

WORK MEETING

**AGENDA
AND
STAFF MEMO**

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah 84032
City Council AMENDED Work Meeting
November 19, 2015

6:30 p.m. Work Meeting

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

- I. Call to Order**
 1. Discuss Implementation of a Temporary Land Use Regulation Prohibiting the Erection of Electronic Signs
 2. Update Regarding Form Based Codes/Branding Process
 3. Update Regarding the UDOT HAWK Signal Progress
 4. Other Items as Needed

Ordinance 2006-05 allows Heber City Council 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 Allison Lutes at the Heber City Offices (435) 654-0757 at least eight hours prior to the meeting.

Posted on November 18, 2015, in the Heber City Municipal Building located at 75 North Main, Wasatch County Building, Wasatch County Community Development Building, Wasatch County Library, on the Heber City Website at www.ci.heber.ut.us, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave on November 18, 2015.

Memo

To: Mayor and City Council
From: Mark K. Anderson
Date: 11/17/2015
Re: City Council Agenda Items for November 19, 2015

WORK MEETING

Item 1 – Discuss Implementation of a Temporary Land Use Regulation Prohibiting the Erection of Electronic Signs: At the last City Council meeting the proposed digital reader board sign amendment was referred back to the Planning Commission for additional study. The Planning Commission met on November 12th and is recommending the City Council adopt a Temporary Land Use Regulation Ordinance that places a moratorium on the erection of digital reader boards while the consultant/City moves through the process of adopting form based codes. (See enclosed staff report from Tony Kohler and Utah State Code 10-9a-504)

Item 2 – Update Regarding Form Based Codes/Branding Process: Enclosed is a short memo from Tony Kohler outlining what meetings have been held by the Form Based Code Steering Committee and what public meetings will be scheduled to solicit public input on the community vision and branding.

Item 3 – Update Regarding the UDOT HAWK Signal Progress: Bart Mumford has asked for a few minutes to update the Council on the status of the HAWK pedestrian signal and show the proposed design. (See attached drawings)

TAB 1

Heber City Council
Meeting date: December 3, 2015
Report by: Anthony L. Kohler

Re: Digital Signs

The City Council referred the proposed sign ordinance amendment back to the Planning Commission for further study. The City Council asked the Planning Commission to study other cities that have successfully used amortization to eliminate non-conforming signs and to simplify the temporary sign regulations.

As part of the Form Based Codes process, the consultant team includes a branding expert to help the city establish a brand. The brand and form based codes should make it significantly easier to amend the sign ordinance consistent with that newly adopted vision. On November 12, 2015, the Planning Commission discussed the sign ordinance and recommended the City Council adopt a pending ordinance for digital signs so that the sign ordinance amendment be consistent with the upcoming Form Based Codes amendment. The Planning Commission's findings are shown below.

Planning Commission Recommendation for a Temporary Land Use Regulation

WHEREAS, the Planning Commission has recommended a prohibition on new digital readerboard signs with an amortization process for non-conforming digital readerboard signs;

WHEREAS, the City is in the process of adopting a form based code zoning ordinance and a brand for the city that will provide vision and direction for future amendments to the sign ordinance;

WHEREAS, significant financial investment is required for the installation of digital readerboard signs, and such signs may be inconsistent with the new city brand and form based codes; and

WHEREAS, Heber City has determined that a compelling, countervailing public interest exists in enacting this temporary land use ordinance to allow the Planning Commission and City Council to reexamine the sign ordinance.

THEREFORE, the Planning Commission recommends it is in the best interests of the health, safety, and welfare of the citizens of Heber City for the City Council to enact a Temporary Land Use ordinance, such that no electronic or digital signs capable of changeable graphics or text be erected, and no such signs be installed or erected to replace existing signs or existing changeable readerboards.

10-9a-504 Temporary land use regulations.

(1)

(a) A municipal legislative body may, without prior consideration of or recommendation from the planning commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if:

- (i) the legislative body makes a finding of compelling, countervailing public interest; or
- (ii) the area is unregulated.

(b) A temporary land use regulation under Subsection (1)(a) may prohibit or regulate the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval.

(c) A temporary land use regulation under Subsection (1)(a) may not impose an impact fee or other financial requirement on building or development.

(2) The municipal legislative body shall establish a period of limited effect for the ordinance not to exceed six months.

(3)

(a) A municipal legislative body may, without prior planning commission consideration or recommendation, enact an ordinance establishing a temporary land use regulation prohibiting construction, subdivision approval, and other development activities within an area that is the subject of an Environmental Impact Statement or a Major Investment Study examining the area as a proposed highway or transportation corridor.

(b) A regulation under Subsection (3)(a):

- (i) may not exceed six months in duration;
- (ii) may be renewed, if requested by the Transportation Commission created under Section 72-1-301, for up to two additional six-month periods by ordinance enacted before the expiration of the previous regulation; and
- (iii) notwithstanding Subsections (3)(b)(i) and (ii), is effective only as long as the Environmental Impact Statement or Major Investment Study is in progress.

Renumbered and Amended by Chapter 254, 2005 General Session

TAB 2

Memo

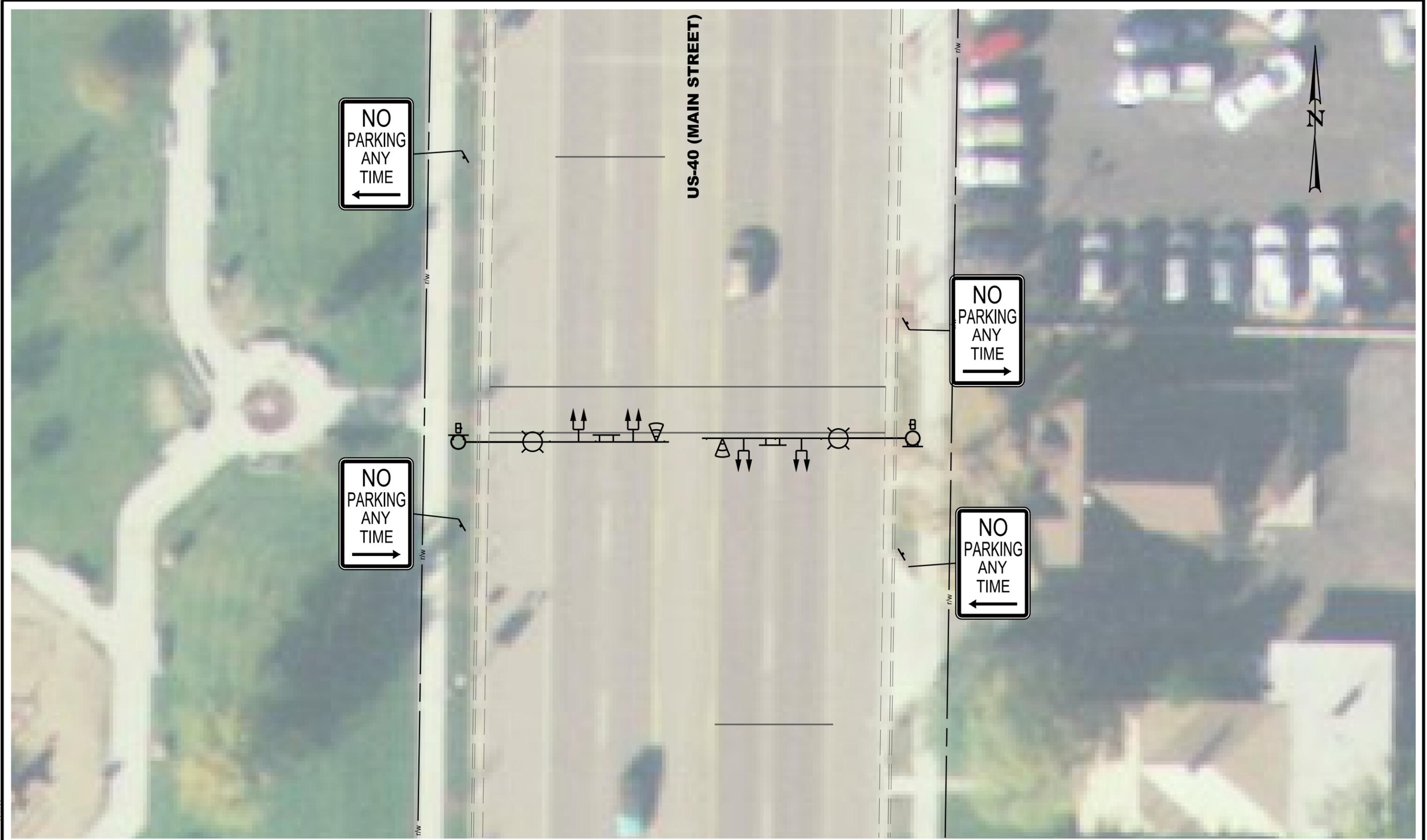
Date: November 18, 2015
To: City Council
Planning Commission
From: Tony Kohler

Re: Form Based Codes Process

The Form Based Codes Steering Committee met this week with the consultants. The committee received a brief presentation on what Form Based Codes entail, and a summary on the importance of branding and what branding encompasses. The steering committee will again meet on November 30 in preparation for the upcoming open house.

The first significant public input event will be an open house on December 15 or 16 at 6:30 pm (time, location, and date tentative). The subcommittee and consultant meetings are currently preparing for this open house, including the visual preference survey and feedback on branding. Once the date is determined, we will begin publicizing advertisements for the event.

TAB 3

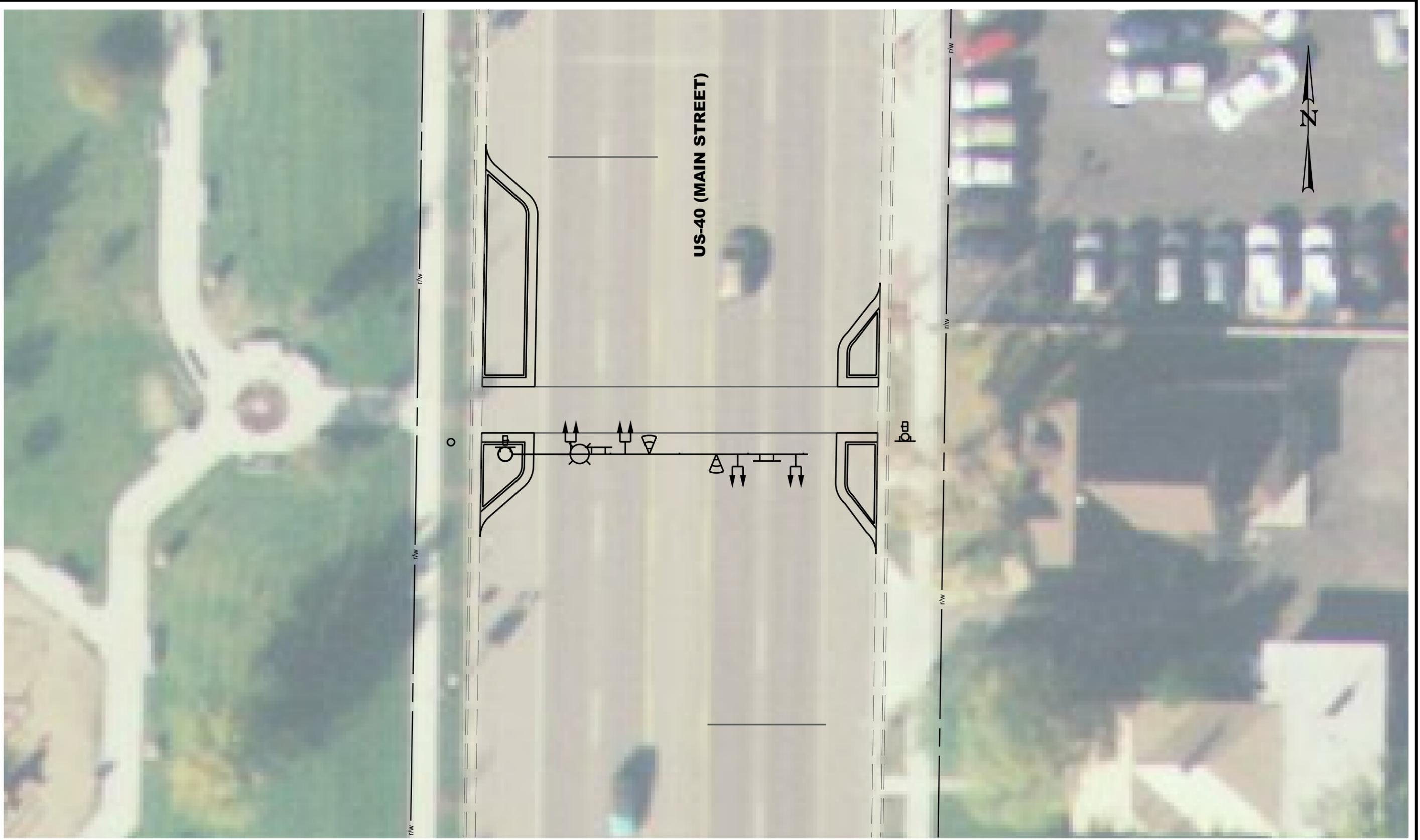


PIN: 14015
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US-40 & 250 S
 TWO MAST ARM CONCEPT

PROJECT NO. S-0040(156)17	PIN: 14015
US-40 (MAIN ST) AT 250 S AND 100 N, HEBER	

SHEET NO.
EX-02



US-40 (MAIN STREET)



US-40 & 250 S
BULB OUT CONCEPT

PROJECT NO. S-0040(156)17 PIN: 14015
US-40 (MAIN ST) AT 250 S AND 100 N, HEBER

SHEET NO.
EX-03

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US-40 & 100 N
 TWO MAST ARM CONCEPT

PROJECT NO. S-0040(156)17 PIN: 14015
 US-40 (MAIN ST) AT 250 S AND 100 N, HEBER

SHEET NO.
EX-05

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