at a minimum of 6 feet deep and 40 square feet each.

5. Building width shall be a minimum of 20'. Guest parking shall not include any driveway area that accesses a garage. No more than 5 attached units per building.

6. Setbacks for each unit shall be varied at least 2' feet where a development has more than 5 units.

7. Townhouse developments with ~~over 12~~ 10 to 20 units shall include at least a play structure and a barbeque/seating area and one passive leisure space of at least 3000 square feet. Projects with over 20 units are required to have 20% open space and amenities catered to the anticipated occupants. If the 20% does not exceed the 3000 square feet mentioned above, 3000 sq. ft. remains the minimum size of the recreational space.

8. Separate utilities for each unit are required and may require easements for units that are distant from a public street. ~~Building heights shall not exceed 35 feet. An HOA is required.~~

9. Building heights shall not exceed 25 feet in the CND and 35 feet in the TCD. An HOA is required.

10.

K. Mixed-use buildings.

1. Intended for a mix of primarily residential with commercial/office or commercial and office uses required to be located on the first floor, and optional above the first floor at or near the front build-to-line with parking to the rear, underground, or podium type. No podium parking is allowed to front a street. This building type may support office, retail, hotel/hospitality or residential uses mixed vertically.

~~2.~~ 2. For residential units, provide outdoor balconies or patios for 100% of the residential units at a minimum of 6 feet deep and 40 square feet each. No wood burning fireplaces, stoves, appliances, or outdoor fire pits are allowed. Provide indoor bike storage or bike lockers. Rooftop patios are allowed but shall be recessed ten feet from the edge of the building.

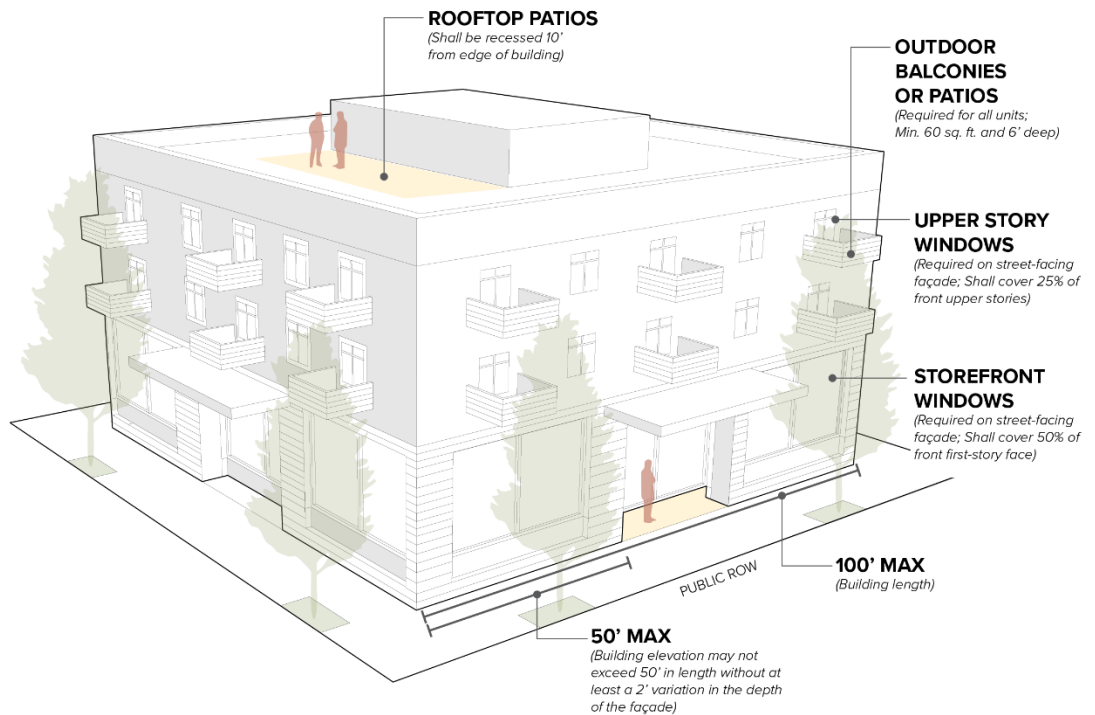
3. No wood burning fireplaces, stoves, appliances, or outdoor fire pits are allowed.

4. Provide indoor bike storage or bike lockers.



5. Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are required. Roughhewn, exposed wood beams, columns and supports are required for all facades facing a street. New development in the TCD shall incorporate common, locally found materials such as granite, stone, sandstone, wood, and brick as part of the first floor of each building for at least 75% of the first floor, excluding the windows. ~~All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and above stories if additional scoring provides a brick-like appearance. Other materials may be considered, by the Planning Director for soffits, or as accents or unique architectural features. Twenty-five year guaranteed architectural shingles or other longer-lasting materials are required for sloped roofs.~~
6. All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and above stories if additional scoring provides a brick-like appearance. Other materials may be considered, by the Planning Director for soffits, or as accents or unique architectural features. Twenty-five year guaranteed architectural shingles or other longer-lasting materials are required for sloped roofs.
7. 360 degree architectural consistency is required, utilizing earth toned colors.
8. No new building elevation may exceed 50 feet in length without at least a 2-foot variation in the depth of the façade along the public right of way and a 1-foot variation on other facades. Residential unit balconies shall not be interpreted to meet this requirement. ~~No single building shall exceed 100 feet.~~
9. No single building shall exceed 100 feet of frontage along a street.
10. Parking shall be to the rear of the building.
11. Storefront windows (including bulkheads and transom windows) are required on the street facing façade and street facing windows shall ~~be~~ cover a minimum of 50% of

the front first story face and 25 percent of all upper stories.



L. Commercial Buildings.

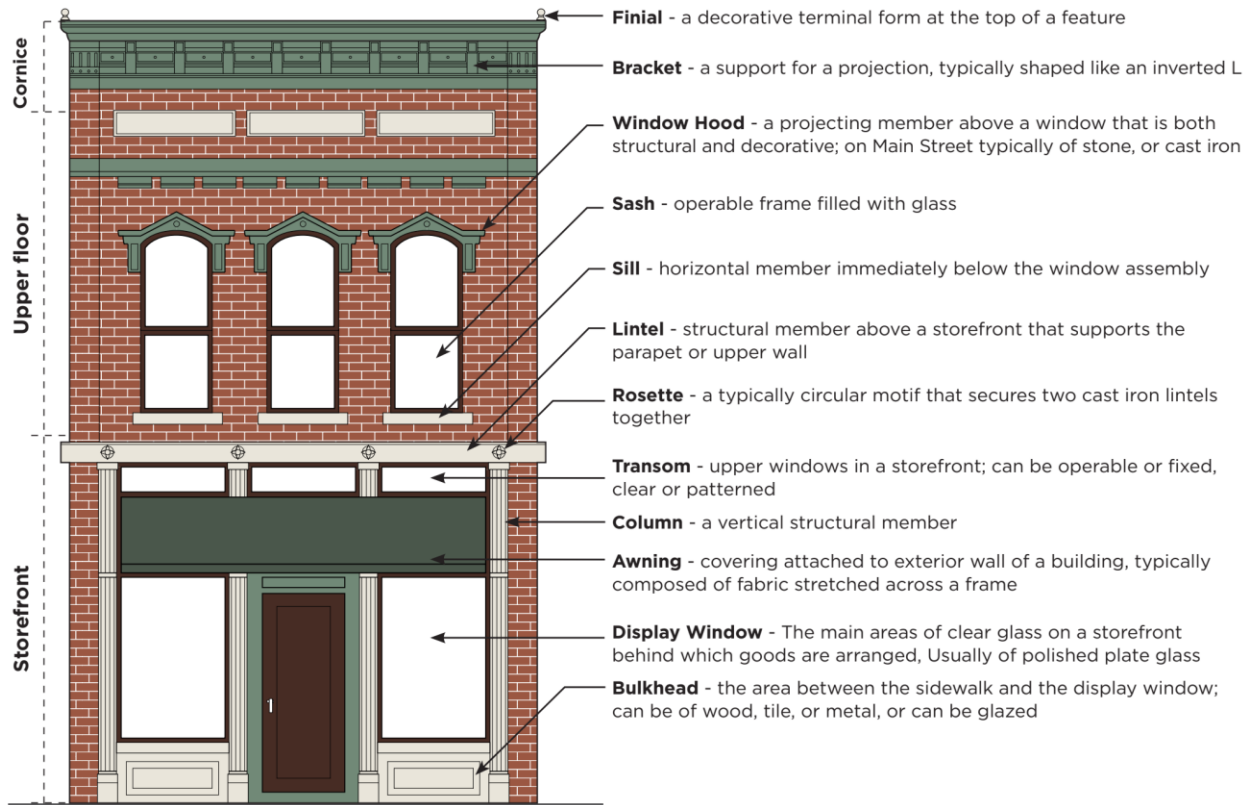
1. Minimum 2-story building with the primary use of office, retail, civic or commercial use.
2. All such buildings shall include at least 1 vehicle charging station per building.
3. Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are required. Roughhewn, exposed wood beams, columns and supports are required for all facades facing a street. New development in the TCD shall incorporate common, locally found materials such as granite, stone, sandstone, wood, and brick as part of the first floor of each building for at least 75% of the first floor, excluding the windows. ~~All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right of way, but may be used on second and above stories if additional scoring provides a brick-like appearance. Other materials may be considered, by the Planning Director for soffits, or as accents or unique architectural features. Twenty five year guaranteed architectural shingles or other longer lasting materials are required for sloped roofs. 360 degree architectural consistency is required.~~
4. All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and above stories if additional scoring provides a brick-like appearance. Other materials may be considered, by the Planning Director for soffits, or as accents or unique

architectural features. Twenty-five year guaranteed architectural shingles or other longer-lasting materials are required for sloped roofs.

5. 360 degree architectural consistency is required, utilizing earth toned colors.

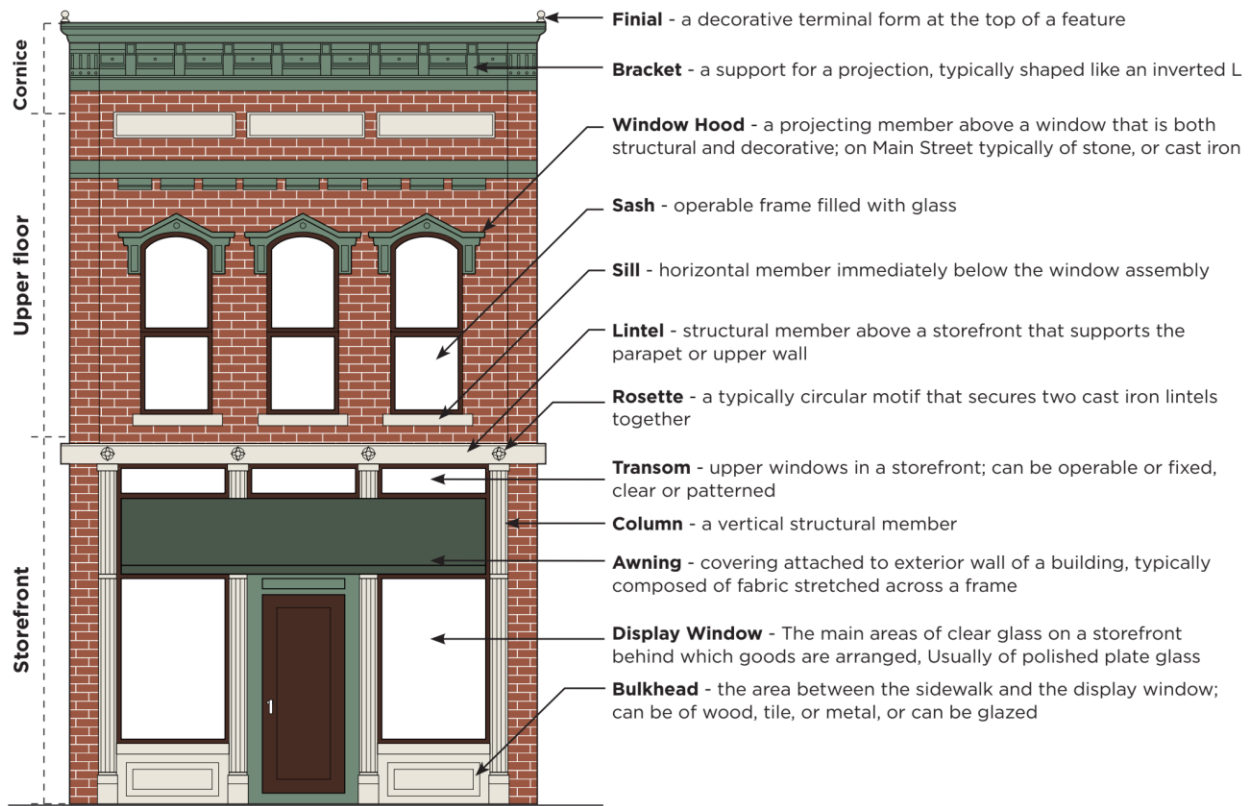
6. Principal entrance shall face the street or be located on the corner of the building and recessed. ~~Front façade shall include a storefront type appearance and include at least two additional features from the sketch below:~~

ANATOMY OF A MAIN STREET BUILDING



7. Front façade shall include a storefront type appearance (including bulkheads and transom windows) and include at least four additional features from the sketch below:

ANATOMY OF A MAIN STREET BUILDING



18.83.050 Visual Screening

All commercial lots within the zone shall have a six-foot rear yard sight obscuring fence.

18.83.060 Definitions ~~(to be added as needed and likely relocated to~~

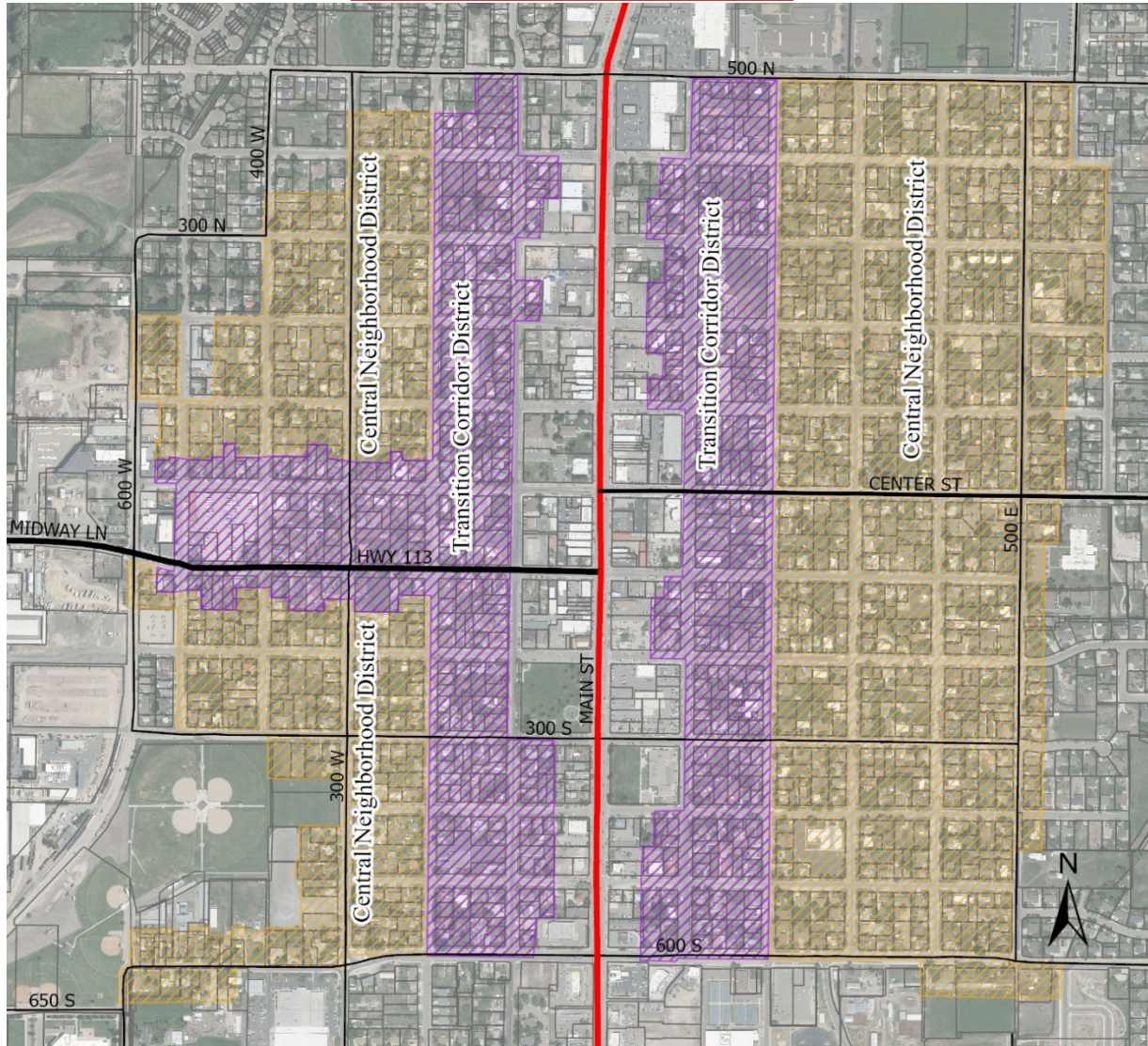
Driveway - Where vehicular access to a structure that is less than 150 feet measured from the definitions chapter) main access road around the side to the middle of the rear of the home.

Emergency Vehicle Access (EVA) - where vehicular access to a structure is greater than 150 feet measured from the main access road around the side to the middle of the rear of the home Emergency Vehicle Access specifications are applicable.

18.83.070 Related Provisions

Chapter 18.12	Administration
Chapter 18.08	Definitions
Chapter 18.68	Supplementary Regulations
Chapter 18.108	Conditional Use Permits
Chapter 18.72	Off-Street Parking and Loading
Chapter 18.103	Sign Regulations

Map of Central Heber Overlay Zone



18.83 Central Heber Overlay Zone (CHOZ)

18.83.010	Purpose
18.83.020	Permitted and Conditional Uses
18.83.030	Spatial Requirements
18.83.040	Building Typologies & Design Requirements
18.83.050	Visual Screening
18.83.060	Definitions
18.83.070	Related Provisions

18.83.010 Purpose

To implement the Central Heber Vision of the General Plan, the Central Heber Overlay Zone (CHOZ) is hereby created to include two distinct land use districts. If the use of the Overlay is desired by an applicant, the uses and standards of this chapter shall apply.

- A. **Central Neighborhoods District (CND)** is established to allow for various low intensity forms of infill, combined with options to preserve historic homes. Infill options include certain missing middle housing types and historic building use flexibility.
- B. **Transition Corridors District (TCD)** is established to permit a moderate intensity mixture of residential and commercial uses. The TCD serves as a transition area from the C-3 Commercial Zone westward and eastward of Main Street to existing residential neighborhoods. The district also serves as a connecting land use from the C-3 Commercial Zone westward to the area containing the new high school, railroad and Southfield Park. The TCD promotes missing middle housing types, historic building use flexibility, mixed use buildings and lower intensity commercial uses. A portion of this area, located between 150 W/E to the C-3 Commercial Zone, has been identified by the General Plan as an area to be considered for rezoning to the C-3 Commercial Zone, in the future.

18.83.020 Permitted and Conditional Uses

The underlying zone uses remain. The CHOZ includes additional uses and limitations as described below. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential district characteristics, the following uses are allowed the CHOZ:

A. Land Use Regulations Terms

P = PERMITTED USE (P) A site plan application is required with staff processing. Site plan applications are approved, when and if they meet the ordinance standards.

C = PLANNING COMMISSION CONDITIONAL USE REVIEW (C). A site plan application with Planning Commission review is required.

N = not allowed in the particular overlay area

- B. Within the Table, if a use is not specifically designated below, then it is prohibited, except as specified in the underlying zone.

All uses listed in the use table, that require a building permit shall also require a site plan application.

Permitted and Conditional Use Chart

18.83.020.1

Land Use	CND	TCD	Limitations
Residential attached units	P	P	See Section 18.83.040 for permitted building types per district. 5 or less units per building and project is limited to 5 units in the CND
Residential attached units over 5 units	N	C	See Section 18.83.040 for permitted building types per district
Artist studios & live-work	N	P	
Office, Retail, Services and Secondhand Stores	N	P	• Max 5000 sf footprint • See note 1 below • Tattoo parlors, tobacco shops, adult related businesses, pawn shops & cannabis facilities are prohibited)
Cafes/restaurants, bakery, outdoor dining	N	C	• No drive-up windows • No fast food • See note 1 below
Hotels	N	C	See note 1 below
Medical offices, clinics	N	P	See note 1 below
Institutional/Religious, Museums & Public Uses	C	P	
Fitness centers & gymnasiums	N	P	See note 1 below
Commercial day care	N	P	As regulated by State Law
Home occupations, home based pre-school, daycare and micro-school	P	P	As regulated by Section 18.68.609 & State Law
Public/Private schools	C	P	As regulated in State Law and Section 18.68.230. Size limitations may be imposed.
Signs	N	P	• As regulated by Section 18.104 • Further limited to one monument sign (max 15 square feet and 4' in height) with a rock/brick base, and one wall sign (max 24 square feet and 3' in height) or one projecting sign (as per the standards in 18.104)

Note 1 - For the TCD, permitted only for properties fronting 100 South and for properties fronting 100 East and 100 West

18.83.030 Spatial Standards

- A. The minimum spatial standards shall be as set forth in the underlying zone, with the addition of Small lots, Flag lots and SDUs, as described below.

- B. The maximum height of all principal structures shall be thirty-five feet and accessory buildings shall follow the requirements of the underlying zone.

General Spatial Requirements *

Table 18.83.030.1

Frontage	Min Front Setback	Min Rear Setback	Min Side Setback	Min Area & Depth	Max Height
All other buildings must meet the frontage requirements of the underlying zone	15 feet min from public right of way; 10 feet min for flag lots from PUE/access easement to any building	15 feet to property line	5 feet min to each side property line; 15 feet min from public right of way	As per the underlying zone or as specified in section 18.83.040 98 foot min depth for corner lots	Not to exceed 25' max for flag lots, detached ADUs, townhouses, and SDUs; 35 foot max for all other primary buildings

*Other standards may apply elsewhere in this code, such as 18.83.040

18.83.040 Building Typologies & Design Requirements

**Table of Permitted Building Types per District
18.83.040.1**

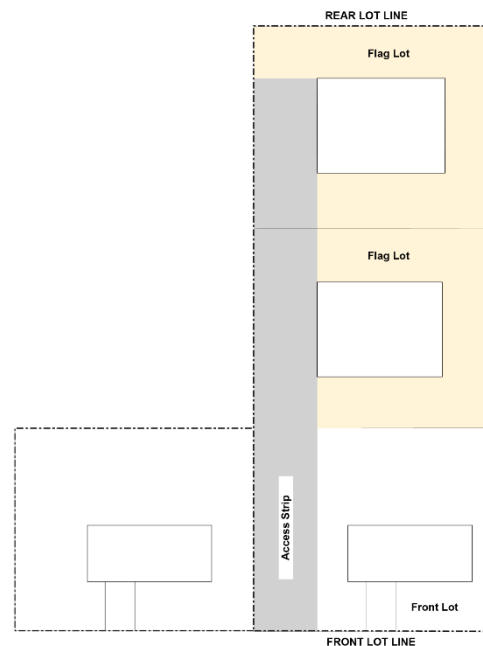
Building Typology	CND	TCD
Small lot	P	N
Flag lot (s)	P	P
Subordinate Dwelling Unit (SDU)	P	P
Detached and Internal Accessory Dwelling Unit (ADUs)	P	P
Townhouses (small – no more than 5 attached units per building)	P	P
Townhouse complexes (more than one building)	N	C
Mansion style apartments/condominiums	C	P
Commercial Building	N	P
Mixed Use Building	N	P

- A. **Those who desire to convert homes**, lots or other buildings to commercial use or multi-family use shall maintain the required landscaping. No parking is allowed in the front yard.
- B. **Rooftops** may be used as garden type open space, and/or passive recreation space.
- C. **Utilities** normally found above ground are not required to be placed underground unless located directly adjacent to existing underground utilities. Curb, gutter, and sidewalk are not required except along and between 100 East and 100 West, where diagonal street parking is encouraged where it can be accommodated. Curb, gutter, and sidewalk shall also be required along current and proposed Collector Roads according to the current adopted Transportation Master Plan. Sidewalks or agreements to provide sidewalks in the future are required in all other locations where street frontage is disrupted.

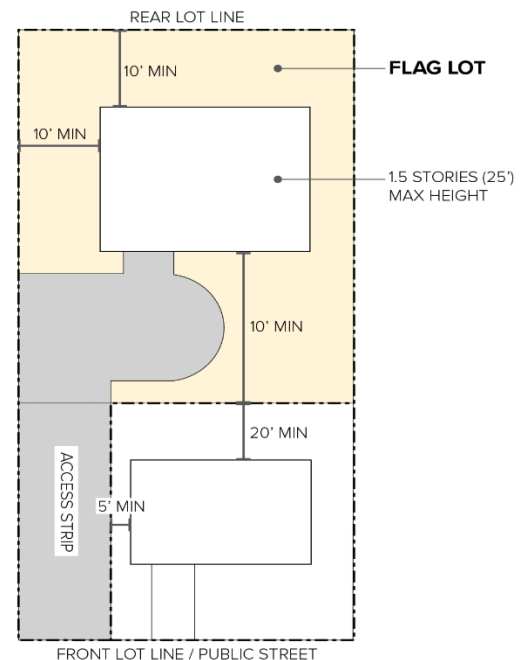
- D. All Rooftop Heating, Ventilating, and Air Conditioning equipment (**HVAC**) shall be enclosed or screened such that it is not readily recognizable as HVAC equipment in mixed use and commercial buildings.
- E. **Special Standards** for certain uses and structures.
1. Non-residential uses shall not produce noise exceeding fifty-five (55) decibels as measured at the property line, vibration, fumes smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, electrical interference or other objectionable effects.
 2. Where garages are built, they are suggested to be wired for a minimum of 220 Volt for potential vehicle charging.
 3. Temporary outdoor sales are allowed.
 4. All development proposed within this overlay is subject to the normal review processes of the City. The Wasatch Fire District shall review, provide comments/recommendations, and resolve any access and fire suppression related issues. As a general rule the Wasatch Fire District standards pertaining to Emergency Vehicle Access (EVA) are for homes located at a greater distance than 150' from a public right-of-way, as measured to the midpoint of all walls of the building, are as follows:
 - a. Driveways less than 150' in length not classified as an EVA, shall meet the width and location requirements of the Heber City Standards and Specifications
 - b. 1-3 Single Family Home(s)- Where a driveway, shared or unshared, serves no more than three (3) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 16 feet, exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.
 - c. 4-5 Single Family Homes- Where a driveway, shared or unshared, serves no more than five (5) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 22 feet exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.
 - d. Fire Hydrants - Fire hydrants shall be within 600 feet of the structure's front door/garage, measured along the main roadway right-of-way edge and including the distance created by the EVA.
 5. When located on private property, sewer, water, and irrigation shall be metered from the public ROW and distributed through the development as private ownership. Such extensions are not a City responsibility.
 6. Stormwater runoff shall be contained on private property.
 7. When rented, all housing types, except ADUs, shown in table 18.83.040.1 shall have a minimum lease period of 30 days. No short-term rentals are allowed.



8. Where owner occupancy is required, a deed restriction that runs with the land shall be recorded. The deed restriction shall include the City as a silent, non-financial partner to assure notification to the City of ownership changes.
- F. **Small lots.** Smaller lots than the standard lot size required in the R-2 and R-3 zones are allowed as follows:
1. Such interior lots may have a width no less than 40' at the front yard setback and if located on a corner, 50' wide.
 2. Any street facing garage shall be setback from the front face of the dwelling by at least ten feet.
 3. Lots with a detached rear yard garage are required to have a minimum twelve (12') foot side yard from the side property line, to accommodate a driveway to the required rear parking. The opposite side yard setback is a minimum of six (6) feet.
 4. A minimum lot size of 3,500 square feet is required.
- G. **Flag lots.** Flag lots shall meet the following requirements. These requirements supersede the requirements for flag lots in Section 18.52.050:
1. Up to two (2) flag lots (plus the existing home) may be created from an existing parcel of property.
 2. Homes shall not exceed 25' in height and 10' rear, front, and side yard minimums are required.
 3. The existing home shall maintain a minimum of a 20' rear yard.
 4. The flag lot (s) shall be used exclusively as an owner occupied single-family residential dwelling, documented through a deed restriction, as per E. (9) of this section. The flag lot includes the potential for one internal Accessory Dwelling Unit and shall be located to the rear of the original or front lot. If the dwelling on the front lot is torn down, any new dwelling shall face the adjacent street.



5. The main body of a flag lot, exclusive of the access strip, shall be no smaller than 50% of the required lot area in the zone in which it is located.
6. The existing front lot shall meet the required lot area, lot width, front yard, side and rear yard setback requirements for the governing zoning district in which it is located.
7. The access strip/driveway portion of a flag lot - see 18.83.040 E (5) and :
 - a. No driveway gates are allowed.
 - b. Shall front on a public street;
 - c. The address of the flag lot shall be clearly displayed for emergency identification purposes.



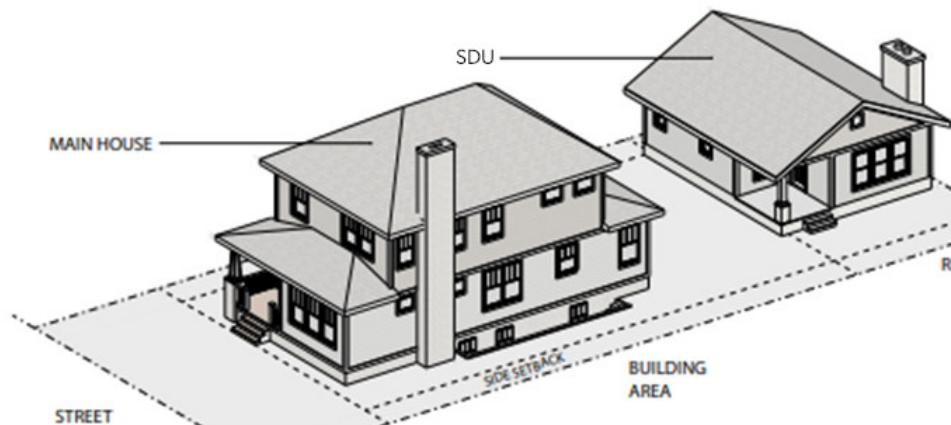
8. Where two flag lots are proposed behind a lot fronting on the public street, the middle lot may have a zero lot line using the property line adjacent to the furthest lot.
9. The access strip portion of a flag lot shall be platted as a contiguous portion of the flag lot(s) or as an easement, where the access strip is intended to be shared. The private access strip shall accommodate all utilities. Access strip maintenance shall be accomplished by the property owners in a recorded agreement.
10. The subdivision plat shall include an outline of the buildable area proposed for the home (s).
11. 2 parking spaces are required for each home.

H. Subordinate Dwelling Units (SDU)

1. These ordinance provisions only apply to parcels or lots 5000 square feet and larger and located in the CHOZ. If an SDU can be located on a property, it is considered an additional voluntary benefit provided to the homeowner and therefore is subject to additional regulations.
2. A Permitted use application for a Subordinate Dwelling Unit (SDU) is required. Such applications shall show the footprint and height, materials/design of the SDU, the proposed lot, side yards, rear yards, the designated front yard, and the proposed permanent access easement. In addition, a subdivision plat and processing is required.
3. Standards: The following standards and conditions shall apply to all SDUs:
 - a. Location: A SDU shall only be allowed as part of, or in conjunction with, a single-household dwelling, and SDUs shall not exceed 25' in height and shall have minimum side and rear yard of 5 feet or as allowed by Building Code standards. The front yard shall have a minimum of 10' unless adjacent to a street or alley, where 15' minimum is required.
 - b. Number: A maximum of one SDU is allowed and only the original, existing dwelling may contain an additional internal ADU. The SDU shall not have an internal ADU.
 - c. Parking: At least one off-street parking stall shall be provided for the SDU. The required parking space may be a designated tandem space on the

original lot as a permanent easement area. Parking spaces shall be identified on the subdivision plat. Mailboxes shall clearly display the address of the SDU.

- d. The SDU shall be constructed with painted wood, composite wood-like appearing materials, brick or stone exteriors as well as a pitched roof, 3' by 12' minimum.
 - e. No SDU shall be allowed to be located further than 150' from the public street as measured to the midpoint at the rear of the SDU and measured as a pedestrian would walk from the street to the back of the home. All SDUs shall be within 600' of a fire hydrant, as measured to the midpoint at the rear wall of the SDU.
4. Size: An SDU shall be subordinate to the footprint of the original single-household dwelling. The SDU shall not have more than an eight hundred (800) square foot footprint. Basements are encouraged. If a garage is desired, it is not calculated as part of the 800 square foot footprint.
 5. Lot Size and Frontage:
 - a. The original home shall be located on a lot that is at least 5000 square feet and meet the setbacks as specified in this ordinance.
 - b. No frontage on a public street or alley is required for an SDU, but a walkable or drivable permanent access easement is required (see 10 below).
 6. Foundation: The SDU shall be secured to a permanent concrete foundation in accordance with the International Building Code, as adopted and amended by the City.

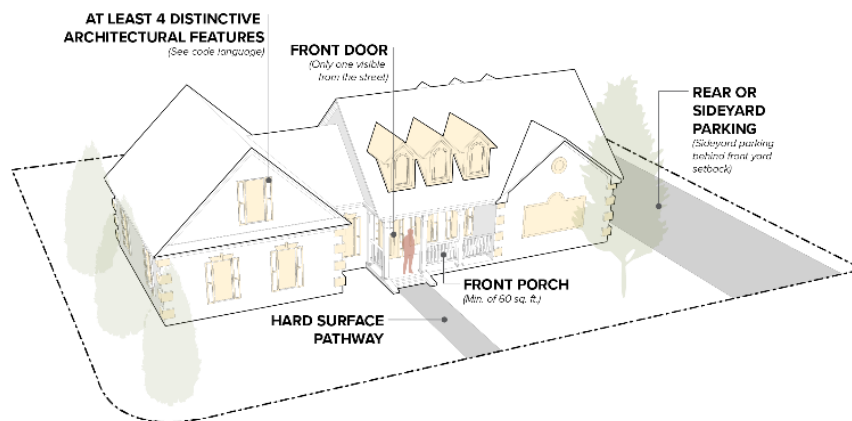


7. Occupants: The SDU shall be owner occupied exclusively by one household.
8. The SDU shall be permanently occupied by the owner. Owner occupancy shall be acknowledged through a deed restriction as per E. (9) of this section
9. The SDU shall have separate utilities from the original dwelling.
10. An SDU shall have a recorded permanent unobstructed access easement or a driveway. If the permanent access easement can only accommodate pedestrians, then the original lot shall accommodate the required one additional parking space. Such easements/walkable pathways/or drives shall be a minimum width of 5' and shall connect to the public street. The access shall be unobstructed, maintaining a clear path free of debris and impediments to access.

11. Accessory buildings shall meet the standards for accessory buildings in the existing zone. Accessory buildings shall be subordinate in height to the SDU. Once a front yard is designated, accessory buildings are not allowed in the front yard.
12. The front entry shall include a covered porch at least 6' deep and contain at least 40 square feet.

I. Mansion Style Apartments/condominiums.

1. Shall be designed to resemble larger homes and shall only have one visible front door as viewed from the public street in the CND and no more than two in the TCD.
2. The front door area shall include a porch with a minimum of 40 square feet and a hard surfaced pathway to the street.
3. Parking shall be provided to rear or side beyond front yard setback.
4. Vinyl, aluminum and stucco wall surfaces are not allowed.
5. Mansion Style apartment/condominiums may accommodate 2 to 5 units.
6. All Mansion Style apartment buildings shall include at least 4 distinctive architectural features from the following list (only one item from each numbered item below, as a minimum) and shall be incorporated in each building:
 - a. Ornamental details such as knee braces, exposed joists, decorative vents, window shutters.
 - b. Box or bay windows
 - c. Balconies with at least 40 square feet.
 - d. A minimum of 5 windows, 12 square foot minimum on the front façade.
 - e. A substantial/noticeable change of material applied to the front façade.
 - f. A substantial/noticeable change of color applied to the front façade.
 - g. A change of pattern that is substantial/noticeable on the façade (Example:



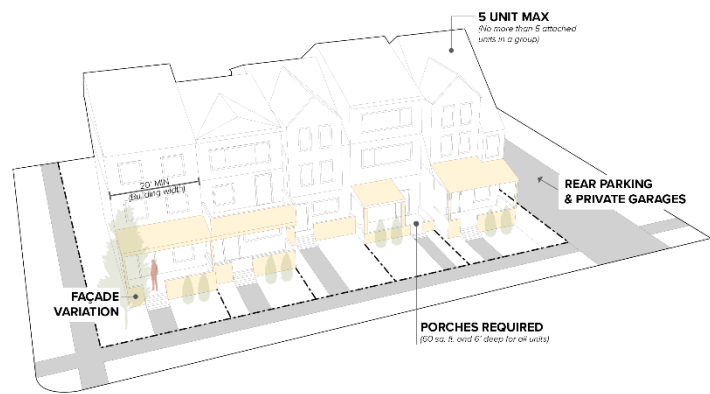
changing brick work from face brick to a soldier course or basket weave pattern.)

- h. Brick or stone along the front of the building, covering at least 25% of the front of the building.
- i. Materials – brick, stone, wood, cement composite materials, and metal accents.

7. Separate utilities for each unit are required if condominium units are proposed.

J. Townhouse.

1. Horizontally attached multi-story units in a rowhouse configuration. This building type can include live/work units in the TCD. If live work is included, such units shall not exceed 3000 square feet of business usage, not more than 50% of the floor, and no more than 5 employees.
2. If end units face the street, they shall address the street with a front door and a porch and include windows covering at least 25% of the façade for each floor.
3. Parking and private garages shall be located to the rear of the building allowing the primary façade to front a public street or public greenspace. Garages are encouraged to include the infrastructure for a 220 outlet capable of faster car charging.
4. Provide outdoor covered balconies or patios for 100% of the units at a minimum of 6 feet deep and 40 square feet each.
5. Building width shall be a minimum of 20'. Guest parking shall not include any driveway area that accesses a garage. No more than 5 attached units per building.
6. Setbacks for each unit shall be varied at least 2' feet where a development has more than 5 units.
7. Townhouse developments with 10 to 20 units shall include at least a play structure and a barbeque/seating area and one passive leisure space of at least 3000 square feet. Projects with over 20 units are required to have 20% open space and amenities catered to the anticipated occupants. If the 20% does not exceed the 3000 square feet mentioned above, 3000 sq. ft. remains the minimum size of the recreational space.
8. Separate utilities for each unit are required and may require easements for units that are distant from a public street.
9. Building heights shall not exceed 25 feet in the CND and 35 feet in the TCD.
10. An HOA is required.

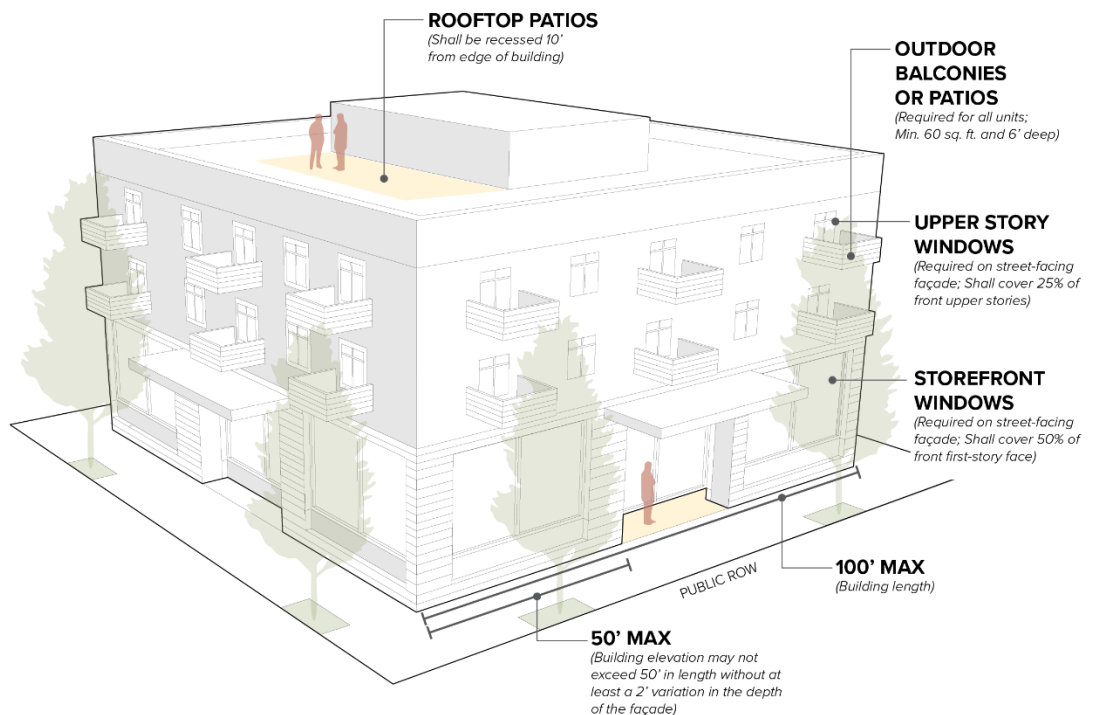


K. Mixed-use buildings.

1. Intended for a mix of primarily residential with commercial/office or commercial and office uses required to be located on the first floor, and optional above the first floor at or near the front build-to-line with parking to the rear, underground, or podium type. No podium parking is allowed to front a street. This building type may support office, retail, hotel/hospitality or residential uses mixed vertically.
2. For residential units, provide outdoor balconies or patios for 100% of the residential units at a minimum of 6 feet deep and 40 square feet each.
3. No wood burning fireplaces, stoves, appliances, or outdoor fire pits are allowed.
4. Provide indoor bike storage or bike lockers.
5. Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are required. Roughhewn, exposed wood beams, columns and supports are required for all facades facing a street. New development in the TCD

shall incorporate common, locally found materials such as granite, stone, sandstone, wood, and brick as part of the first floor of each building for at least 75% of the first floor, excluding the windows.

6. All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and above stories if additional scoring provides a brick-like appearance. Other materials may be considered, by the Planning Director for soffits, or as accents or unique architectural features. Twenty-five year guaranteed architectural shingles or other longer-lasting materials are required for sloped roofs.
7. 360 degree architectural consistency is required, utilizing earth toned colors.
8. No new building elevation may exceed 50 feet in length without at least a 2-foot variation in the depth of the façade along the public right of way and a 1-foot variation on other facades. Residential unit balconies shall not be interpreted to meet this requirement.
9. No single building shall exceed 100 feet of frontage along a street.
10. Parking shall be to the rear of the building.
11. Storefront windows (including bulkheads and transom windows) are required on the street facing façade and street facing windows shall cover a minimum of 50% of the front first story face and 25 percent of all upper stories.



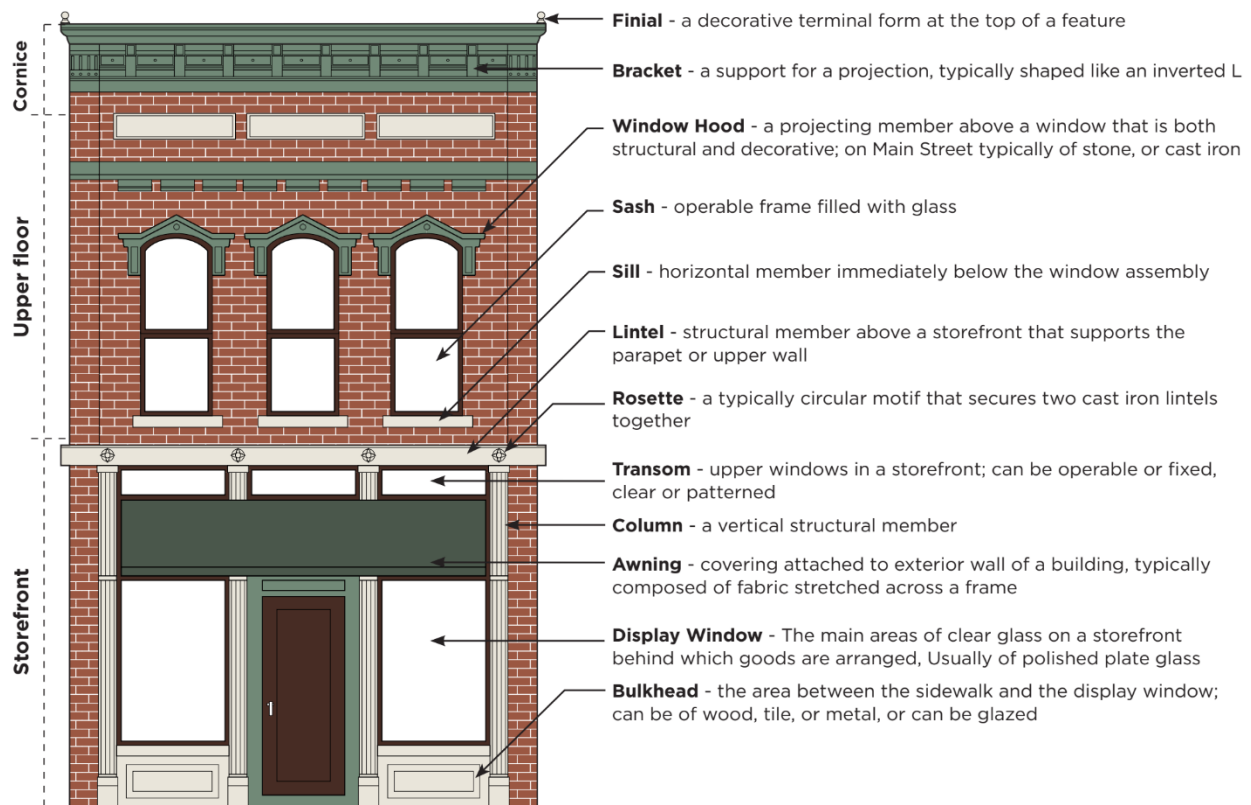
L. Commercial Buildings.

1. Minimum 2-story building with the primary use of office, retail, civic or commercial use.
2. All such buildings shall include at least 1 vehicle charging station per building.
3. Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are required. Roughhewn, exposed wood beams, columns and

supports are required for all facades facing a street. New development in the TCD shall incorporate common, locally found materials such as granite, stone, sandstone, wood, and brick as part of the first floor of each building for at least 75% of the first floor, excluding the windows.

4. All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and above stories if additional scoring provides a brick-like appearance. Other materials may be considered, by the Planning Director for soffits, or as accents or unique architectural features. Twenty-five year guaranteed architectural shingles or other longer-lasting materials are required for sloped roofs.
5. 360 degree architectural consistency is required, utilizing earth toned colors.
6. Principal entrance shall face the street or be located on the corner of the building and recessed.
7. Front façade shall include a storefront type appearance (including bulkheads and transom windows) and include at least four additional features from the sketch below:

ANATOMY OF A MAIN STREET BUILDING



18.83.050 Visual Screening

All commercial lots within the zone shall have a six-foot rear yard sight obscuring fence.

18.83.060 Definitions to be added

Driveway - Where vehicular access to a structure that is less than 150 feet measured from the main access road around the side to the middle of the rear of the home.

Emergency Vehicle Access (EVA) - where vehicular access to a structure is greater than 150 feet measured from the main access road around the side to the middle of the rear of the home Emergency Vehicle Access specifications are applicable.

18.83.070 Related Provisions

Chapter 18.12	Administration
Chapter 18.08	Definitions
Chapter 18.68	Supplementary Regulations
Chapter 18.108	Conditional Use Permits
Chapter 18.72	Off-Street Parking and Loading
Chapter 18.103	Sign Regulations
Chapter 18.78	Lighting
Chapter 18.174	Enforcement
Chapter 18.117	Subdivisions

Map of Central Heber Overlay Zone

