

Heber City Corporation
Planning Commission Meeting
March 10, 2016
6:00 p.m.

REGULAR MEETING

The Planning Commission of Heber City, Wasatch County, Utah, met in **Regular Meeting** on March 10, 2016, in the City Council Chambers in Heber City, Utah

I. Call to Order

II. Roll Call

Present: Kieth Rawlings
Michael Thurber
Darryl Glissmeyer
Stacie Ferguson
Jeff Patton
Ryan Stack
David Richards (left at 6:26 p.m.)

Excused: Clayton Vance
Dennis Gunn

Also Present: Anthony Kohler
Bart Mumford
Allison Lutes

Also Present: Brad Bishop, Brent Bluth, Ben Jeppesen, Lance Olsen, Jack Walkenhorst, and Chris Pope.

III. Pledge of Allegiance: By Invitation

IV. Minutes: [February 11, 2016 and February 25, 2016 Regular Meeting](#)
[February 11, 2016 Regular Meeting Minutes](#)
[February 25, 2016 Regular Meeting Minutes](#)

Darryl Glissmeyer moved to approve the minutes of the February 11, 2016 Meeting. Michael Thurber made the second. Voting Aye: Kieth Rawlings, Michael Thurber, Darryl Glissmeyer, Stacie Ferguson, David Richards, Jeff Patton, and Ryan Stack. The motion carried.

Ryan Stack moved to approve the minutes of the February 25, 2016 meeting. Jeff Patton made the second. Voting Aye: Kieth Rawlings, Michael Thurber, Darryl Glissmeyer, David Richards, Jeff Patton, and Ryan Stack. Stacie Ferguson abstained. The motion carried.

1. Self-Help Homes requests Subdivision Final Approval for the Wasatch Vista Subdivision, a proposed 89 lot subdivision, located at approximately 500 East 800 South
Staff Report
Engineering Report
Subdivision Plat

Anthony Kohler had nothing further to add to his prior staff report, and stated the subdivision was fairly straightforward. He noted this request sought final approval for Phase 1 only. Kohler stated the proposed plan avoided 500 East to address concerns during the preliminary approval regarding the City's outstanding issue with the School District regarding 500 East, thus, access to Phase would be via Hat Creek. Kohler also reviewed that the current plan avoided the irrigation line on the south end.

The Petitioner stated it would be a minimum of 2 years until construction would commence on the next phase. They had a waiting list for nearly all of the 44 lots.

Darryl Glissmeyer moved that the Planning Commission give final approval for Phase 1 of Self-Help Homes' subdivision, consisting of 44 detached single-family homes, in the R-3 zone which requires 80 feet of frontage and 8000 square feet per lot, located at approximately 500 East and 800, subject to the conditions laid forth in the Staff Report and Engineering Report. Ryan Stack made the second. Voting Aye: Kieth Rawlings, Michael Thurber, Darryl Glissmeyer, Stacie Ferguson, David Richards, Jeff Patton, and Ryan Stack. The motion carried.

2. CTF NV Developments, LLC requests Final Commercial Development Approval for Panda Express Restaurant 6th & Main to be located at Main Street and 600 South
Southwest 3D
east and north
east and north - colored elevation
Northeast 3D
Southeast 3D
west and south
West and South - colored elevations

Anthony Kohler had not prepared a staff report for this agenda item, explaining that elevations and aesthetics were the only remaining issues to be addressed.

The Commission viewed the former elevations and the revised versions, which incorporated comments from the prior meeting. Chris Pope, Senior Design Manager for Panda Express, explained that the new design changes incorporated suggestions to break up the tile area, and decrease some of the wall area on the west side.

The Commission expressed concerns with the petitioner's proposed 25-foot pylon sign with a monument stone base, and the potential impact on the size and placement of the tenant sign.

Kohler reviewed that the approved concept plan proposed monument signs for the tenants along the frontage, and a taller tenant sign for the tenants in the back. He was concerned that both Panda Express and another west-facing tenant both submitted conceptual plans proposing a monument sign and no tenant sign. Kohler also stated that the code provided a 100-foot setback from sign to sign. Darryl Glissmeyer stated it would signal the death knell for the tenants in the back if they didn't have signage along the frontage. Michael Thurber reviewed the minutes of the February 11 meeting, and read the following excerpt for the Commission, "...Mr. Vickerson explained why Panda Express would want the pylon sign. He asked whether a small monument sign be acceptable. The Commission answered in the affirmative." In light of the foregoing, the Commission expressed surprise at seeing the current plan with the 25-foot pylon sign. Discussion followed on placement of the tenant signage.

Kohler indicated that a typical monument sign would be approximately 15 feet. Darryl Glissmeyer felt one would see the Panda Express quite well while driving down Main Street, as the proposed restaurant had nice visual presentation. He felt a monument sign in place of the proposed pylon sign would be adequate. Kohler expressed that if the petitioner was willing to work with the City on the sign height, then the City could be more flexible as to the sign placement. He added that since it was a monument sign, they may want to pull it back approximately 5 to 6 feet.

At 6:26 p.m., David Richards left the meeting.

Chris Pope stated that the 15-foot height limit for the monument sign was acceptable.

Discussion next focused on tree height and the concern that they could block the building and signs. Kohler suggested they consider a taller tree that would provide a thinner canopy; he suggested the honey locust as a consideration.

The Commission again reviewed the 3D elevations and discussed certain design features, including the food pick up canopy, the awnings, stucco trim and building entrances.

Pope confirmed they would likely include some low bushes surrounding the monument sign, and around the pedestrian access along the street side.

Discussion followed concerning potential pedestrian access along the south side. Kohler reviewed that the Building Department advised that since neither the City nor UDOT controlled the street along the south, then the proposed walkway would not meet code, and instead the walkway would need to be accessed along Main Street, and not the school district sidewalk. He suggested that Pope speak with the Building Department to see if they would accept it, since it did appear to be the more acceptable location for a pedestrian access.

Pope confirmed that the restaurant would seat 56 in the interior, with no outside seating. Kohler also confirmed that ample parking spaces had been proposed. They were using 10 per thousand square feet, which exceeded the required 5 per thousand square feet.

Darryl Glissmeyer moved to approve CTF NV Developments, LLC's request for final commercial development approval of the Panda Express Restaurant on Main Street at approximately 750 South, subject to the following conditions: 1) the monument sign may not exceed 15 feet; 2) to check with the Building Department to see if it would allow a pedestrian walkway on the south side of the building; and 3) change the type of trees along the west side to enhance exposure and add some bushes around the monument sign and around the pedestrian access; however the applicant should use caution as to the bushes along the pedestrian access to avoid issues with vehicle/pedestrian view. Michael Thurber made the second.

Keith Rawlings noted that if the applicant removed the pylon pole, the monument sign would be within the 15-foot limit, and added that the rock base should likewise be adjusted in size to be proportionate.

Voting Aye: Kieth Rawlings, Michael Thurber, Darryl Glissmeyer, Stacie Ferguson, Jeff Patton, and Ryan Stack. The motion carried.

3. Administrative Items:

Anthony Kohler reviewed the public meeting schedule concerning the form based code: March 23 at 6:00 p.m. open house at the library; March 31 at 6:00 p.m. public hearing at the library, hosted by the Planning Commission; April 14 and 21 at 4:00 p.m., work meeting with the City Council, both meetings hosted by the Planning Commission; April 28, Planning Commission meeting to make its recommendation; and May 5, City Council meeting to consider adoption of the form based code. Monday March 14 at 11:00 a.m. would be an informal meeting, with no more than three members. Kieth Rawlings stated he would try and attend. Kohler added that April 15 would be the end of the current moratorium and noted there were developers who were ready to go, and if the form based code process were delayed too long, those developers could be vested under the old code. Finally, Kohler indicated they hoped to have a solid draft next week for the public, Planning Commission and Council to see. The branding expert was expected to release the preliminary brand on Monday, March 14.

Kohler noted that some citizens approached the City Council with issues concerning deer in the city damaging gardens. The City Council decided they would not create a new program to eliminate the deer at this time, but there was some discussion regarding changing the City's fence laws to allow 8-foot fences around gardens; Kohler indicated this issue would be on the next meeting agenda.

Kohler and Bart Mumford informed the Commission of the status of the following projects: Mayers Meadow, near Wheeler Park, and The District at Valley Station, near Wal-Mart would be breaking ground soon. The 600 South street widening project kicked off on March 9; and the project to widen 1200 East between Center Street and 1200 South would be starting in April. Mumford explained that the City received a grant to help participate in that project, which would widen 1200 South to 3 lanes and include curb and gutter on both sides. Additionally, Mumford obtained a \$1 million grant for part of the bypass through the Turner properties, located near Burton Lumber.

The Main Street water line project would be starting in approximately one week and UDOT would be repaving from 400 North to Mayflower, starting on April 15.

Mumford noted that Stonecreek intended to build its first phase this summer, and were currently working out the last details with Red Ledges concerning the bond. Kohler added Council approved the Witt annexation in its meeting during the prior week. Also, the negotiations between the City and the School District regarding the Daniel school were still ongoing; the School District was conducting a traffic study, and Kohler believed the Council and school district would be meeting sometime in April to negotiate the sewer connection and the new road.

Darryl Glissmeyer reviewed that he recently visited a Big 5, and the discussion turned to the possibility of adding a Heber location. Big 5 considered adding a Heber location to go where the current Rancho market was, but the lease rate was too high, and they were considering a Park City location. They were unaware of the Amsource Development, and they indicated they would have their corporate headquarters contact the City about the possibility of adding a Heber store in that location.

Regarding the Smith's Marketplace, Mumford felt it was more realistic to expect the construction wouldn't start until possibly next year and an opening no earlier than 2017.

Regarding the hotel by the liquor store, Mumford indicated they were trying to get their plans ready for submittal and he expected to see them breaking ground this summer. A short discussion followed regarding potential restaurants near the hotel. Millstream had four small restaurant pads, one of which was intended for a Rumbi Grill. A pad had been created behind the hotel and they were currently talking to people to see if they could put a restaurant there. Additionally, Millstream had another property just south of the Holiday Inn where they were considering adding a restaurant.

V. Adjournment

Ryan Stack moved to adjourn the meeting. Michael Thurber made the second. Voting Aye: Kieth Rawlings, Michael Thurber, Darryl Glissmeyer, Stacie Ferguson, Jeff Patton, and Ryan Stack. The motion carried.

The meeting was adjourned.

Allison Lutes, Deputy City Recorder