

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

September 22, 2026

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. Mountain View Commons Plat Amendment

3. Action Items:

- I. Public hearing for Mayflower Lofts MDA Amendment (Planner Denna Woodbury)

4. Work Meeting: N/A

5. Administrative Items:

- I. City Council Communication Item

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 09.17.2026, 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>.

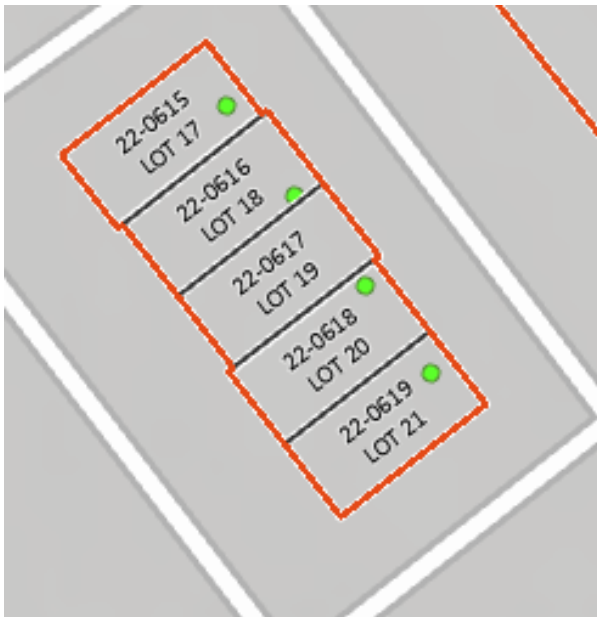


Planning Commission Staff Report

MEETING DATE: 9/22/2026
SUBJECT: Mountain View Commons Plat Amendment
RESPONSIBLE: Jacob Roberts
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

An amendment to the Mountain View Commons Plat to change the number of units in the building located in Phase 5 from five units to four units.



Current Plat:

RECOMMENDATION

Staff Recommends Approval of the Mountain View Commons Plat Amendment based on the findings and conditions listed below.

BACKGROUND

The owner of the building wishes to combine the units so that this building only has 4 units in place of the originally platted 5. No uses or tenants have been selected for this property at this time.

DISCUSSION

This plat amendment has no impact on the parking, required landscaping or design of the building. The request is simply to reduce the number of units in the building from five to four.

Staff has no concerns with this application and does not feel that there will be any negative effects on the overall site. All tenant improvements will be inspected and reviewed as part of the building permit process and will be required to comply with all standards of the development.

FISCAL IMPACT

N/A

CONCLUSION

The Mountain View Commons Plat Amendment is requesting to change the number of units in Phase 5 from five units to four. All regular requirements of this development remain unchanged.

Staff recommends approval based on the following findings and conditions:

Findings:

1. Application is compliant with the Heber City Municipal Zoning Ordinance.
3. Application is compliant with the Heber City General Plan.
4. The applicant is requesting a decrease in the number of units in Phase 5 from five to four units.

Conditions:

1. All other standards and requirements related to the Mountain View Commons development will be maintained.
2. All standards and requirements of the City Engineer shall be met.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve the Mountain View Commons Plat Amendment** as presented, with the findings and conditions as presented in the conclusion above.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jacob Roberts, Planner

EXHIBITS

1. WB STATION - PHASE 5 - CIVIL-Final Civil Set-v1

MOUNTAIN VIEW COMMONS – PHASE 5
2042 SOUTH HIGHWAY 40
HEBER CITY, UT 84032

VICINITY MAP



INDEX

- C-0 Cover Sheet
- C-1 Site Plan
- C-1.1 Phasing Plan
- C-2 Grading Plan
- C-2.1.5 Phase 5 Grading Detail
- C-2.2 Roof Drain Plan
- C-3 Utility Plan
- C-3.1.5 Phase 5 Utility Detail
- C-4 Details
- C-4.1 Utility Details
- C-5 Stormwater Details
- C-6 Stormwater Pollution Prevention Plan
- C-7 SWPPP Details

CIVIL ENGINEER
LEGEND ENGINEERING
CAL JOHNSON
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4828

ARCHITECT
LAYTON DAVIS ARCHITECTS
RYAN HARMISON
2005 E 2300 S, SUITE 200
SALT LAKE CITY, UTAH 84109
(801) 487-0715

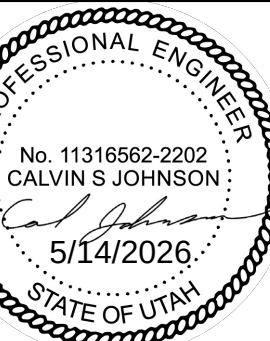
LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	— — — — —	EXISTING CURB AND GUTTER	== == == == ==
EASEMENT LINE	— — — — —	PROPOSED CURB AND GUTTER	====
CENTER LINE	— — — — —	INVERT ELEVATION	IE
PROPOSED TRAIL	~~~~~	TOP BACK CURB	TBC
PROPOSED WATER LINE	—W—W—	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	—PI—PI—	TOP OF GRATE	TOG
PROPOSED SEWER LINE	—SS—SS—	FINISHED GRADE	FG
PROPOSED STORM DRAIN LINE	—SD—SD—	TOP OF CONCRETE	TC
EXISTING SEWER LINE	- - -SS- - -SS- - -	HIGH WATER ELEVATION	HWE
EXISTING WATER LINE	- - -W- - -W- - -	CATCH BASIN	
EXISTING STORM DRAIN LINE	- - -SD- - -SD- - -	PROPOSED STREET LIGHT	
EXISTING CONTOUR	~~~~~	STORM DRAIN MANHOLE	
FINISHED CONTOUR	~~~~~	SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
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MOUNTAIN VIEW COMMONS – PHASE 5
COVER SHEET
2042 S HIGHWAY 40, HEBER CITY, UT 84032



CITY ENGINEER APPROVED AS TO FORM THIS DAY OF _____, 20__.
HEBER CITY ENGINEER

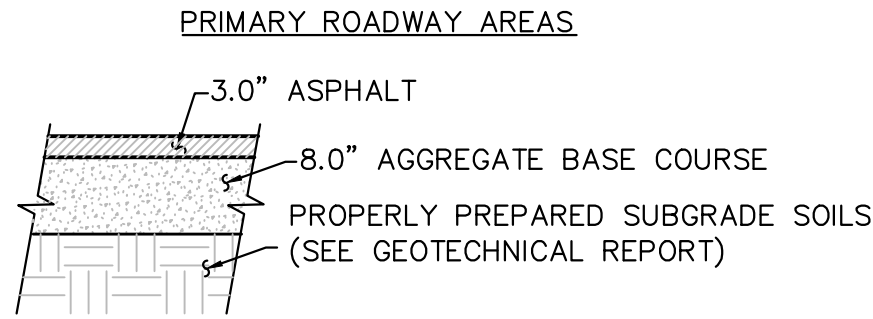
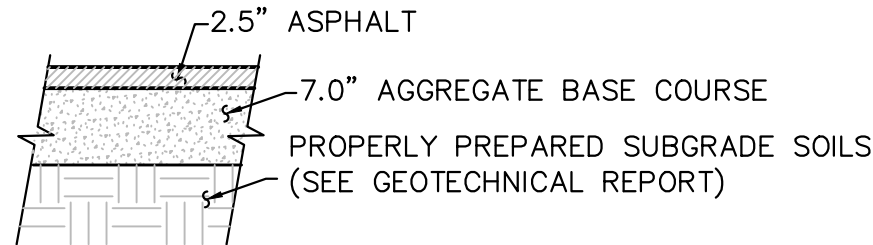
SITE PLAN AMMENDMENT

SHEET: C-0
DATE: 5/14/2026

ALL UNITS ARE IN FEET

- GENERAL NOTES:
1. CONTRACTOR SHALL NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
 6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

TYPICAL FLEXIBLE PAVEMENT SECTIONS PER GEOTECH REPORT



SEE GORDON GEOTECHNICAL ENGINEERING GEOTECHNICAL STUDY FOR ADDITIONAL PAVEMENT RECOMMENDATIONS.
PER GORDON GEOTECHNICAL STUDY DATED MARCH 5, 2021
JOB NO. 814-002-21



LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

SETBACK LINE

PROPOSED FENCE

EXISTING FENCE

LANDSCAPE AREA

CONCRETE AREA

REVERSE PAN CURB AND GUTTER

MOUNTABLE CURB AND GUTTER

ACCESSIBLE ROUTE
LESS THAN 5% RUNNING SLOPE
AND 1:48 CROSS SLOPE REQUIRED

SITE DATA

LOT AREA: 347,255 SF (7.97 ACRES)
BUILDING AREA: 79,243 SF± 22.8%
PAVEMENT AREA: 194,725 SF± 56.1%
LANDSCAPE AREA: 73,287 SF± 21.1%

BUILDING DATA

ZONE: C-2 (COMMERCIAL ZONE)

SETBACKS:

FRONT YARD: 30'
SIDE YARD: 20'
REAR YARD: 15'

PARKING TABULATION

REQUIRED: 1 PER 200 SF OF OFFICE SPACE, 1 PER 2 EMPLOYEES FOR WAREHOUSE SPACE, 1 PER RESIDENTIAL UNIT

REQUIRED: 387 STALLS (AVERAGE OF 1,200 SF OFFICE PER UNIT, 4 EMPLOYEES IN WAREHOUSE SPACE AND 1 RESIDENCE PER UNIT = (6+2+1)X43)

PROVIDED: 314 SITE STALLS (14 ADA - ALL VAN ACCESSIBLE)
86 INTERNAL GARAGE STALLS (4 ADA)
400 TOTAL STALLS (9.5 STALLS PER UNIT)

NOTES:

1. PROPOSED SIDEWALK PER HEBER CITY STANDARD DRAWING STREETS-4. SEE SHEET C-4 FOR DETAIL.
2. ALL ADA STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS AND HEBER CITY STANDARD DRAWING STREETS-6, AS REQUIRED BY USER. SEE SHEET C-4 FOR DETAILS.
3. PROPOSED HIGH BACK CURB AND GUTTER PER HEBER CITY STANDARD DRAWING STREETS-4. SEE SHEET C-4 FOR DETAIL.
4. PROPOSED REVERSE PAN CURB AND GUTTER PER DETAIL 1, SEE SHEET C-4.
5. PROPOSED DRIVE APPROACH PER UDOT STD GW3B, SEE SHEET C-4.
6. PROPOSED TRASH ENCLOSURE PER DETAIL 3, SEE SHEET C-4. SEE ARCHITECTURAL/STRUCTURAL PLANS FOR FOOTING DETAILS.
7. PROPOSED CROSS GUTTER PER HEBER CITY STANDARD DRAWING STREETS-4. SEE SHEET C-4 FOR DETAIL.
8. PROPOSED CURB CUT WITH RIP-RAP SPILLWAY TO DRAINAGE SWALES/BIORETENTION CELLS (TYPICAL).
9. PROPOSED MOUNTABLE CURB PER DETAILS 2, SEE SHEET C-4.



0 40 80 120
1" = 40'
Scale in Feet

CITY ENGINEER

APPROVED AS TO FORM THIS
DAY OF _____, 20__

HEBER CITY ENGINEER

SITE PLAN AMMENDMENT

LEGEND ENGINEERING

52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



MOUNTAIN VIEW COMMONS - PHASE 5

SITE PLAN

2042 S HIGHWAY 40, HEBER CITY, UT 84032



SHEET:

C-1

DATE: 5/14/2026



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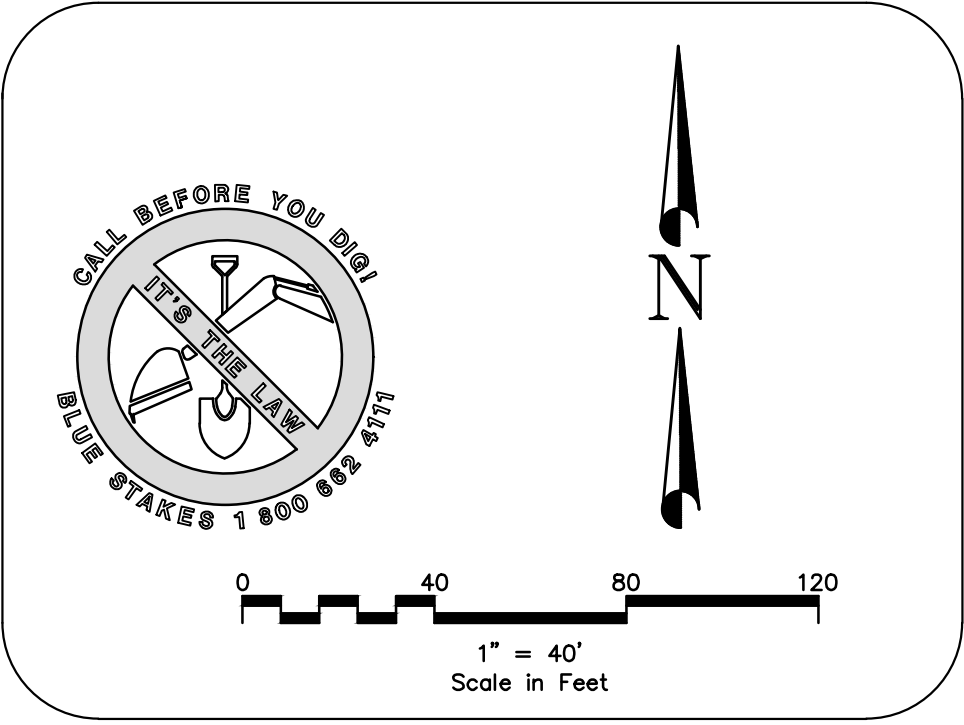


- LOT LINES (PROPERTY) ————
- EXISTING CURB AND GUTTER ————
- PROPOSED CURB AND GUTTER ————
- SETBACK LINE - - - - -
- PROPOSED FENCE ———X———
- EXISTING FENCE ———X———
- LANDSCAPE AREA [Pattern Box]
- CONCRETE AREA [Pattern Box]

- PHASING NOTES:
- 1. THE WATER AND SEWER MAIN LINES WILL BE INSTALLED DURING PHASE 1. SEWER LATERALS MUST BE STUBBED OUT OF THE MANHOLES WITH A CLEANOUT AND CAP FOR EXTENSION IN FUTURE PHASES. WATER LATERALS MUST BE INSTALLED TO 5' FROM THE BUILDING FOOTPRINT FOR TESTING DURING PHASE 1.
 - 2. DRAINAGE, UTILITY AND ACCESS INFRASTRUCTURE THAT SERVES A PHASE MUST BE COMPLETED PRIOR TO, OR DURING, THAT PHASE.
 - 3. TRASH ENCLOSURES WILL BE CONSTRUCTED AT CERTIFICATE OF OCCUPANCY TO LIMIT USE BY CONSTRUCTION PERSONNEL.
 - 4. FRONTAGE TRAIL TO BE CONSTRUCTED DURING PHASE 2.
 - 5. LANDSCAPING TO BE INSTALLED AT COMPLETION OF PROJECT.
 - 6. SITE LIGHTING TO BE INSTALLED AT COMPLETION OF PROJECT.

CITY ENGINEER
APPROVED AS TO FORM THIS
DAY OF _____, 20__

HEBER CITY ENGINEER

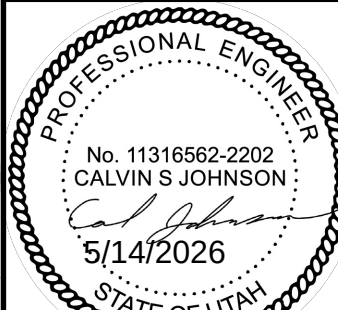


SITE PLAN AMMENDMENT

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MOUNTAIN VIEW COMMONS - PHASE 5
PHASING PLAN
2042 S HIGHWAY 40, HEBER CITY, UT 84032



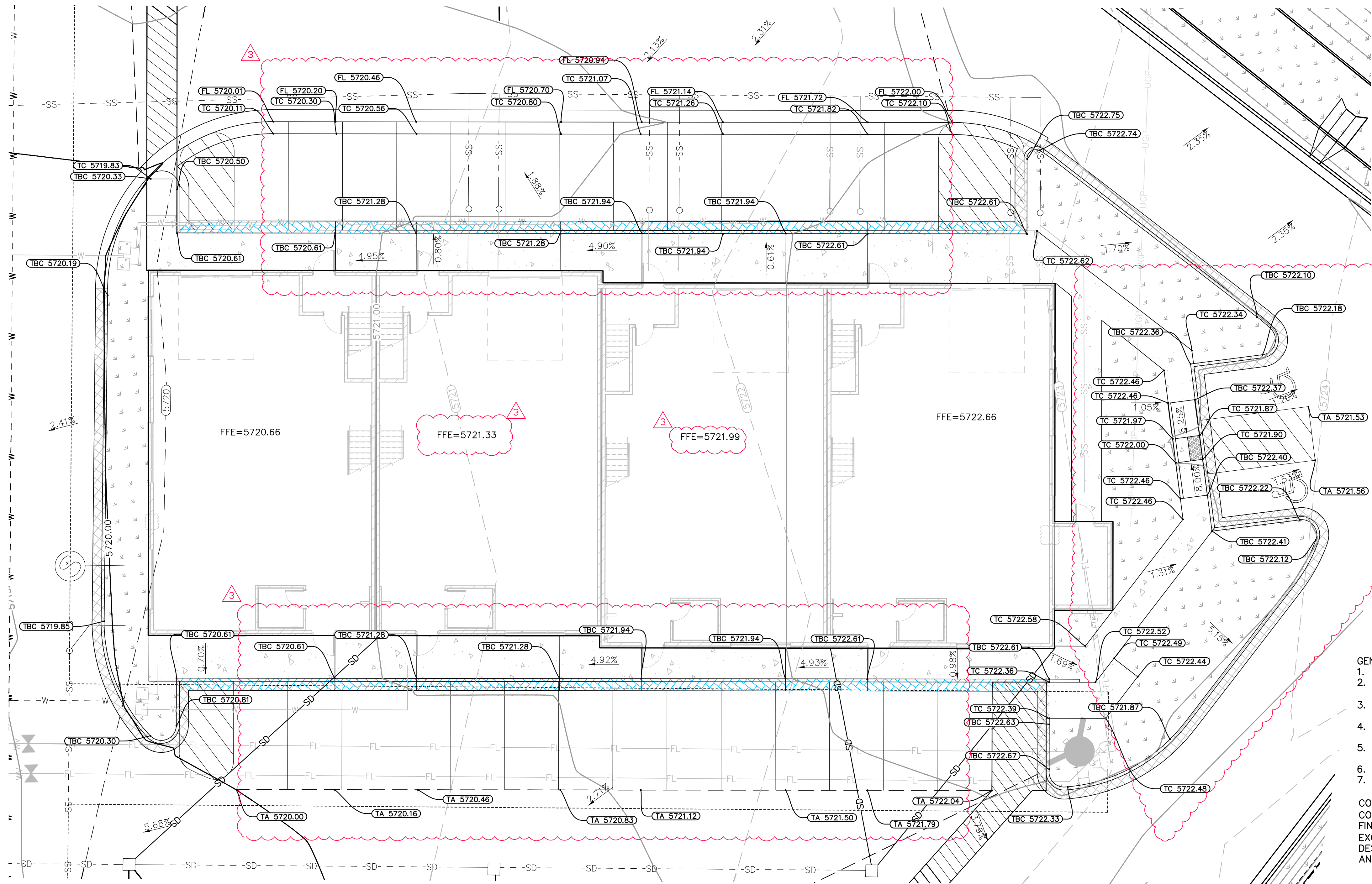
SHEET:
C-1.1
DATE: 5/14/2026



- CITY ENGINEER
- APPROVED AS TO FORM THIS _____
DAY OF _____, 20__.
- _____
HEBER CITY ENGINEER



SHEET: **C-2**
DATE: 5/14/2026





LOT LINES (PROPERTY) ---

EXISTING CURB AND GUTTER ==

PROPOSED CURB AND GUTTER ===

PROPOSED STORM DRAIN LINE ---SD---

EXISTING STORM DRAIN LINE --- -SD- ---

PROPOSED SEWER LINE ---SS---

EXISTING SEWER LINE --- -SS- ---

PROPOSED WATER LINE ---W---

EXISTING WATER LINE --- -W- ---

EXISTING FENCE ---X---

GRADE BREAK - - - -

FINISH GRADE CONTOUR LINES 4960

EXISTING GRADE CONTOUR LINES 4960

FINISH GRADE SLOPE SLOPE

FLOW LINE FL

INVERT ELEVATION IE

NATURAL GRADE NG

TOP OF ASPHALT TA

TOP BACK OF CURB TBC

PROPOSED PROP

EXISTING EX

FINISHED GRADE FG

FINISHED FLOOR ELEVATION FFE

HIGH POINT HP

LANDSCAPE AREA

CONCRETE AREA

REVERSE PAN CURB AND GUTTER

MOUNTABLE CURB AND GUTTER

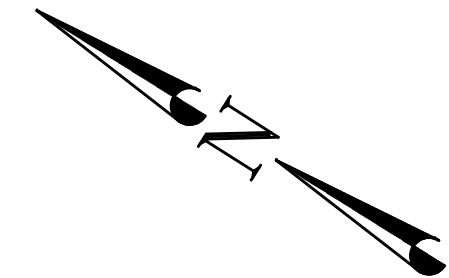
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CALL BEFORE YOU DIG
TYPED NAME
BLUE STAKES 1 800 955 4511



N



0 10 20 30
1" = 10'
Scale in Feet

CITY ENGINEER
APPROVED AS TO FORM THIS
DAY OF _____, 20__

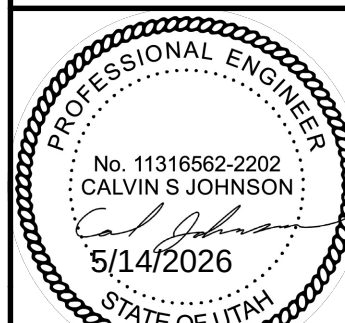
HEBER CITY ENGINEER

SITE PLAN AMMENDMENT

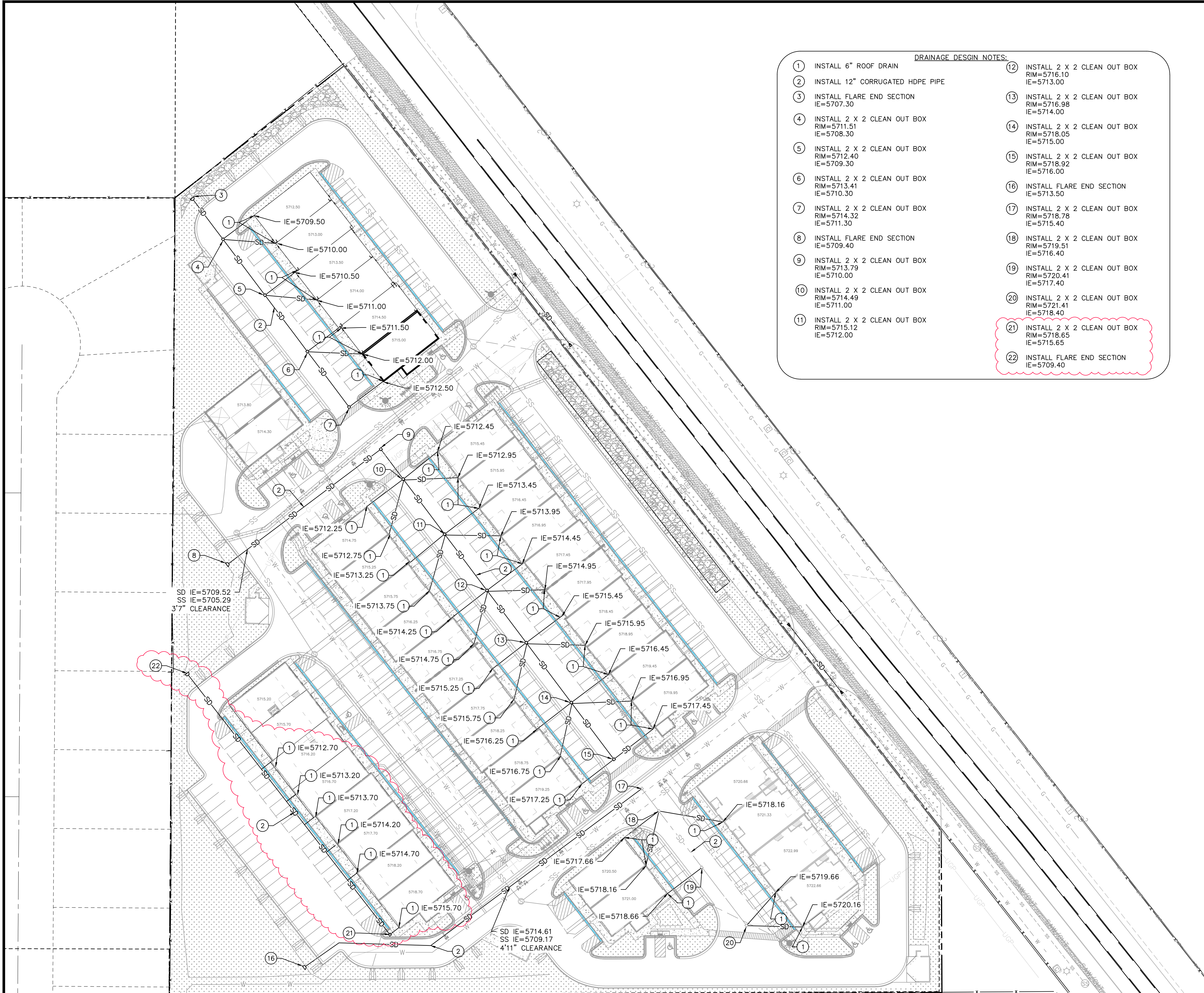
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MOUNTAIN VIEW COMMONS - PHASE 5
PHASE 5 GRADING DETAIL
2042 S HIGHWAY 40, HEBER CITY, UT 84032



SHEET:
C-2.15
DATE: 5/14/2026



- DRAINAGE DESGIN NOTES:
- | | | | |
|----|--|----|--|
| 1 | INSTALL 6" ROOF DRAIN | 12 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5716.10
IE=5713.00 |
| 2 | INSTALL 12" CORRUGATED HDPE PIPE | 13 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5716.98
IE=5714.00 |
| 3 | INSTALL FLARE END SECTION
IE=5707.30 | 14 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5718.05
IE=5715.00 |
| 4 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5711.51
IE=5708.30 | 15 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5718.92
IE=5716.00 |
| 5 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5712.40
IE=5709.30 | 16 | INSTALL FLARE END SECTION
IE=5713.50 |
| 6 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5713.41
IE=5710.30 | 17 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5718.78
IE=5715.40 |
| 7 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5714.32
IE=5711.30 | 18 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5719.51
IE=5716.40 |
| 8 | INSTALL FLARE END SECTION
IE=5709.40 | 19 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5720.41
IE=5717.40 |
| 9 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5713.79
IE=5710.00 | 20 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5721.41
IE=5718.40 |
| 10 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5714.49
IE=5711.00 | 21 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5718.65
IE=5715.65 |
| 11 | INSTALL 2 X 2 CLEAN OUT BOX
RIM=5715.12
IE=5712.00 | 22 | INSTALL FLARE END SECTION
IE=5709.40 |



LOT LINES (PROPERTY) --- -- --

EXISTING CURB AND GUTTER == == ==

PROPOSED CURB AND GUTTER == == ==

PROPOSED STORM DRAIN LINE --- SD ---

EXISTING STORM DRAIN LINE --- -SD- ---

PROPOSED SEWER LINE --- SS ---

EXISTING SEWER LINE --- -SS- ---

PROPOSED WATER LINE --- W ---

EXISTING WATER LINE --- -W- ---

EXISTING FENCE --- -X- ---

GRADE BREAK --- -- --

FINISH GRADE CONTOUR LINES 4960

EXISTING GRADE CONTOUR LINES 4960

FINISH GRADE SLOPE SLOPE

FLOW LINE FL

INVERT ELEVATION IE

NATURAL GRADE NG

TOP OF ASPHALT TA

TOP BACK OF CURB TBC

PROPOSED PROP

EXISTING EX

FINISHED GRADE FG

FINISHED FLOOR ELEVATION FFE

HIGH POINT HP

LANDSCAPE AREA

CONCRETE AREA

REVERSE PAN CURB AND GUTTER

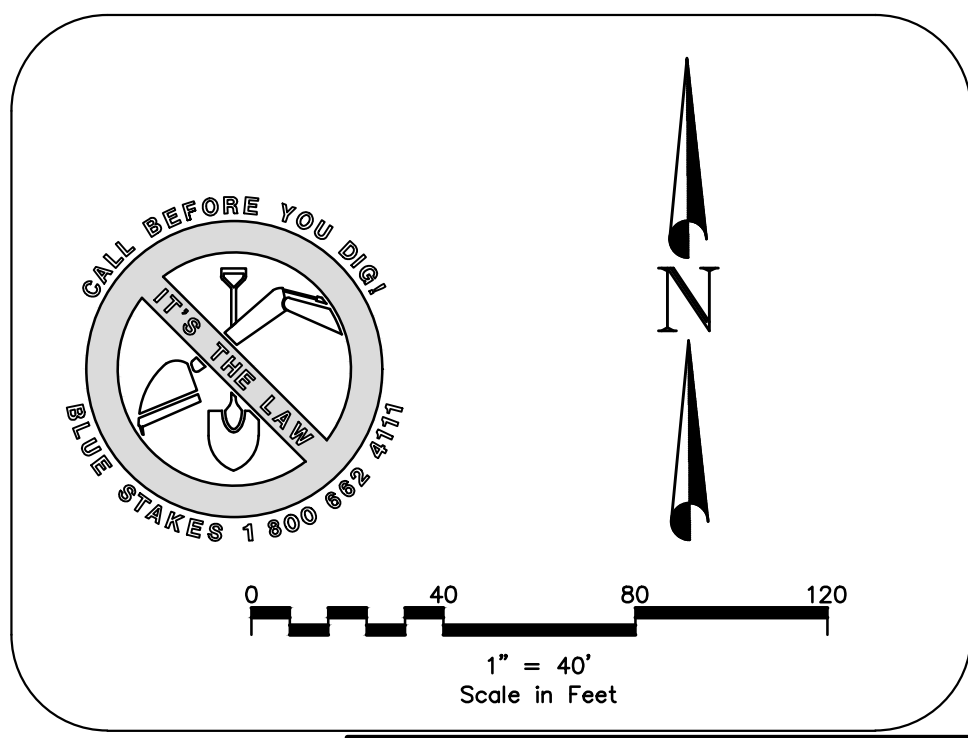
MOUNTABLE CURB AND GUTTER

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CITY ENGINEER
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DAY OF _____, 20__

HEBER CITY ENGINEER



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52 WEST 100 NORTH
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PHONE: 435-654-4828
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ENGINEER: CJ
CHECKED BY: LR

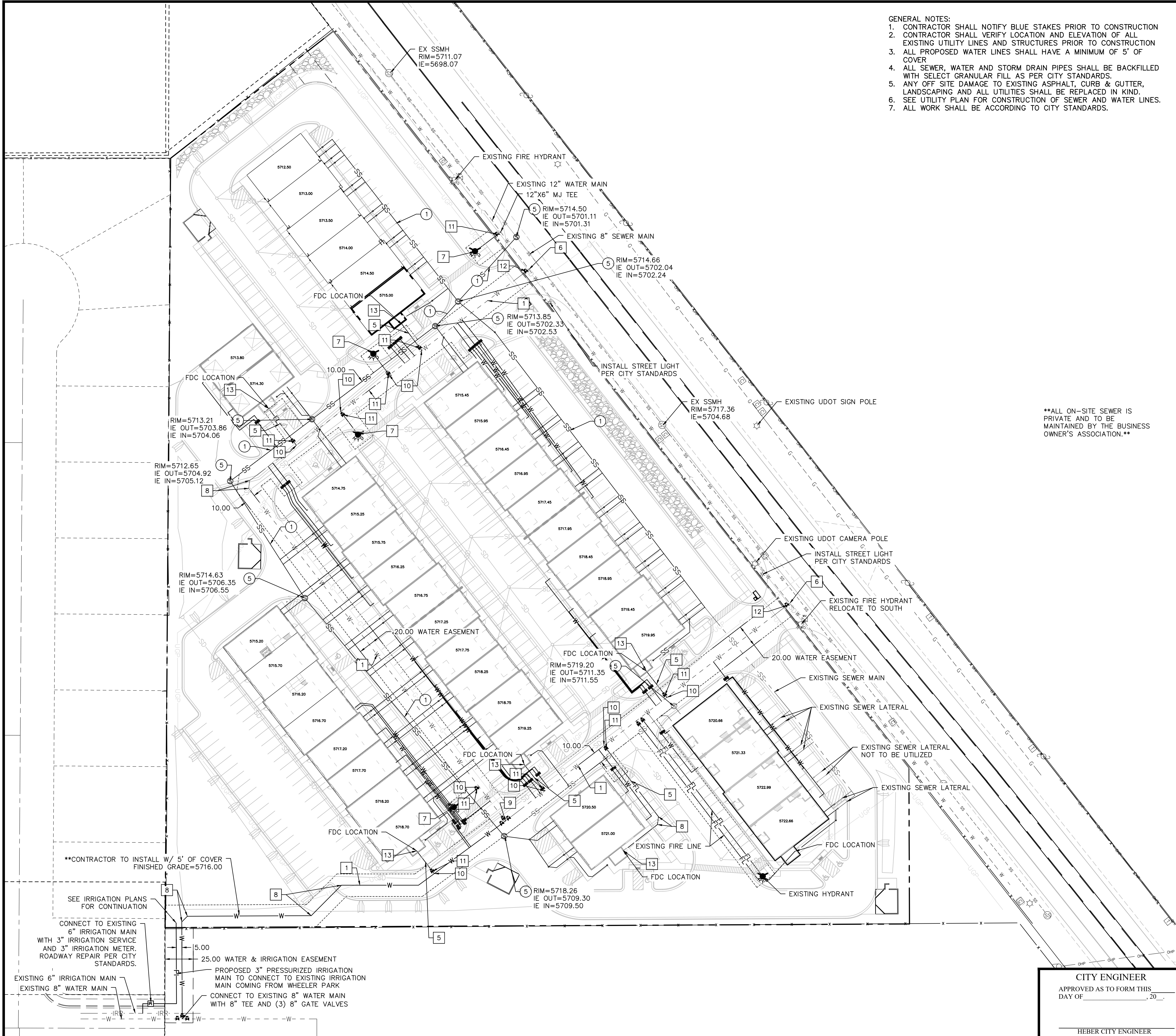
NO. _____
REVISIONS _____
DATE _____

MOUNTAIN VIEW COMMONS - PHASE 5
ROOF DRAIN PLAN
2042 S HIGHWAY 40, HEBER CITY, UT 84032

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S. JOHNSON
5/14/2026
STATE OF UTAH

SHEET:
C-2.2

DATE: 5/14/2026



- GENERAL NOTES:
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ALL ON-SITE SEWER IS PRIVATE AND TO BE MAINTAINED BY THE BUSINESS OWNER'S ASSOCIATION.



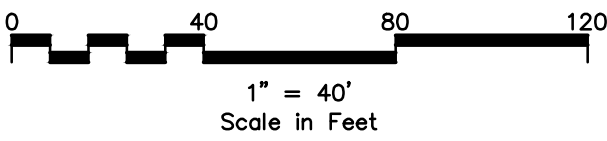
PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	==
PROPOSED STORM DRAIN LINE	-SD-
EXISTING STORM DRAIN LINE	-SS-
PROPOSED SEWER LINE	-SS-
EXISTING SEWER LINE	-W-
PROPOSED WATER LINE	-W-
EXISTING WATER LINE	-G-
EXISTING GAS LINE	-G-
INVERT ELEVATION	IE
FINISHED FLOOR ELEVATION	FFE
EXISTING FIRE HYDRANT	⊗
EXISTING WATER VALVE	⊗
EXISTING WATER METER	⊗
EXISTING SEWER MANHOLE	⊗
PROPOSED FIRE HYDRANT	⊗
PROPOSED WATER VALVE	⊗
PROPOSED WATER METER	⊗
PROPOSED SEWER CLEANOUT	○
PROPOSED SEWER MANHOLE	⊗

SEWER DESIGN NOTES:

1. INSTALL 8" PVC SDR-35 SEWER PIPE AT 1% MINIMUM SLOPE PER HEBER CITY STANDARD DRAWING SEWER-1.
2. SEE PHASE DETAIL SHEETS C-3.1.1-3.1.7 FOR MORE DETAILS
3. SEE PHASE DETAIL SHEETS C-3.1.1-3.1.7 FOR MORE DETAILS
4. SEE PHASE DETAIL SHEETS C-3.1.1-3.1.7 FOR MORE DETAILS
5. INSTALL 48" SEWER JUNCTION MANHOLE PER HEBER CITY STANDARD DRAWING SEWER-3. SEE SHEET C-4 FOR DETAIL. RIM AND INVERT ELEVATIONS AS INDICATED IN PLAN VIEW.

WATER DESIGN NOTES:

1. INSTALL 8" PVC C-900 WATER MAIN PER HEBER CITY STANDARDS.
2. SEE PHASE DETAIL SHEETS C-3.1.1-3.1.7 FOR MORE DETAILS
3. SEE PHASE DETAIL SHEETS C-3.1.1-3.1.7 FOR MORE DETAILS
4. SEE PHASE DETAIL SHEETS C-3.1.1-3.1.7 FOR MORE DETAILS
5. INSTALL 6" PVC C-900 FIRE LINE.
6. CONNECT TO EXISTING WATER MAIN WITH 12"x8" FLG TEE, (2) 12" FLGMJ GATE VALVES AND (1) 8" FLGMJ GATE VALVE.
7. INSTALL FIRE HYDRANT PER HEBER CITY STANDARD DRAWING WATER-1. SEE SHEET C-4 FOR DETAIL.
8. INSTALL 45° BENDS AND THRUST BLOCKS PER HEBER CITY STANDARD DRAWING WATER-2. SEE SHEET C-4 FOR DETAIL.
9. INSTALL 8" TEE AND (3) 8" GATE VALVES WITH THRUST BLOCKS PER HEBER CITY STANDARD DRAWING WATER-2. SEE SHEET C-4 FOR DETAIL.
10. INSTALL 8"x6" TEE AND THRUST BLOCKS PER HEBER CITY STANDARD DRAWING WATER-2. SEE SHEET C-4 FOR DETAIL.
11. INSTALL 6" GATE VALVE PER HEBER CITY STANDARD DRAWING WATER-3. SEE SHEET C-4 FOR DETAIL.
12. INSTALL 8" GATE VALVE PER HEBER CITY STANDARD DRAWING WATER-3. SEE SHEET C-4 FOR DETAIL.
13. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.



CITY ENGINEER

APPROVED AS TO FORM THIS
DAY OF _____, 20__

HEBER CITY ENGINEER

SITE PLAN AMMENDMENT

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



MOUNTAIN VIEW COMMONS - PHASE 5
UTILITY PLAN
2042 S HIGHWAY 40, HEBER CITY, UT 84032



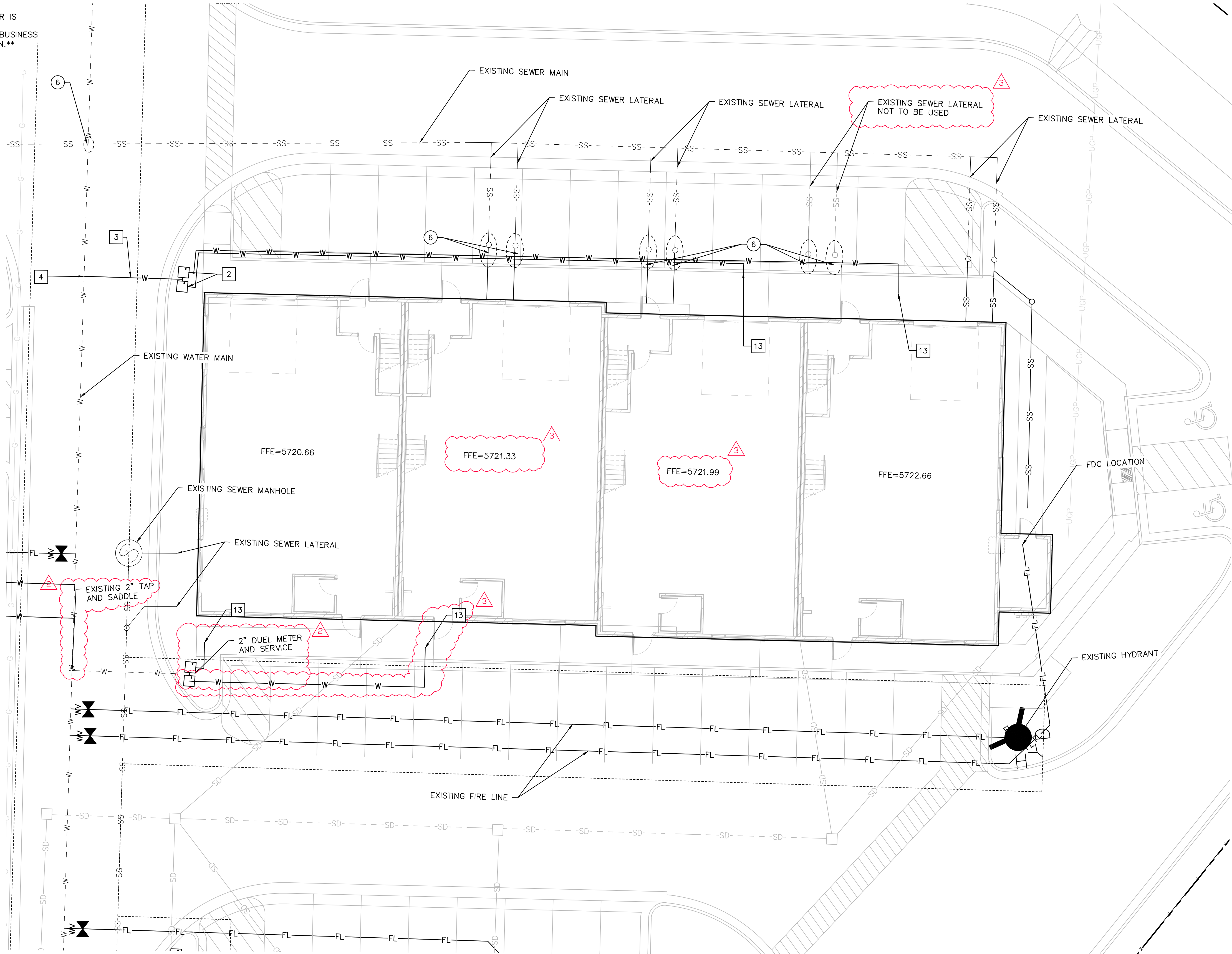
SHEET:
C-3

DATE: 5/14/2026

- GENERAL NOTES:
1. CONTRACTOR SHALL NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
 6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

MAINTAIN 10 FEET MIN OF HORIZONTAL SEPARATION BETWEEN SEWER AND CULINARY WATER LINES.

ALL ON-SITE SEWER IS PRIVATE AND TO BE MAINTAINED BY THE BUSINESS OWNER'S ASSOCIATION.



PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	==
PROPOSED STORM DRAIN LINE	---SD---
EXISTING STORM DRAIN LINE	---SS---
PROPOSED SEWER LINE	---
EXISTING SEWER LINE	---SS---
PROPOSED WATER LINE	---W---
EXISTING WATER LINE	---
EXISTING GAS LINE	---G---
INVERT ELEVATION	IE
FINISHED FLOOR ELEVATION	FFE
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING SEWER MANHOLE	
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED SEWER CLEANOUT	
PROPOSED SEWER MANHOLE	
MAINTAIN VERTICAL CLEARANCE	

SEWER DESIGN NOTES:

1. INSTALL 8"Ø PVC SDR-35 SEWER PIPE AT 1% MINIMUM SLOPE PER HEBER CITY STANDARD DRAWING SEWER-1. SEE SHEET C-4 FOR DETAIL.
2. INSTALL 6"Ø PVC SDR-35 SEWER PIPE AT 2% SLOPE PER HEBER CITY STANDARD DRAWING SEWER-1. SEE SHEET C-4 FOR DETAIL.
3. INSTALL 6" CLEANOUT PER HEBER CITY STANDARD DRAWING SEWER-1. SEE SHEET C-4 FOR DETAIL.
4. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
5. INSTALL 48" SEWER JUNCTION MANHOLE PER HEBER CITY STANDARD DRAWING SEWER-3. SEE SHEET C-4 FOR DETAIL. RIM AND INVERT ELEVATIONS AS INDICATED IN PLAN VIEW.
6. SEWER CROSSINGS MUST MAINTAIN 18" VERTICAL CLEARANCE FROM WATER.

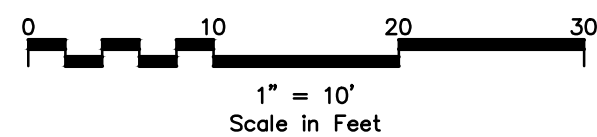
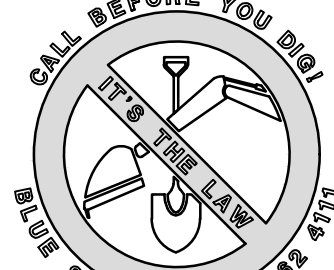
WATER DESIGN NOTES:

1. INSTALL 8"Ø PVC C-900 WATER MAIN PER HEBER CITY STANDARDS.
2. INSTALL 1" METER PER HEBER CITY STANDARDS.
3. INSTALL 1 1/2"Ø SDR-9 CTS POLY WATERLINE PER HEBER CITY STANDARDS.
4. 8"X1 1/2" SADDLE, TAP AND CORP STOP FOR CULINARY SERVICE PER HEBER CITY STANDARDS.
5. INSTALL 6"Ø PVC C-900 FIRE LINE.
6. SEE SHEET C-3
7. INSTALL FIRE HYDRANT PER HEBER CITY STANDARD DRAWING WATER-1. SEE SHEET C-4 FOR DETAIL.
8. INSTALL 45° BENDS AND THRUST BLOCKS PER HEBER CITY STANDARD DRAWING WATER-2. SEE SHEET C-4 FOR DETAIL.
9. SEE SHEET C-3
10. INSTALL 8"X6" TEE AND THRUST BLOCKS PER HEBER CITY STANDARD DRAWING WATER-2. SEE SHEET C-4 FOR DETAIL.
11. INSTALL 6" GATE VALVE PER HEBER CITY STANDARD DRAWING WATER-3. SEE SHEET C-4 FOR DETAIL.
12. INSTALL 8" GATE VALVE PER HEBER CITY STANDARD DRAWING WATER-3. SEE SHEET C-4 FOR DETAIL.
13. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.

CITY ENGINEER

APPROVED AS TO FORM THIS
DAY OF _____, 20__.

HEBER CITY ENGINEER

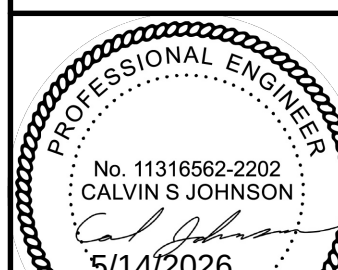


SITE PLAN AMMENDMENT

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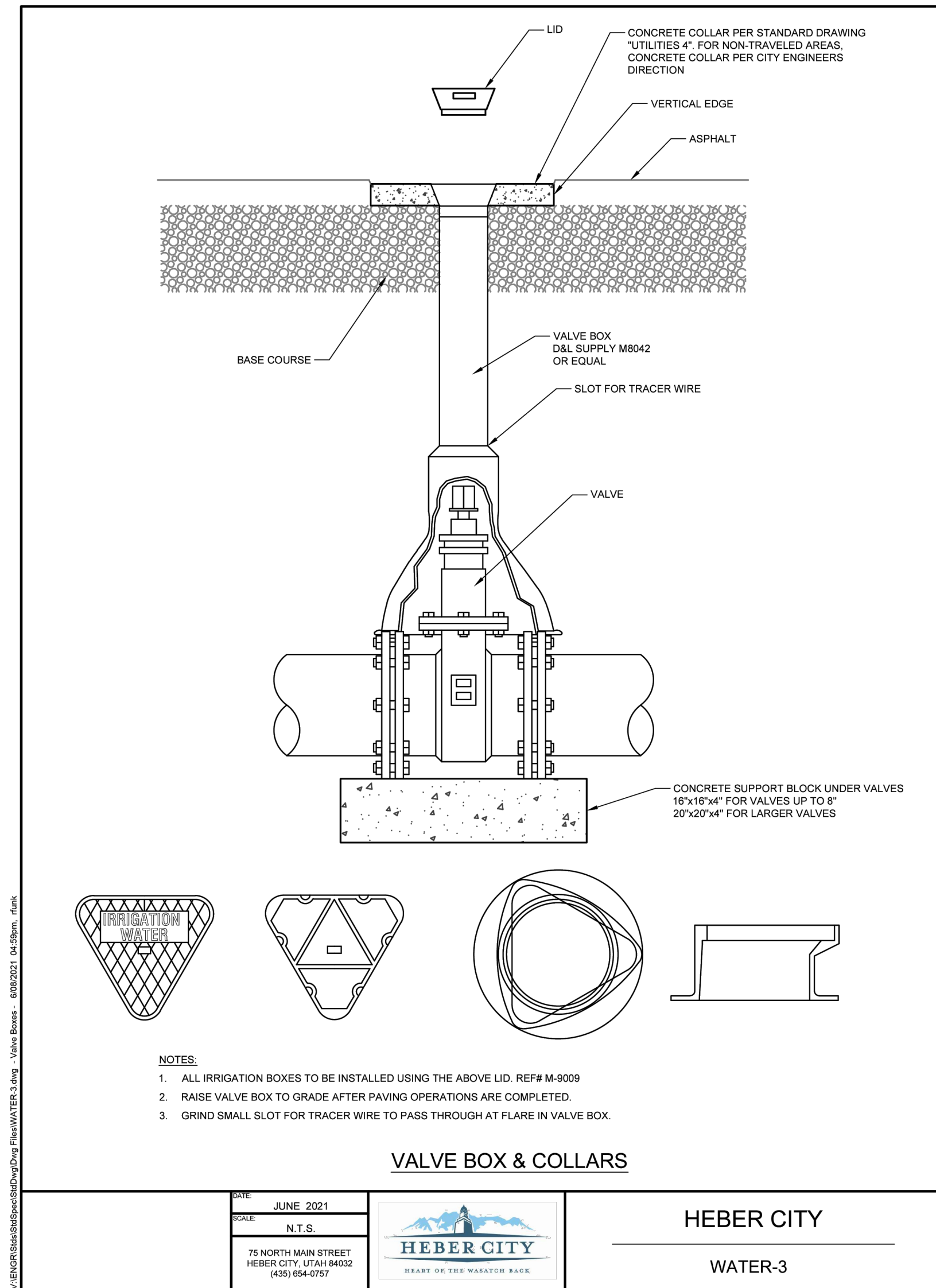


MOUNTAIN VIEW COMMONS - PHASE 5
PHASE 5 UTILITY DETAIL
2042 S HIGHWAY 40, HEBER CITY, UT 84032

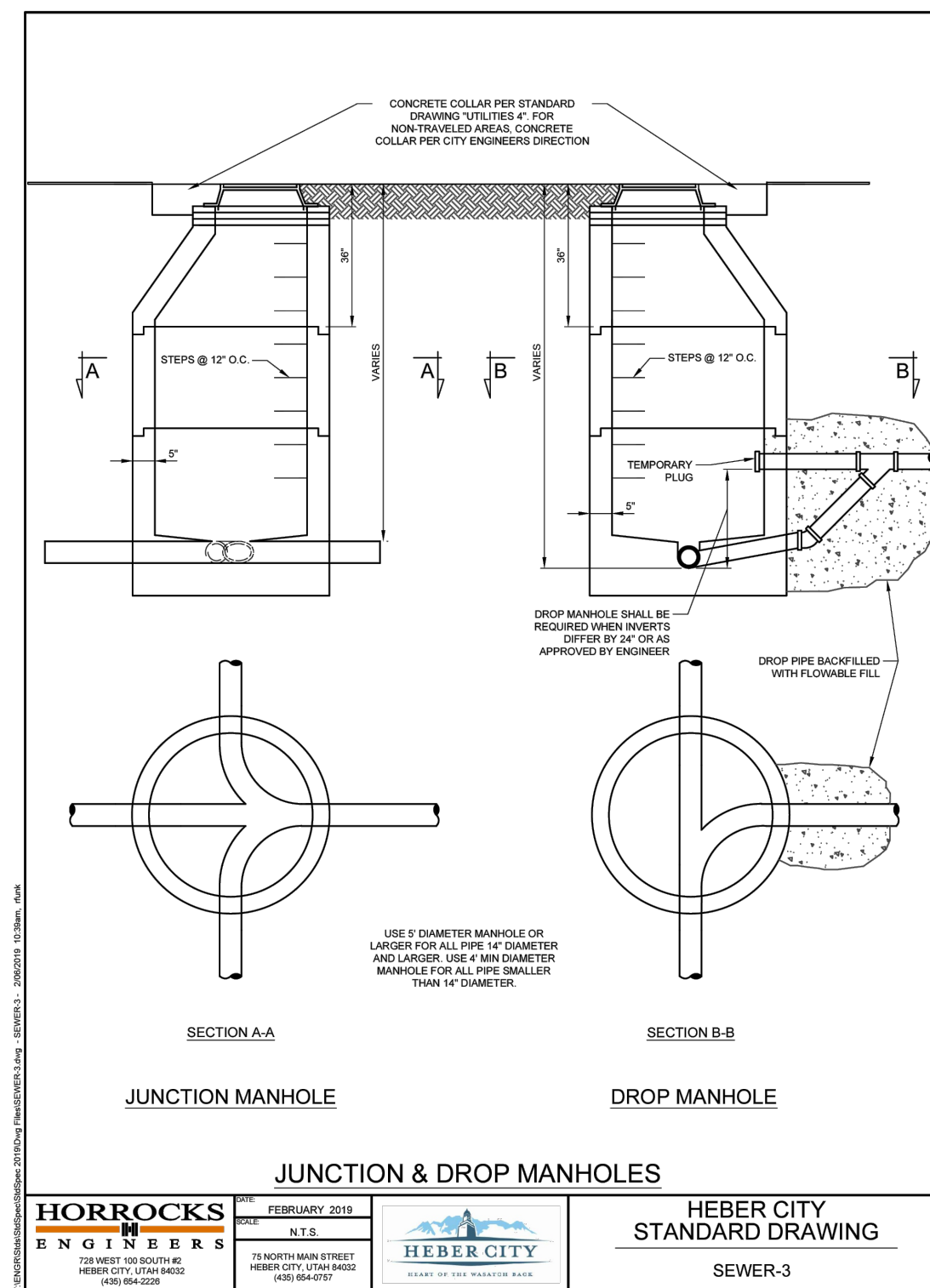
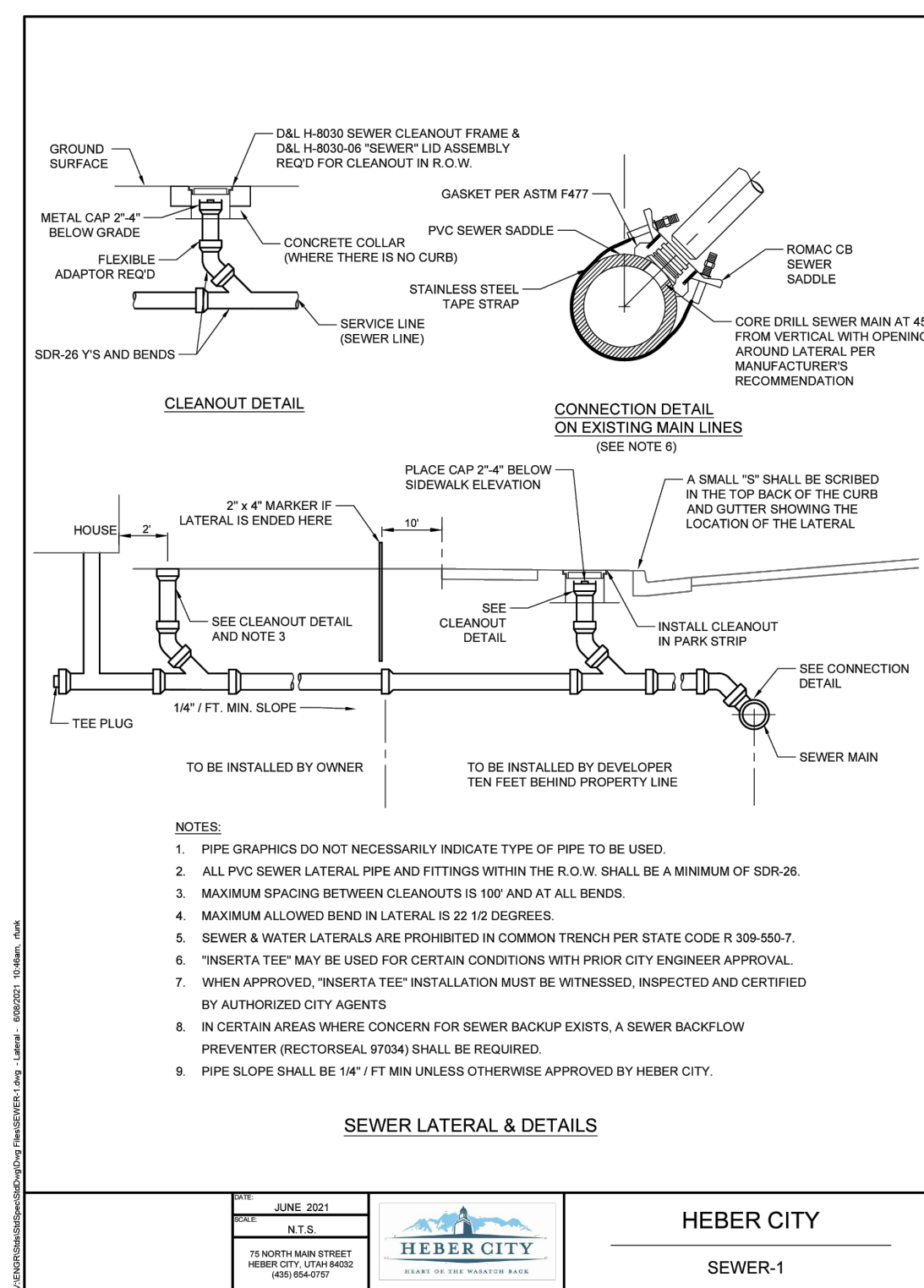
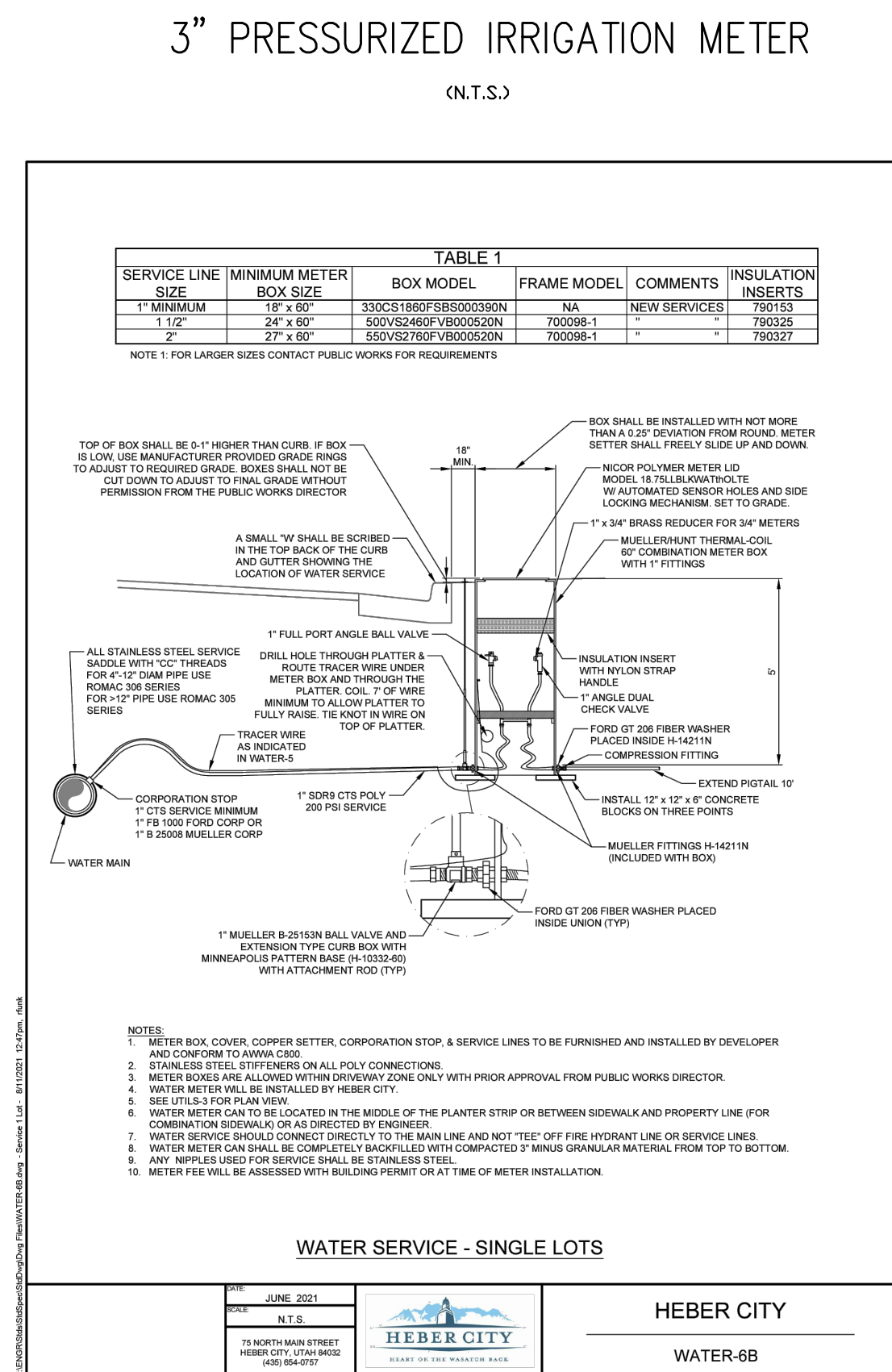
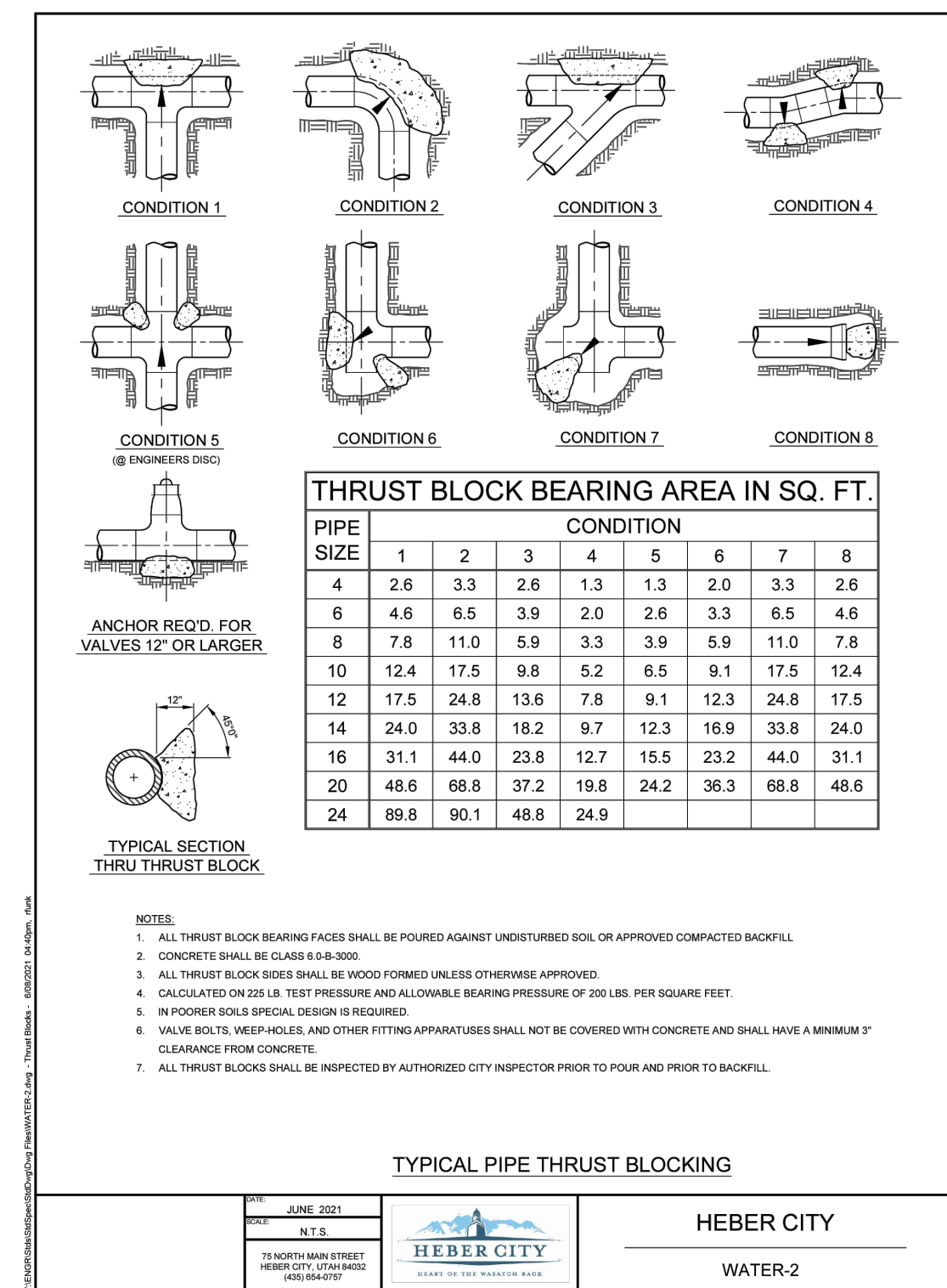
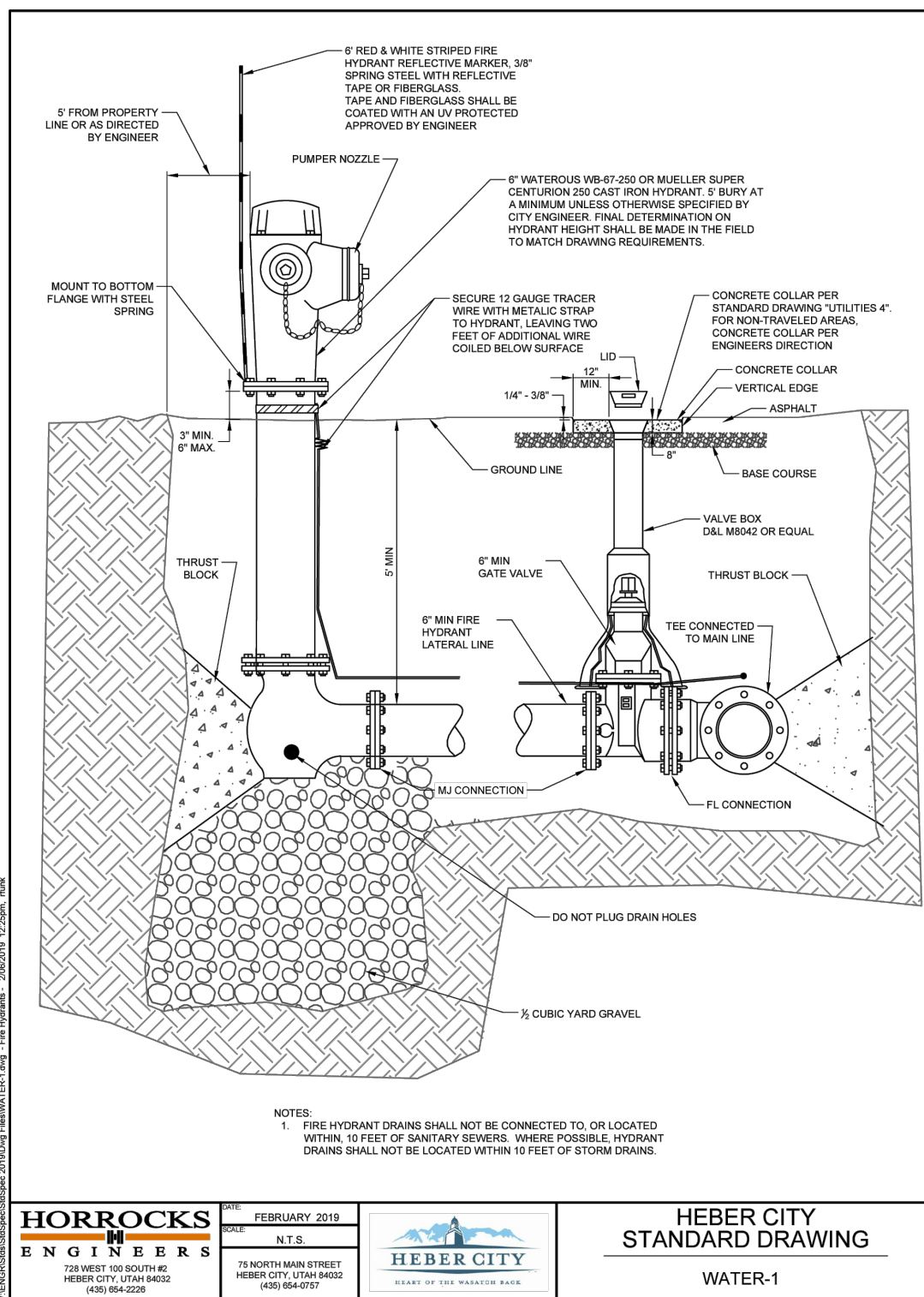


SHEET:
C-3.15

DATE: 5/14/2026



LEGEND		
NO.	ITEM	DESCRIPTION
A	3" FLANGE X MJ ADAPTER	
B	3" GATE VALVE WITH 2"X2" OPERATING NUT	
C	3" METER	
D	2" TEST ASSEMBLY	
E	3" CHECK VALVE	
F	CONCRETE BOX	PLAN 505
G	27" FRAME AND COVER	PLAN 502
H	TOP SECTION OF VALVE BOX WITH LID	PLAN 574



CITY ENGINEER

APPROVED AS TO FORM THIS _____
DAY OF _____, 20__.

HEBER CITY ENGINEER

SITE PLAN AMMENDMENT

HWY 40 MIXED USE

Post- Development Storm Drainage Calculations - CA1

Design Criteria:

Method: Rational Method

Intensity Table: NOAA Atlas

Return Period: 100 year storm event

Development Drainage Areas

Weighted Runoff Coefficient "C" Calculation			
Surface Type	Area	"C"	C*A
Building Roof Areas	-	0.95	-
Drive & Parking Areas	5,530	0.90	4,977
Landscaped Areas	6,730	0.10	873
Total Area	14,260		5,850

Weighted Runoff Coefficient "C" = 0.41 (Total C*A)/(Total Area)

Hydrologic Analysis & Storage Volume Requirements:

Percolation

Percolation Rate: 12 inches/hour

Factor of Safety: 2.0

Bottom of Pond Area: 950 sq.ft

Infiltration Rate: 0.13 cfs

Storage Volume Requirement

100-Year Storm Event

Duration	Total Precipitation	Storm Intensity	Runoff Coefficient	Development Area	Stormwater Flow	Accumulated Flow	Allowable Release	Released Volume	Infiltration Rate	Total Infiltration	Required Storage	Available Storage
(min)	(in)	(in/hr)	"C"	(acres)	(cfs)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)	(cf)
5	0.543	6.52	0.41	0.33	0.88	263	0.00	-	0.13	40	223	596
10	0.826	4.96	0.41	0.33	0.67	400	0.00	-	0.13	79	321	596
15	1.020	4.10	0.41	0.33	0.55	496	0.00	-	0.13	119	377	596
30	1.380	2.76	0.41	0.33	0.37	667	0.00	-	0.13	238	430	596
60	1.710	1.71	0.41	0.33	0.23	827	0.00	-	0.13	475	352	596
120	1.910	0.96	0.41	0.33	0.13	925	0.00	-	0.13	950	-	596
180	1.950	0.65	0.41	0.33	0.09	941	0.00	-	0.13	1,425	-	596
360	2.130	0.36	0.41	0.33	0.05	1,030	0.00	-	0.13	2,850	-	596
720	2.520	0.21	0.41	0.33	0.03	1,213	0.00	-	0.13	5,700	-	596
1440	2.990	0.13	0.41	0.33	0.02	1,450	0.00	-	0.13	11,400	-	596

Detention Requirement: 430 cu. ft.

Detention Provided by Proposed Pond: 596 cu. ft.

Detention Provided by Proposed Sump: cu. ft.

Total Detention Provided: 596 cu. ft.

Retention Pond Sizing:

Pond Volume Calculator

Where Pond Volume is given by the equation: $V=H/3[A_1+A_2+(A_1A_2)^{1/2}]$

1 CONTOUR ELEV. (ft.)	2 CONTOUR AREA (A) (ft²)	3 A_1+A_2 (ft²)	4 $(A_1A_2)^{1/2}$ (ft²)	5 $3+4$ (ft²)	6 H (ft.)	7 H/3 (ft.)	8 VOLUME 7X5 (ft³)	9 ACCU. VOLUME Σ V (ft³)
5719.9	950.0							
5720.4	1,450.0	2,400	1,174	3,574	0.50	0.17	596	596

Pond Bottom Elev. High-Water Elev.

HWY 40 MIXED USE

Post- Development Storm Drainage Calculations - CA7-9

Design Criteria:

Method: Rational Method

Intensity Table: NOAA Atlas

Return Period: 100 year storm event

Development Drainage Areas

Weighted Runoff Coefficient "C" Calculation			
Surface Type	Area	"C"	C*A
Building Roof Areas	43,615	0.95	41,434
Drive & Parking Areas	77,854	0.90	70,069
Landscaped Areas	14,082	0.10	1,408
Total Area	135,551		112,911

Weighted Runoff Coefficient "C" = 0.83 (Total C*A)/(Total Area)

Hydrologic Analysis & Storage Volume Requirements:

Percolation

Percolation Rate: 24 inches/hour

Factor of Safety: 2.0

Bottom of Pond Area: 4,516 sq.ft

Infiltration Rate: 1.25 cfs

Storage Volume Requirement

100-Year Storm Event

Duration	Total Precipitation	Storm Intensity	Runoff Coefficient	Development Area	Stormwater Flow	Accumulated Flow	Allowable Release	Released Volume	Infiltration Rate	Total Infiltration	Required Storage	Available Storage
(min)	(in)	(in/hr)	"C"	(acres)	(cfs)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)	(cf)
5	0.543	6.52	0.83	3.11	16.90	5,070	0.00	-	1.25	376	4,694	11,923
10	0.826	4.96	0.83	3.11	12.86	7,714	0.00	-	1.25	753	6,961	11,923
15	1.020	4.10	0.83	3.11	10.63	9,565	0.00	-	1.25	1,129	8,436	11,923
30	1.380	2.76	0.83	3.11	7.15	12,877	0.00	-	1.25	2,258	10,619	11,923
60	1.710	1.71	0.83	3.11	4.43	15,957	0.00	-	1.25	4,516	11,441	11,923
120	1.910	0.96	0.83	3.11	2.48	17,860	0.00	-	1.25	9,032	8,828	11,923
180	1.950	0.65	0.83	3.11	1.68	18,168	0.00	-	1.25	13,548	4,620	11,923
360	2.130	0.36	0.83	3.11	0.92	19,876	0.00	-	1.25	27,096	-	11,923
720	2.520	0.21	0.83	3.11	0.54	23,403	0.00	-	1.25	54,192	-	11,923
1440	2.990	0.13	0.83	3.11	0.32	27,994	0.00	-	1.25	108,384	-	11,923

Detention Requirement: 11,441 cu. ft.

Detention Provided by Proposed Pond: 11,923 cu. ft.

Detention Provided by Proposed Gravel Bed: cu. ft.

Total Detention Provided: 11,923 cu. ft.

Retention Pond Sizing:

Pond Volume Calculator

Where Pond Volume is given by the equation: $V=H/3[A_1+A_2+(A_1A_2)^{1/2}]$

1 CONTOUR ELEV. (ft.)	2 CONTOUR AREA (A) (ft²)	3 A_1+A_2 (ft²)	4 $(A_1A_2)^{1/2}$ (ft²)	5 $3+4$ (ft²)	6 H (ft.)	7 H/3 (ft.)	8 VOLUME 7X5 (ft³)	9 ACCU. VOLUME Σ V (ft³)
5709.4	4,516.0							
5710.4	5,642.0	10,178	5,057	15,235	1.90	0.33	5,078	5,078
5711.5	6,800.0	12,462	6,205	18,667	1.10	0.37	6,845	11,923

Pond Bottom Elev. High-Water Elev.

HWY 40 MIXED USE

Post- Development Storm Drainage Calculations - CA4-5

Design Criteria:

Method: Rational Method

Intensity Table: NOAA Atlas

Return Period: 100 year storm event

Development Drainage Areas

Weighted Runoff Coefficient "C" Calculation			
Surface Type	Area	"C"	C*A
Building Roof Areas	7,230	0.95	6,869
Drive & Parking Areas	64,316	0.90	57,887
Landscaped Areas	23,146	0.10	2,316
Total Area	100,709		67,072

Weighted Runoff Coefficient "C" = 0.67 (Total C*A)/(Total Area)

Hydrologic Analysis & Storage Volume Requirements:

Percolation

Percolation Rate: 16 inches/hour

Factor of Safety: 2.0

Bottom of Pond Area: 9,507 sq.ft

Infiltration Rate: 1.76 cfs

Storage Volume Requirement

100-Year Storm Event

Duration	Total Precipitation	Storm Intensity	Runoff Coefficient	Development Area	Stormwater Flow	Accumulated Flow	Allowable Release	Released Volume	Infiltration Rate	Total Infiltration	Required Storage	Available Storage
(min)	(in)	(in/hr)	"C"	(acres)	(cfs)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)	(cf)
5	0.543	6.52	0.67	2.31	10.13	3,039	0.00	-	1.76	528	2,511	5,616
10	0.826	4.96	0.67	2.31	7.71	4,633	0.00	-	1.76	1,056	3,567	5,616
15	1.020	4.10	0.67	2.31	6.37	5,733	0.00	-	1.76	1,585	4,148	5,616
30	1.380	2.76	0.67	2.31	4.29	7,718	0.00	-	1.76	3,169	4,549	5,616
60	1.710	1.71	0.67	2.31	2.86	9,564	0.00	-	1.76	6,338	3,226	5,616
120	1.910	0.96	0.67	2.31	1.49	10,204	0.00	-	1.76	12,678	-	5,616
180	1.950	0.65	0.67	2.31	1.01	10,689	0.00	-	1.76	19,014	-	5,616
360	2.130	0.36	0.67	2.31	0.55	11,612	0.00	-	1.76	38,028	-	5,616
720	2.520	0.21	0.67	2.31	0.32	14,026	0.00	-	1.76	76,056	-	5,616
1440	2.990	0.13	0.67	2.31	0.18	16,778	0.00	-	1.76	152,112	-	5,616

Detention Requirement: 4,549 cu. ft.

Detention Provided by Proposed Pond: 5,616 cu. ft.

Detention Provided by Proposed Sump: cu. ft.

Total Detention Provided: 5,616 cu. ft.

Retention Pond Sizing:

Pond Volume Calculator

Where Pond Volume is given by the equation: $V=H/3[A_1+A_2+(A_1A_2)^{1/2}]$

1 CONTOUR ELEV. (ft.)	2 CONTOUR AREA (A) (ft²)	3 A_1+A_2 (ft²)	4 $(A_1A_2)^{1/2}$ (ft²)	5 $3+4$ (ft²)	6 H (ft.)	7 H/3 (ft.)	8 VOLUME 7X5 (ft³)	9 ACCU. VOLUME Σ V (ft³)
5713.5	8,830.0							
5714.1	9,960.0	18,730	9,350	28,080	0.60	0.20	5,616	5,616

Pond Bottom Elev. High-Water Elev.

HWY 40 MIXED USE

Post- Development Storm Drainage Calculations - CA6

Design Criteria:

Method: Rational Method

Intensity Table: NOAA Atlas

Return Period: 100 year storm event

Development Drainage Areas

Weighted Runoff Coefficient "C" Calculation			
Surface Type	Area	"C"	C*A
Building Roof Areas	9,086	0.95	8,632
Drive & Parking Areas	20,478	0.90	18,430
Landscaped Areas	6,483	0.10	648
Total Area	36,026		27,690

Weighted Runoff Coefficient "C" = 0.77 (Total C*A)/(Total Area)

Hydrologic Analysis & Storage Volume Requirements:

Percolation

Percolation Rate: 12 inches/hour

Factor of Safety: 2.0

Bottom of Pond Area: 280 sq.ft

Infiltration Rate: 0.04 cfs

Storage Volume Requirement

100-Year Storm Event

Duration	Total Precipitation	Storm Intensity	Runoff Coefficient	Development Area	Stormwater Flow	Accumulated Flow	Allowable Release	Released Volume	Infiltration Rate	Total Infiltration	Required Storage	Available Storage
(min)	(in)	(in/hr)	"C"	(acres)	(cfs)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)	(cf)
5	0.543	6.52	0.77	0.83	4.14	1,243	0.00	-	0.04	12	1,232	4,155
10	0.826	4.96	0.77	0.83	3.15	1,892	0.00	-	0.04	23	1,869	4,155
15	1.020	4.10	0.77	0.83	2.61	2,346	0.00	-	0.04	35	2,311	4,155
30	1.380	2.76	0.77	0.83	1.75	3,156	0.00	-	0.04	70	3,086	4,155
60	1.710	1.71	0.77	0.83	1.09	3,913	0.00	-	0.04	140	3,773	4,155
120	1.910	0.96	0.77	0.83	0.61	4,380	0.00	-	0.04	280	4,100	4,155
180	1.950	0.65	0.77	0.83	0.41	4,456	0.00	-	0.04	420	4,036	4,155
360	2.130	0.36	0.77	0.83	0.23	4,874	0.00	-	0.04	840	4,034	4,155
720	2.520	0.21	0.77	0.83	0.13	5,739	0.00	-	0.04	1,680	4,059	4,155
1440	2.990	0.13	0.77	0.83	0.08	6,865	0.00	-	0.04	3,360	3,505	4,155

Detention Requirement: 4,100 cu. ft.

Detention Provided by Proposed Pond: 1,155 cu. ft.

Detention Provided by Proposed Sump: 3,000 cu. ft.

Total Detention Provided: 4,155 cu. ft.

Retention Pond Sizing:

Pond Volume Calculator

Where Pond Volume is given by the equation: $V=H/3[A_1+A_2+(A_1A_2)^{1/2}]$

1 CONTOUR ELEV. (ft.)	2 CONTOUR AREA (A) (ft²)	3 A_1+A_2 (ft²)	4 $(A_1A_2)^{1/2}$ (ft²)	5 $3+4$ (ft²)	6 H (ft.)	7 H/3 (ft.)	8 VOLUME 7X5 (ft³)	9 ACCU. VOLUME Σ V (ft³)
5711.9	280.0							
5712.9	918.0	1,198	907	1,705	1.90	0.33	568	568
5713.4	1,450.0	2,368	1,154	3,522	0.50	0.17	587	1,155

Pond Bottom Elev. High-Water Elev.

Storage Volume Provided by Gravel Sump

	Void Ratio	Length	Width	Depth	Volume of Rock	Volume of Water
		(ft)	(ft)	(ft)	(cf)	(cf)
1	0.409	250.00	15.00	2.00	7,500.00	3,000

HWY 40 MIXED USE

Post- Development Storm Drainage Calculations - CA7-9

Design Criteria:

Method: Rational Method

Intensity Table: NOAA Atlas

Return Period: 100 year storm event

Development Drainage Areas

Weighted Runoff Coefficient "C" Calculation			
Surface Type	Area	"C"	C*A
Building Roof Areas	43,615	0.95	41,434
Drive & Parking Areas	77,854	0.90	70,069
Landscaped Areas	14,082	0.10	1,408
Total Area	135,551		112,911

Weighted Runoff Coefficient "C" = 0.83 (Total C*A)/(Total Area)

Hydrologic Analysis & Storage Volume Requirements:

Percolation

Percolation Rate: 24 inches/hour

Factor of Safety: 2.0

Bottom of Pond Area: 4,516 sq.ft

Infiltration Rate: 1.25 cfs

Storage Volume Requirement

100-Year Storm Event

Duration	Total Precipitation	Storm Intensity	Runoff Coefficient	Development Area	Stormwater Flow	Accumulated Flow	Allowable Release	Released Volume	Infiltration Rate	Total Infiltration	Required Storage	Available Storage
(min)	(in)	(in/hr)	"C"	(acres)	(cfs)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)	(cf)
5	0.543	6.52	0.83	3.11	16.90	5,070	0.00	-	1.25	376	4,694	11,923
10	0.826	4.96	0.83	3.11	12.86	7,714	0.00	-	1.25	753	6,961	11,923
15	1.020	4.10	0.83	3.11	10.63	9,565	0.00	-	1.25	1,129	8,436	11,923
30	1.380	2.76	0.83	3.11	7.15	12,877	0.00	-	1.25	2,258	10,619	11,923
60	1.710	1.71	0.83	3.11	4.43	15,957	0.00	-	1.25	4,516	11,441	11,923
120	1.910	0.96	0.83	3.11	2.48	17,860	0.00	-	1.25	9,032	8,828	11,923
180	1.950	0.65	0.83	3.11	1.68	18,168	0.00	-	1.25	13,548	4,620	11,923
360	2.130	0.36	0.83	3.11	0.92	19,876	0.00	-	1.25	27,096	-	11,923
720	2.520	0.21	0.83	3.11	0.54	23,403	0.00	-	1.25	54,192	-	11,923
1440	2.990	0.13	0.83	3.11	0.32	27,994	0.00	-	1.25	108,384	-	11,923

Detention Requirement: 11,441 cu. ft.

Detention Provided by Proposed Pond: 11,923 cu. ft.

Detention Provided by Proposed Gravel Bed: cu. ft.

Total Detention Provided: 11,923 cu. ft.

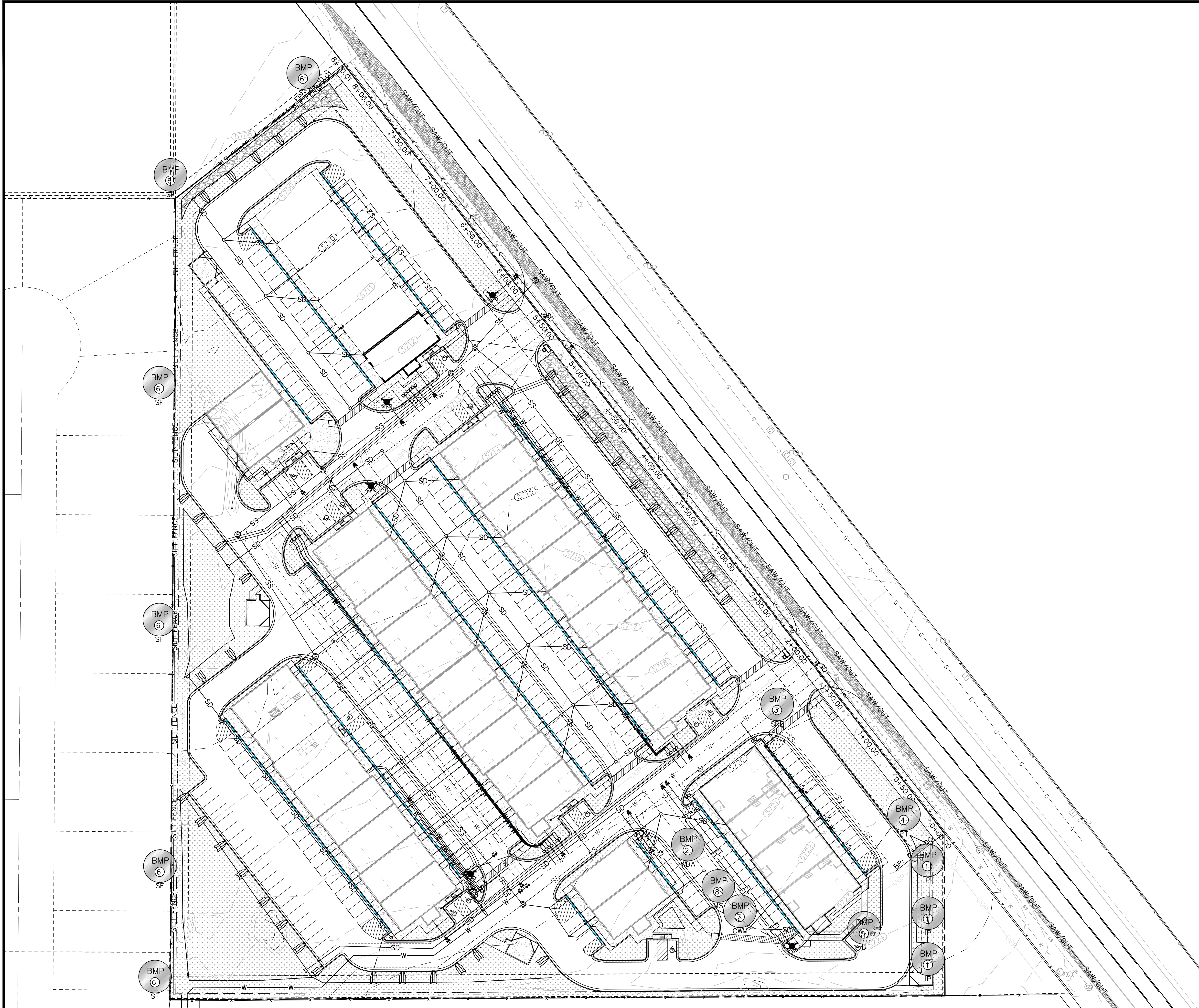
Retention Pond Sizing:

Pond Volume Calculator

Where Pond Volume is given by the equation: $V=H/3[A_1+A_2+(A_1A_2)^{1/2}]$

1 CONTOUR ELEV. (ft.)	2 CONTOUR AREA (A) (ft²)	3 A_1+A_2 (ft²)	4 $(A_1A_2)^{1/2}$ (ft²)	5 $3+4$ (ft²)	6 H (ft.)	7 H/3 (ft.)	8 VOLUME 7X5 (ft³)	9 ACCU. VOLUME Σ V (ft³)
5709.4	4,516.0							
5710.4	5,642.0	10,178	5,057	15,235	1.90	0.33	5,078	5,078
5711.5	6,800.0	12,462	6,205	18,667	1.10	0.37	6,845	11,923

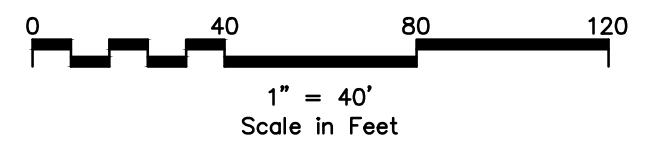
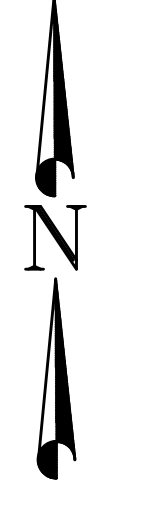
Pond Bottom Elev. High-Water Elev.



- EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
EXISTING FENCE
PROPERTY LINE
EXISTING SEWER
EXISTING WATER LINE
FINISHED CONTOUR LINE
EXISTING CONTOUR LINE
PROPOSED STORM DRAIN LINE
EXISTING STORM DRAIN LINE
SILT FENCE
CLEAN OUT BOX
BEST MANAGEMENT PRACTICE
SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-7 FOR DETAILS

- NOTES
- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
 - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
 - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
 - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
 - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
 - MAINTENANCE OF STREET: STREETS, SIDEWALK AND CURB TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

- BEST MANAGEMENT PRACTICE INDEX
- | | | |
|---|-----|--------------------------------------|
| 1 | IP | INLET PROTECTION |
| 2 | WDA | EQUIPMENT AND VEHICLE WASH DOWN AREA |
| 3 | SRE | STABILIZED ROADWAY ENTRANCE |
| 4 | PT | PORTABLE TOILET |
| 5 | D | DUMPSTER LOCATION |
| 6 | SF | SILT FENCE |
| 7 | CWM | CONCRETE WASTE MANAGEMENT |
| 8 | MS | MATERIALS STORAGE |
- ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
 - VEHICLE & EQUIPMENT FUELING
- SEE SHEET C-7 FOR BMP DETAILS



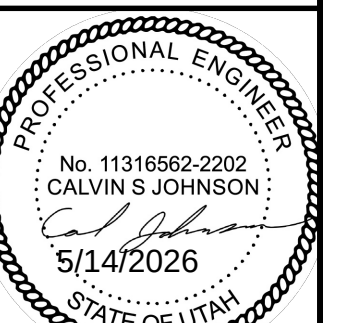
CITY ENGINEER
APPROVED AS TO FORM THIS
DAY OF _____, 20__
HEBER CITY ENGINEER

SITE PLAN AMMENDMENT

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



MOUNTAIN VIEW COMMONS - PHASE 5
STORMWATER POLLUTION PREVENTION PLAN
2042 S HIGHWAY 40, HEBER CITY, UT 84032



SHEET:
C-6

DATE: 5/14/2026



Planning Commission Staff Report

MEETING DATE: 9/22/2026
SUBJECT: Public hearing for Mayflower Lofts MDA Amendment (Planner Denna Woodbury)
RESPONSIBLE: Denna Woodbury
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

The applicant would like to amend the existing Master Development Agreements for the Mayflower Lofts development. This request is to change from mixed used buildings with limited/restricted residential to primarily residential with limited commercial. The amendment includes exceptions to the North Village Overlay Zone (NVOZ) design standards.

RECOMMENDATION

Staff recommends that a public hearing is held and that the Planning Commission provides a favorable recommendation to the City Council.

BACKGROUND

The applicant would like to amend the existing Master Development Agreements for the Mayflower Lofts development. This request is to change from mixed-used buildings with limited/restricted residential to primarily residential with limited commercial. The amendment includes exceptions to the North Village Overlay Zone (NVOZ) design standards. The amendment is in addition to the original MDA and would not replace the entire agreement.

The original MDA was entered into with the Annexation on May 17, 2022 as part of Ordinance 2022-06.

DISCUSSION

The original concept of the Mayflower Lofts development was to be a live/work development. The approved development is currently mixed use with a commercial component on the lower levels and the residential limited to upper levels. Under the existing development agreement there is no requirement for low or moderate incoming housing.

The applicant is requesting to change to a townhome product with a small commercial center located at the corner of SR-32 and Old Highway 40. The proposed layout is essentially the same with short blocks stepping up the hillside. The concept theme is Mountain Modern. The applicant is requesting

that the townhomes be accessed off of private streets rather than alleys. The project is at a concept level as far as design. Based on other similar types of development within the NVOZ district, other exceptions that may be needed are the number of units located on a green and the required distance of 50 feet between townhomes facing each other, transparency requirements on the garage level build-to-line setbacks for both the commercial and townhomes, location of the parking for the commercial building in front of the building, rather in the rear, and corner townhome units with the wrap around street facing requirements. Staff would like the ability to address the NOZ design items as they come up administratively.

The existing MDA allows them to have up to 60 ERUs with the density approvals that are listed below.

3.3.3 Generally, Density approvals include the following:

- Approvals include 3 buildings, with up to 3 floors in each building, not to exceed a total of 125,325 net SF, with associated parking of approximately 211 spaces and in General Conformance with the Site Plan referred to above.
- Consistent with section 5.1 below, the developer is entitled to develop the project in Phases.
- All Ground level floors in the project are limited to commercial uses. A variety of Commercial Support uses are allowed on the top floor - such as Conference Rooms, Break Rooms, Lockers, Offices, and other uses as allowed by zoning; however, any Support Commercial residential uses will be exclusively restricted to individuals who work within the Project, (work force housing), and restricted to only the second or third floors.
- There shall be no more than one (1) dwelling unit for each condominium unit. No building permit for a residential dwelling unit shall be issued until the certificate of occupancy has been issued for the associated commercial space.
- Commercial Store Fronts on the ground floor(s) (respectively), with up to 14' tall roll-up doors are allowed on all Ground floor sides of the building(s) (south and north sides). Vehicular storage, if desired, is allowed (for fleet vehicles, RVs, Speed Boats, Sprinter Vans, etc.) is allowed on any ground floor level.
- The Developer is allowed to develop and sell, at his option, either a "shell version" of each unit, a finished version or a hybrid partially finished version.
- The Developer intends to file and record Condominium Documentation. In their restrictive covenants (aka CCR's), Developer will include notices and rules regarding the limitation of residences in the development, because of the unique commercial and residential sharing space of the project. Developer shall specifically provide in notices to residential dwellers that this project is primarily a commercial development, and as such, there is an expectation that there may be commercial type smells, odors, fumes, noises and elements present in and about such dwellings, not otherwise or normally associated or present in typical residential areas.
- Should any Buyer need additional Tenant Improvements, he shall be responsible to submit, process, permit and construct all such Tenant Improvement applications complete with all required Plans subject to the City's current codes and requirements.
- Should any buyers need additional tenant improvements, such buyer shall be responsible to submit, process, acquire permits, and construct any such improvement, subject to all City approved plans, administrative processes, codes and requirements.
- In the event that there may be any conflicting or ambiguous terms in the NVOZ, the contents of this MDA shall be the prevailing/deciding document.

FISCAL IMPACT

The proposed development may lose some jobs to the City by eliminating the live/work product. However, with the commercial development being proposed, jobs will be created, which may result in no loss or a gain in employment to the City.

CONCLUSION

Staff recommends that a public hearing be held and that the Planning Commission provides a favorable recommendation to City Council subject to 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.

Engineering Conditions:

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.)

Any overlaps and gaps with deed and/or occupation lines on the outside boundary of the subdivision will need to be resolved.

Trail design and alignment will need to comply with Heber City standards and have UDOT authorization because it is partially in the UDOT ROW

2. All other Code Requirements shall be met.
3. Any conditions or requirements from approving agencies.

Wasatch County Fire

Approved with conditions-

Commercial building will need to be evaluated for aerial apparatus access dependent on height.

Turn around dimensions to be verified to meet Wasatch Fire and IFC Turn Around Specifications

Bridges will need to meet fire code for access width and weight capacity rating

Fire hydrant location will need to be verified at following submissions

Number of hydrants for commercial will be calculated depending on gross square footage and construction type. Location/distance and proximity will need to be approved by Wasatch Fire.

Development is in the Wildland Urban Interface Area

Access to single family homes must meet Wasatch Fire Districts Single Family Dwelling Guidelines

Central Utah Water Conservatory

Department N/A for this Development MDA. However, we remind the applicant that any proposed encroachments on the federal canal will require submittal of an SF-299 and be subject to review by CUWCD and USBR. Encroachments on the existing irrigation line are subject to review by CUWCD.

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

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve Mayflower Lofts MDA Amendment** as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Continuance

I move to **continue Mayflower Lofts 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 Mayflower Lofts MDA Amendment** with the following findings.

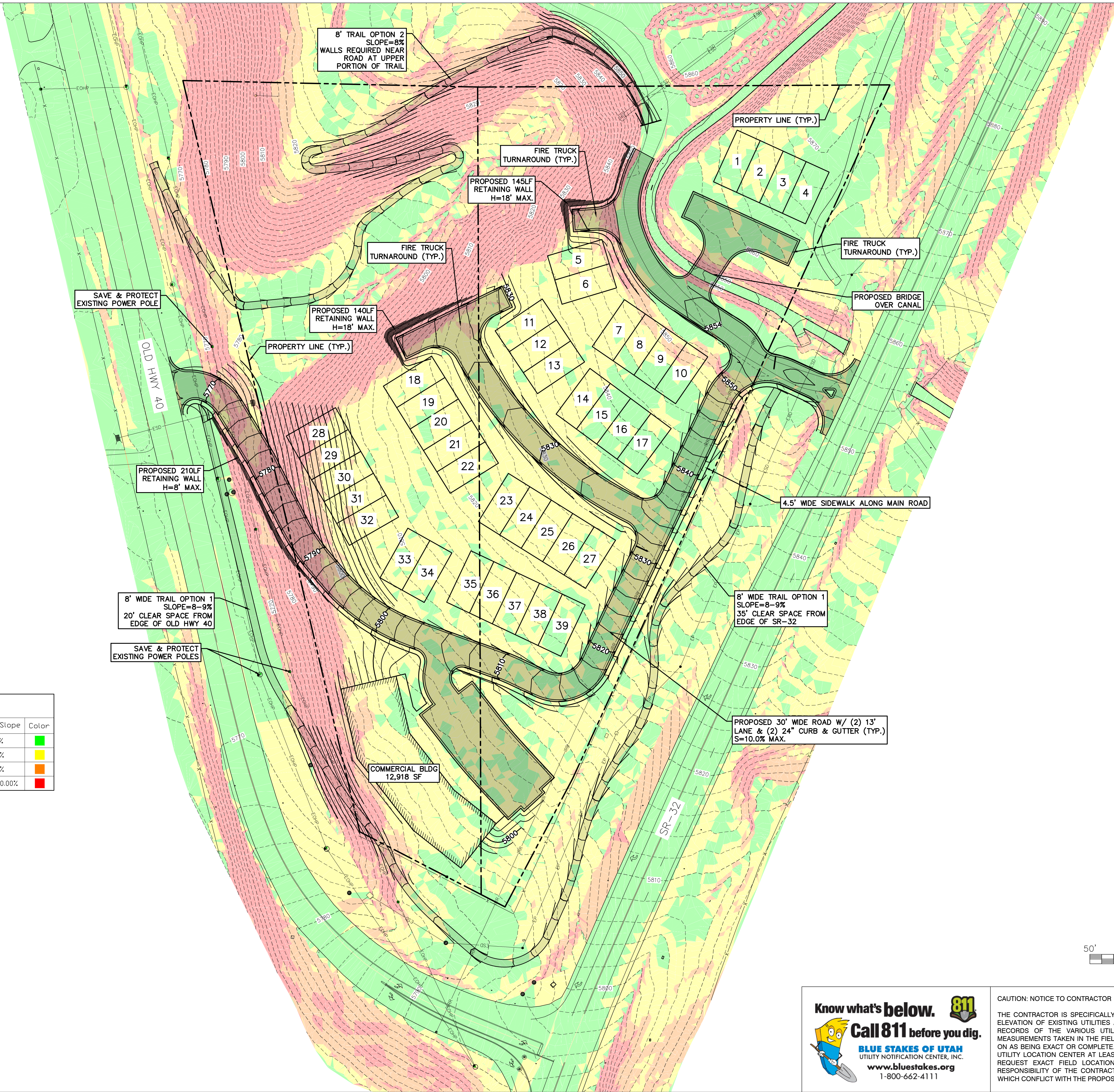
POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. Site Plan_26.08.11-Conceptual Layout-v1 (4)
2. Site Plan_26.08.11-Phasing Plan-v1 (2)
3. Site Plan_26.08.11-Sensitive Lands Analysis-v1
4. Elevations-Conceptual Building Elevation and Materials-v1

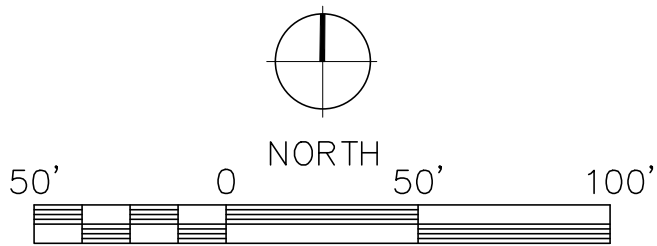
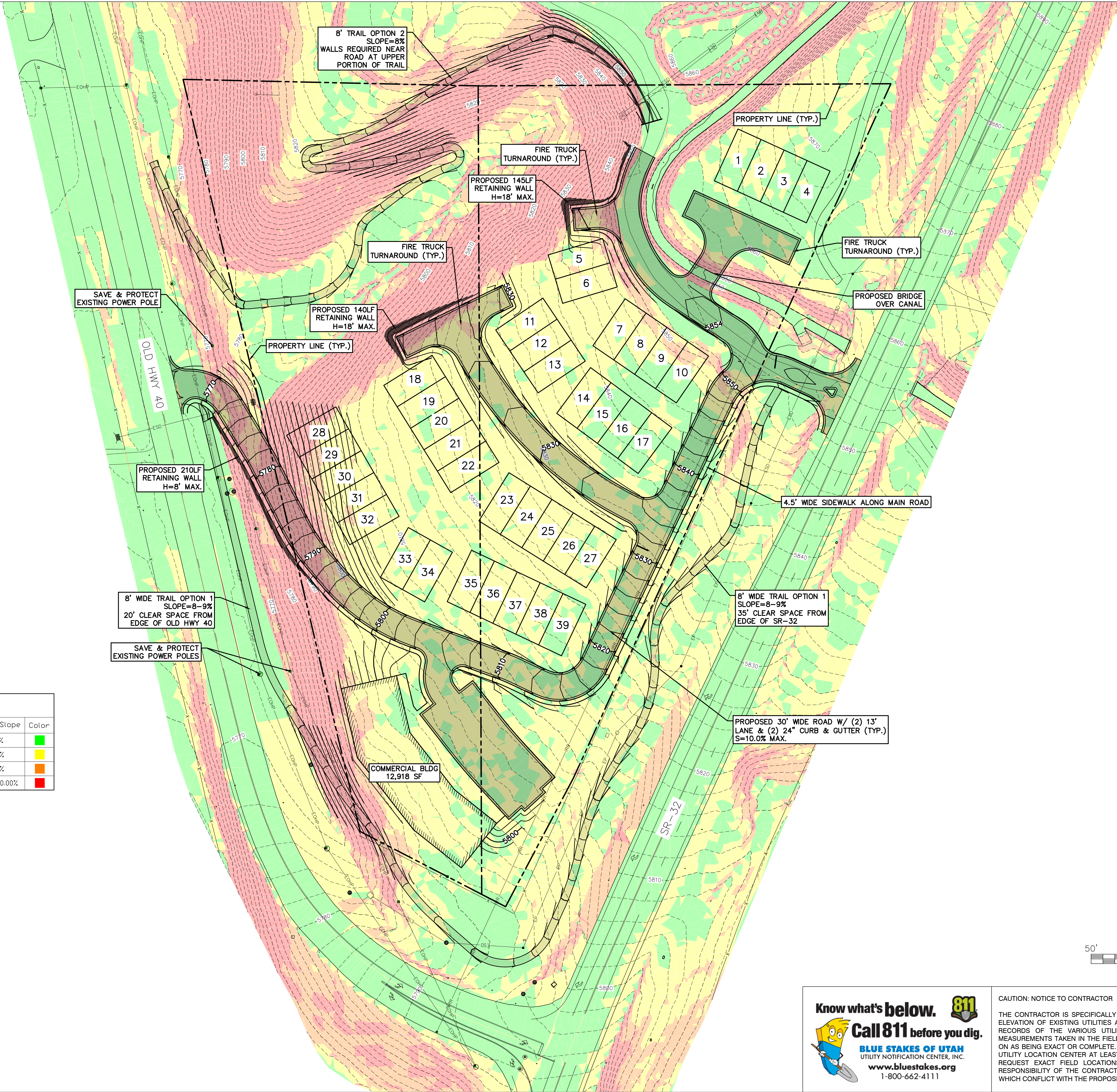


CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT 1-800-488-4888 BEFORE ANY EXCAVATION TO RELOCATE ANY UTILITIES. RELOCATIONS OF THE UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Page 22 of 25

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	■
2	10.00%	20.00%	■
3	20.00%	30.00%	■
4	30.00%	99999900.00%	■



Know what's below.

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

811

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DRAWING BY: THOMAS VAUGHN		8/11/26
DESIGNED BY: CONNOR DINSMORE		8/11/26
CHECKED BY:		
PROJECT No.:		01-03-26
SEAL		
FOR REVIEW ONLY		
NOT FOR CONSTRUCTION		
SHEET C200		

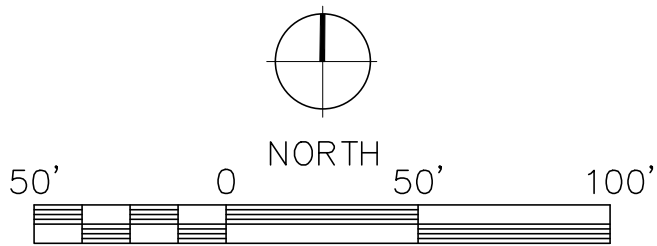
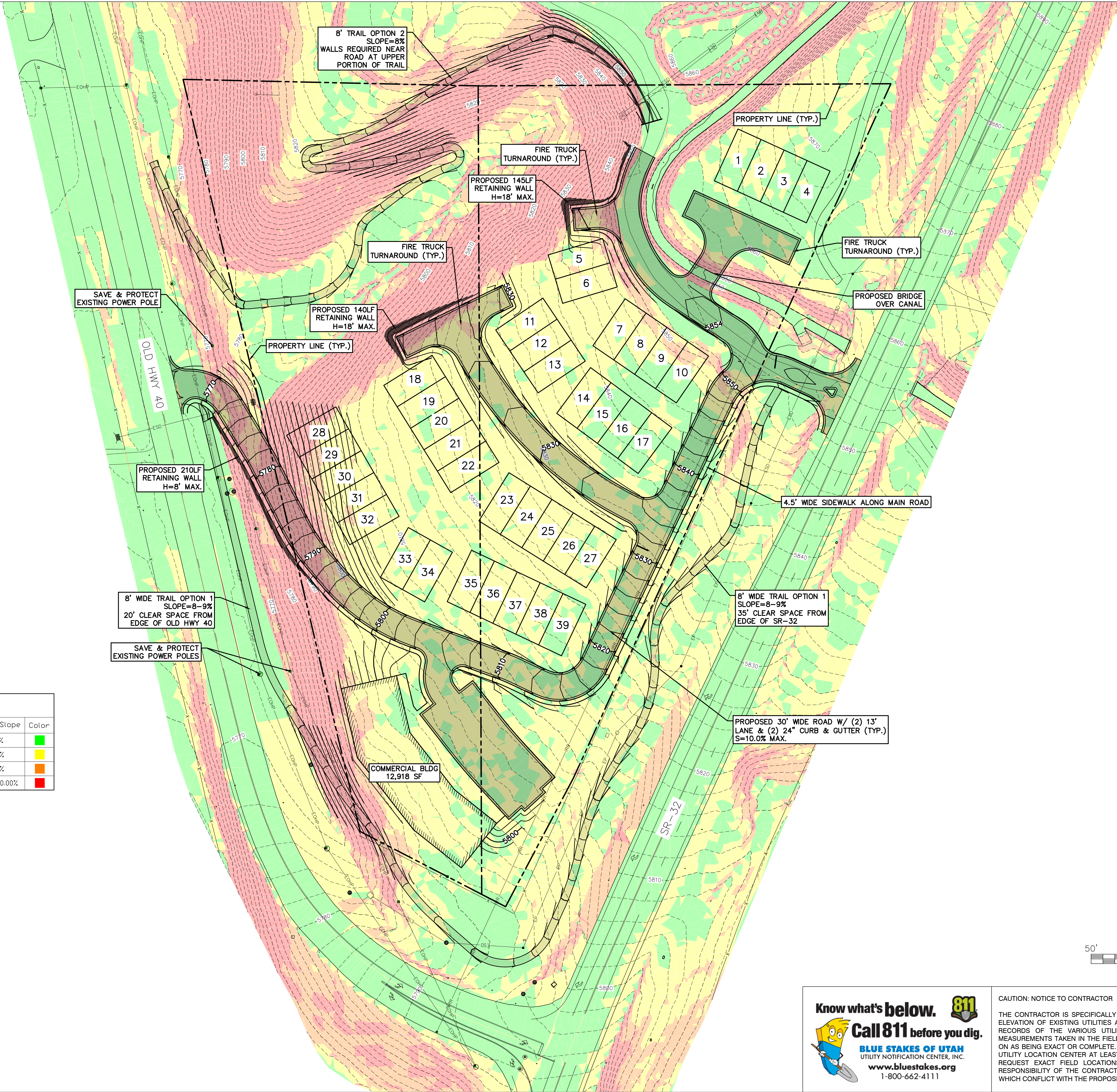
SITE PLAN

MAYFLOWER LOFTS
HEBER CITY, UT 84032

**ALLIANCE
ENGINEERING**

P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Green
2	10.00%	20.00%	Yellow
3	20.00%	30.00%	Orange
4	30.00%	99999900.00%	Red



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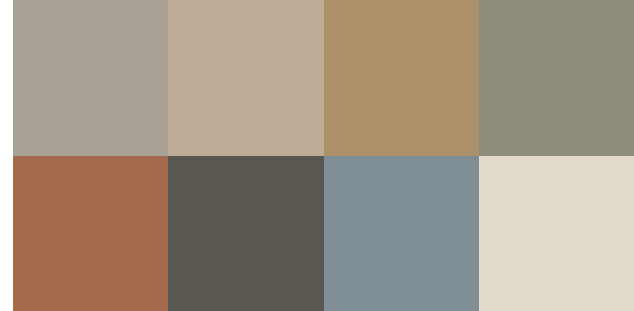
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DESIGNED BY: CONNOR DINSMORE	8/11/26				
CHECKED BY:					
PROJECT No.: 01-03-26					
ALLIANCE ENGINEERING P.O. BOX 2664 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 435-649-9467		SITE PLAN		MAYFLOWER LOFTS HEBER CITY, UT 84032	
		DATE	DESCRIPTION		



Lodgepole or Cement Board Siding

Color Palette:



Architectural Brick and Stone



Metal and 40-Year Shingle Roofs