WORK MEETING

AGENDA
AND
STAFF MEMO

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah 84032
City Council Work Meeting
May 5, 2016

5:00 p.m. Work Meeting

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

I. Call to Order

1. Ryan Davis - WCDA LLLP, Discuss Development of Meadows at South Fields

2. Review Leadership Circle LLC's Request for a Small Subdivision/Lot Split for a Specialty Grocery to be Located at Approximately 989 South Main Street

3. Recap From Participants of the Council and Managers Conference in St. George This Past Week, to Share Ideas Learned That We Could Apply to Heber City and its Management. Discuss Instituting a Policy of Asking for a Recap From Any City Staff or Council Who Attend a Conference or Meeting at City Expense

4. Review Proposed Hazard Mitigation Plan Update

5. 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 Michelle Limon at the Heber City Offices (435) 654-0757 at least eight hours prior to the meeting.

Posted on May 03, 2016, 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 May 3, 2016.

Heber City Corporation

Memo

To: Mayor and City Council

From: Mark K. Anderson

Date: 04/28/2016

Re: City Council Agenda Items for May 5, 2016

WORK MEETING

Item 1 – Ryan Davis – WCDA LLLP, Discuss Development of Meadows at South Fields: Ryan Davis is coming before the Council to see if he can obtain relief from the obligation to acquire right-of-way from two private property owners on Southfield Road (1200 West) that was a condition of annexation. (See enclosed letter) Also, enclosed is a staff report from Bart Mumford on the matter. As noted in the staff report, the Odell property was owned by the Davis development group and the initial development proposal included the removal of this home. Due to economic challenges, the group sold the home without obtaining the needed right-of-way identified in the annexation agreement (consistent with the road master plan) for this area.

As noted in the staff report, staff would prefer the 72' right-of-way to remain intact. The right-of-way could be narrowed if any of the alternatives mentioned by Bart Mumford are acceptable to the City Council. Current signage prohibits parking on the west side of the road based on the narrow road width.

Item 2 – Review Leadership Circle LLC's Request for a Small Subdivision / Lot Split for a Specialty Grocery to be located at Approximately 989 South Main Street: Leadership Circle, LLC is requesting a small subdivision of property located at 989 South Main to facilitate a specialty grocery store. (See enclosed staff report and plat map) As part of the approval, the petitioner is wanting to move the access to property on the east side of the lot from the south part of the property to an access point that would be through the proposed parking lot in the enclosed drawing. The Planning Commission has reviewed the request and is recommending approval. Staff would also recommend approval.

Item 3 – Recap from Participants of the Council and Managers Conference in St. George this Past Week, to Share Ideas Learned that We Could Apply to Heber City and its Management. Discuss Instituting a Policy of Asking for a Recap from any City Staff or Council who attend a Conference or Meeting at City Expense:
Councilmembers Franco, Potter and Crittenden have asked for this item to be placed on the agenda. It is my understanding that they would like to discuss with the Council topics that were covered at the ULCT Conference that was held in St. George in April which may benefit the City. Additionally, they are wanting to discuss having other City staff report on any training events that they attend at City expense.

With regard to training, I would estimate that about 80% of City staff attend training of some sort at City expense on an annual basis. Many employees require annual training to maintain their license/certifications. I expect that we have an average of two employees per week that attend some sort of training. The Council may want to discuss how far reaching this policy may be as it could consume ½ hour or more of each Council meeting. Additionally, coming before the Council in person during a regular City Council meeting may require the payment of overtime. Below are examples of organizations that City staff belong to that provide annual training:

Utah City Manager Association (UCMA), Utah Government Finance Officers Association (UGFOA), Utah Chief of Police Association (UCOPA), American Planning Association Utah Chapter (APAUT) Utah City Engineer Association (UCEA), Utah Municipal Clerks Association (UMCA), Utah Association of Public Treasurers (UAPT), Utah Parks and Cemetery Association (UPCA), Utah Animal Control Officers Association (UACOA) and Rural Water Association of Utah (RWAU), Peace Officers Standards and Training (POST), Utah League of Cities and Towns (ULCT), Bonneville Chapter of the International Code Council (BCICC), etc.

With regard to Utah City Manager Association training that I attended in April, I would offer the following highlights:

Quin Monson – Y2Analytics: Mr. Monson is professor at BYU, who is one of three partners in Y2Analytics – their group has been used by several Utah Cities to gain insight into resident opinions/preferences. He gave an example of the Mulligan's golf course and how different special interest groups posed survey questions which unfairly influenced the response on what the true public opinion was on whether or not South Jordan City should sell the golf course for development. He shared the results of surveys that were offered by a special interest group and the results of a survey they performed which was more objectively worded which was helpful to the City Council in determining what to do with the property. He noted that survey tools were also a good way to share information with the community to help them better understand issues.

Dialed In – Effective Methods for Gathering and Using Public Input: City Managers/Administrators from Provo, Lehi, South Jordan, Orem and Murray discussed different methods they used to seek public input from constituents.

The Provo Mayor is very active in social media which includes a blog, Facebook page and Twitter Feed. The City sponsors a program that they call Provo University that they invite people to attend to give them an in depth look into government operations. They use these people to get feedback on City issues knowing that they have a better understanding of City operations.

Orem discussed a process they used to get an understanding of support for the sale of Utopia from a private investment group. Murray has an annual survey to see how well they are delivering services.

Peter Kageyama – For the Love of Cities: Peter is the author of "For the Love of Cities" He talked about how cities can do small things to instill a love for and ownership of the cities that people live in. He shared the Grand Rapids, Michigan lipdub video (available on Youtube) used to try to help change the image of the City that was recognized as dying. He shared several examples of little things being done in cities to create more community character: For example on Seattle sidewalks sayings/designs that are only visible when it rains, sayings etched in sidewalks, and things that require little expense to create a more fun community. I have the book if you would like to read it.

Blogs, Forums and Trolls – Who Controls the Message in Your City - Nicole Martin, Sandy City Assistant CAO and Marc Mortensen, St. George Assistant City Manager: It was noted that if the City does not communicate information to the citizens, that the void will be filled by individuals or groups in the community. It was noted that the information shared in this manner is usually not too accurate or favorable to the City. It was noted that the City should not post on these Facebook pages or blogs to lend credibility to the content. It was indicated that City Council members who write articles for the paper or post things on the internet should be careful to not represent the Council on issues without their approval. If this becomes a concern, the Council should police this and not staff.

Rapid Fire – Best Practices: Seth Perrins, Spanish Fork City, described how they have automated building permit issuance an inspection tracking. They have computers that can be accessed by contractors in the City Office.

Kami Ellsworth, St. George City, provided information on how they manage the St. George Marathon and how they obtained feedback on the event from participants.

Amy Sue Mabey, Ogden City Council Communications Manager, introduced the group to easel.ly a website to help design and develop visual presentations.

Steve Thacker / Jacob Smith, Centerville City, provided information on various operational metrics/benchmarks they use to evaluate the efficiency of how City services are delivered.

Diane Foster, Park City, shared information about how they can track traffic patterns based on using trackers/monitors at various locations that help them know how to staff for special events to keep traffic moving through the community. I discussed with Diane the thought of

using the devices to determine how many cars from Heber City go to Park City on a daily basis. The trackers follow bluetooth/cell phone signals to understand traffic patterns.

ULCT – Discussion: League staff discussed the outcome of the 2016 legislative session. Of most interest, the City should evaluate their City Ordinances to take out the subjectivity of any approval to make sure our Code is in harmony with current legislation.

Item 4 – Review Proposed Hazard Mitigation Plan Update: Mountainland Association of Governments (MAG) is requesting that Heber City update our Pre-Disaster Hazard Mitigation Plan. Enclosed is a staff report from Tony Kohler with proposed modifications that have been reviewed by Planning and Engineering. If the Council is comfortable with what is proposed, the item could be moved to the regular meeting on May 19th.

TAB 1

HEBER CITY CORPORATION

ENGINEERING STAFF REPORT

MEETING TYPE:	Council Work Meeting	MEETING DATE:	May 5, 2016
SUBMITTED BY:	Bart L Mumford	FILE NO:	15028
APPROVED BY:	Mark K. Anderson		
SUBJECT:	**MEADOWS AT SOUTHFIELD - 1200 WEST ROAD WIDTH REQUEST**		

PURPOSE

To provide the City Council information regarding a request by the developer of the Meadows at Southfield developers to reduce the 1200 West road width.

RECOMMENDED ACTION

That the City Council require either: 1) the road cross section as recommended by the Planning Commission which would satisfy the annexation agreement; or 2) the Option 1 cross section that eliminates parking on the west side of 1200 West in front of the Hyde/Odell properties as described in this report.

BACKGROUND/HIGHLIGHTS

This is a very brief summary of events leading up to The Meadows at Southfield's request regarding 1200 West and their subdivision.

The Meadows at Southfield property was originally annexed into the City as part of the Newton Annexation, completed in 2007. The annexation agreement required the properties to follow the City's master plan for road widths and standards. In particular, the subject property was required to acquire and construct 1200 West according to these standards for two properties in the middle of their development, known as the Hyde/Newton properties. This wording is highlighted in Exhibit A. Exhibit B shows one of the earlier plats of the subdivision, and the plan to widen the road and remove the Newton home which was closest to 1200 West. This home was controlled by the development at the time but later sold to the Odell's. The development was subsequently put on hold due to the recession.

In 2015, the developers processed a revised subdivision plan through the Planning Commission and obtained Final approval. All of the past issues were worked out except for the annexation agreement requirement to meet the City's road standard in front of the Hyde/Odell properties. The Planning Commission's approval was conditioned upon resolving the Hyde/Odell road issue. However, since the developers no longer controlled the Odell property it has been more difficult to resolve this issue. They have been unable to come to an agreement and are now approaching the City for relief. They are asking for the 1200 East road requirement to be waived or modified.

The annexation agreement requires the development to accommodate the City's 72-foot right-of-way which includes 50-feet of asphalt. This is the City's largest standard road width and accommodates traffic, bike lanes, parking, etc. In this location it is also needed to accommodate the peak traffic generated by the County Event Center complex on the west side of the road. The standard cross section anticipates 2 travel lanes, a center turn lane, a combination of bike lanes and/or parking on each side; and curb, gutter, and sidewalk. In working with the developers on the most recent Meadows at Southfield submittal to the Planning Commission, the park strip on the west side fronting the Hyde/Odell property was replaced with an 8-foot public trail. The 50-foot asphalt road width was maintained as shown in Exhibit C.

The request from the developers now is to reduce the road asphalt cross section from 50-feet to 36-feet in front of the Hyde/Odell properties. Also, to reduce the 8-foot public trail on the west to 6-feet. This proposal would require either eliminating the center turn lane, bike lanes, reducing the parking, jogging the road centerline west ±7-feet, or some combination of these items. Agreeing to the proposal would limit the functionality of this major collector road, and may introduce other safety issues; i.e., jogging the road.

One compromise the Council could consider, if there is a desire to give the developer some relief, is to eliminate parking on the west side of the road and reduce the sidewalk from 8-feet down to the City combination sidewalk minimum of 5-feet. This would reduce the asphalt width to 43-feet and increase the separation between the Hyde/Odell homes an additional 10-feet; i.e. a total of ±46-feet for Hyde's and ±18-feet for Odell's. Additional right-of-way would still need to be acquired from the property owners, but it would preserve the road travel lanes which are important to the City and allow the property owners more room. The parking on the east side of the road could also remain. This is not ideal but could work.

Exhibit D shows the location of the original planned asphalt width, and Option 1 asphalt width, on an aerial photo so the impact to the properties can be seen.

FISCAL IMPACT

Costs for the 1200 West improvements are the responsibility of the developer. It is unknown if any money has been offered to the Hyde/Odell property owners. Street impact fees could be used to widen the asphalt from 36-feet to 50-feet.

LEGAL IMPACT

None. The City attorney has indicated that the annexation agreement appears to be enforceable if the Council so choses.

15028SR MeadSF 1200W 160505.doc

EXHIBIT A

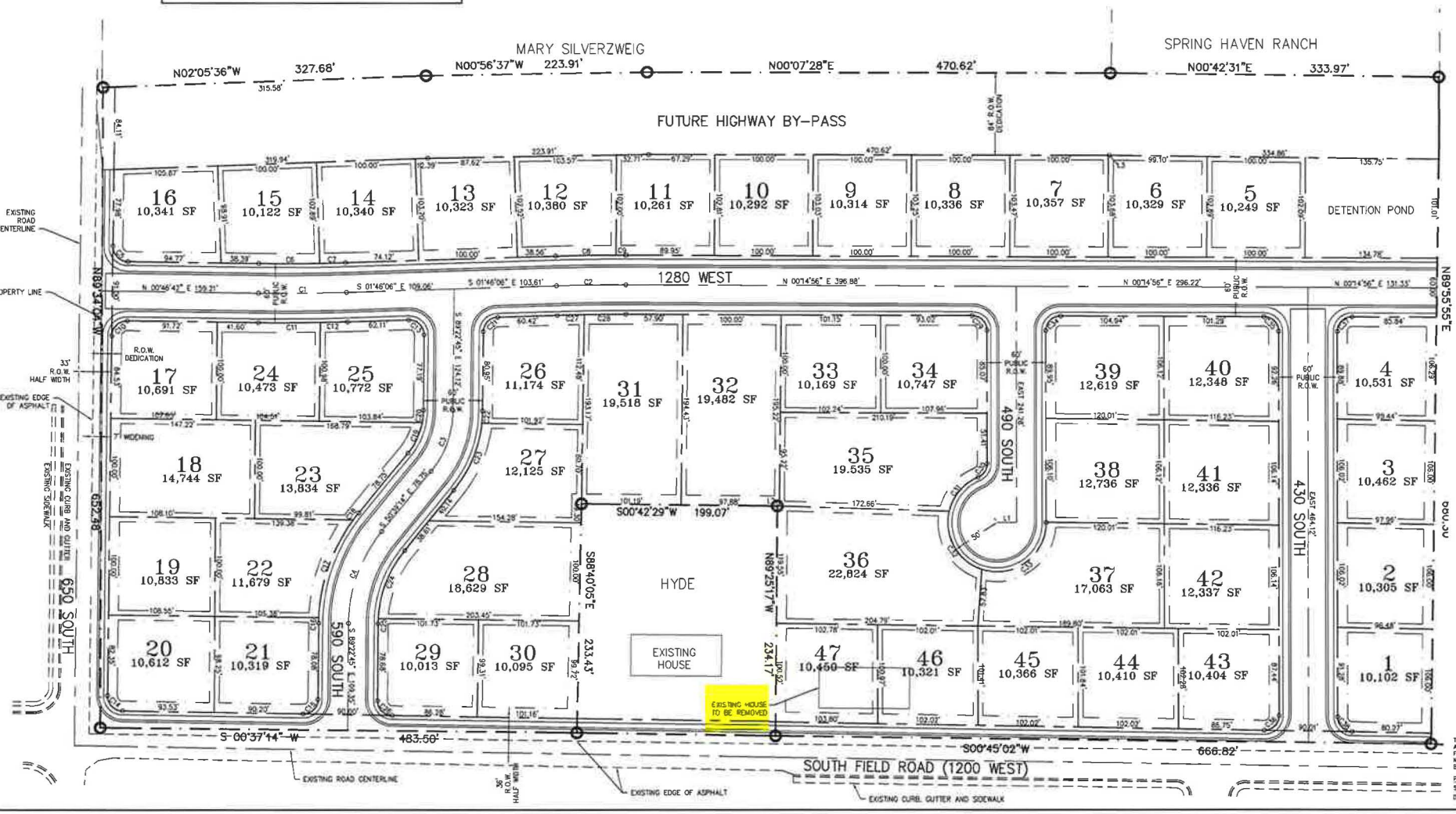
8. Upon development, Owners of the Newton property and the Giles property shall dedicate and construct a north south running street stub between the properties;
9. Owners of the Giles property and the K & N Land property shall dedicate and construct a north-south running street between the properties;
10. Upon development, Owners of properties adjacent to 1200 West shall dedicate land for, and construct 1200 West along their respective properties street frontage to the full built out 72 foot Right of Way Arterial Street standard as identified in the Heber City Standards and Specifications, including asphalt, curb, gutter, and sidewalk and utilities. Developers of the Newton property shall also include the two existing home street frontages (the Newton and Hyde homes) with their frontage;
11. Upon development, Owners shall overlay, with 2 inches of asphalt or slurry seal, at City's discretion, the existing 1200 West asphalt surface along their respective properties street frontage. Developers of the Newton property shall also include the two existing home street frontages (the Newton and Hyde homes) with their frontage;
12. Upon development, Owners of property adjacent to 650 South shall dedicate land for, and construct 650 South along owners street frontage to the full built out 66-foot Right-of-Way Collector Street standard, at Heber City's discretion, as identified in the Heber City Standards and Specifications;
13. Owners shall place covenants and restrictions upon developments for consistent fencing materials, colors, and heights within the developments;
14. Owners are responsible for acquiring and paying for any necessary offsite easements or dedications, and offsite utility construction for connection and servicing of the development with utilities that meet current standards, including, but not limited to sewer, water, secondary irrigation, streets, electricity, gas, and cable television;
15. At Owners expense, existing utilities shall be relocated into future public right of ways as needed to avoid conflict with the developer's proposed building pads;
16. Owners shall bury existing overhead power lines at the time of development of their respective properties.
17. This Agreement contains the entire agreement between the parties, and no statement, promise or inducement made by either party hereto, or agent of either party hereto which is not contained in this written Agreement shall be valid or binding; and this Agreement may not be enlarged, modified or altered except in writing approved by the parties;

EXHIBIT B

GILES

LAND USE TABLE

TOTAL AREA	19.85 ACRES
ROAD DEDICATION FOR 650 SOUTH & 1200 WEST	0.51 ACRES
NUMBER OF LOTS	47 LOTS
ZONING	R-1 RESIDENTIAL
MINIMUM LOT SIZE	10,000 SF



THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 27 FEBRUARY 2007

HEBER, UTAH	RYAN DAVIS ADDRESS: 1837 S. MESA DR. STE A-201, MESA, AZ 85233 PHONE: (480) 323-5743	PRELIMINARY SITE PLAN	SOWBY & BERG CONSULTANTS 380 E MAIN ST. SUITE B, MIDWAY 84049 PHONE: (435) 657-9749	SCALE: 1"=50'	DESIGN BY: PDB DRAWN BY: PDB	DATE: 27 FEB 2007 REV:	DRAWING NO. PRE_SITE	SHEET NO. 2

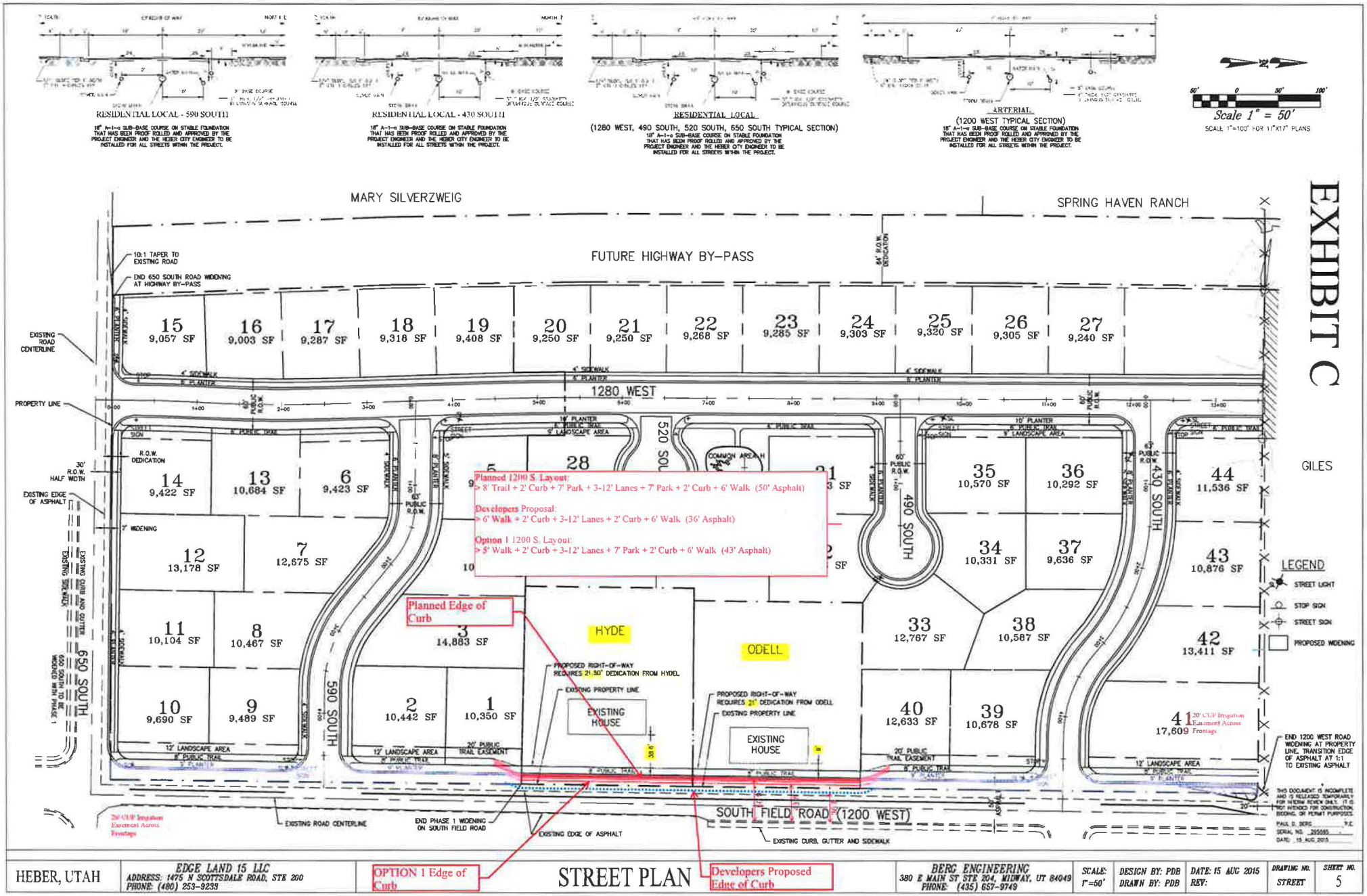


EXHIBIT C
RESIDENTIAL LOCAL - 590 SOUTH
RESIDENTIAL LOCAL - 430 SOUTH
RESIDENTIAL LOCAL
(1280 WEST, 490 SOUTH, 520 SOUTH, 650 SOUTH TYPICAL SECTION)
ARTERIAL
(1200 WEST TYPICAL SECTION)
Scale 1" = 50'
MARY SILVERZWEIG
SPRING HAVEN RANCH
FUTURE HIGHWAY BY-PASS
GILES
1280 WEST
490 SOUTH
430 SOUTH
520 SOUTH
590 SOUTH
650 SOUTH
SOUTH FIELD ROAD (1200 WEST)
HYDE
ODELL
EXISTING HOUSE
Planned 1200 S. Layout:
> 8' Trail + 2' Curb + 7' Park + 3-12' Lanes + 7' Park + 2' Curb + 6' Walk (50' Asphalt)
Developers Proposal:
> 6' Walk + 2' Curb + 3-12' Lanes + 2' Curb + 6' Walk (36' Asphalt)
Option 1 1200 S. Layout:
> 5' Walk + 2' Curb + 3-12' Lanes + 7' Park + 2' Curb + 6' Walk (43' Asphalt)
Planned Edge of Curb
OPTION 1 Edge of Curb
Developers Proposed Edge of Curb
LEGEND
STREET LIGHT
STOP SIGN
STREET SIGN
PROPOSED WIDENING
END 1200 WEST ROAD WIDENING AT PROPERTY LINE. TRANSITION EDGE OF ASPHALT AT 1:1 TO EXISTING ASPHALT
HEBER, UTAH
EDGE LAND 15 LLC
ADDRESS: 1475 N SCOTTSDALE ROAD, STE 200
PHONE: (480) 253-9233
STREET PLAN
BERG ENGINEERING
380 E MAIN ST STE 204, MIDWAY, UT 84049
PHONE: (435) 657-9749
SCALE: 1"=50'
DESIGN BY: PDB
DRAWN BY: PDB
DATE: 15 AUG 2015
REV:
DRAWING NO. STREET
SHEET NO. 5

1200 W. ASPHALT WIDTH
43 feet vs 50 feet
S 1140 W St
Google earth
© 2016 Google

EXHIBIT D

March 23, 2016

To: Heber City Council
From: WCDA LLLP; Ryan Davis, project Manager; Paul Berg, Engineer

Re: Development of Meadows at South Fields

Request: The Developer is requesting a final plat approval for the Meadows at South Field Road. This request is consistent with what was approved for the subdivision in 2006 and what was renewed in 2007, except that the new proposal does not call for the demolition of the farmhouse, (now the O'Dell property).

Summary: In 2005 DOF LLLP and WCDA LLLP purchased the subject property, 20 acres that now consist of the proposed development, The Meadows at South Fields. This property included 20 acres of raw ground in 3 parcels including a Farmhouse (built in the 1950's) and surrounding barns.

The property was annexed into Heber City in 2006. Consistent with the annexation agreement the Developer gave the city approximately 3 acres of ground. The annexation agreement assumed that the Farmhouse would be demolished and called for a 72' right of way to be built out in front of the Farmhouse (at the time called the Newton Property) and also in front of the Hyde home. The annexation agreement did not require that the Farmhouse be demolished. At the time of annexation, we (Developer and City) all just assumed it would be.

In 2007 market conditions changed drastically and it does not make sense to demolish the farmhouse. The Developer and the City have been working through the best way to meet the cities interest to expand South Field Road with and also accommodate the interests of the O'Dell family who now live in the Farmhouse. This home has been next to South Field road for over 50 years. In addition, the interest of Hyde Family, must be considered. Hyde is not willing to give up their front yard to expand South Field Road, but is willing to work with the City and Developer in good faith as long as the changes don't have a negative impact on the enjoyment of and value of their property.

The position of City Staff has been that, if anything less than the 72' right of way is developed in front of both Hyde and Newton, the City looses something that it could and should have otherwise had. The Developer does not agree that this logic takes into account all of the factors that must be considered. This letter summarizes the reasons why building out a 72 foot right of way in front of Hyde is simply not possible without exercising condemnation authority (which the developer does not have) and is not wise to develop in front of the Farmhouse.

The annexation agreement assumed that the Farmhouse (now O'Dell home) would be demolished. But that same agreement did not require that the Farmhouse be demolished. The question that should be asked first is – does it really make sense to build out a 72' right of way in front of the Farmhouse?

The Developer believes that building a 72' cross section of road is not prudent in front of the Farmhouse. The main reason is because this much expansion of roadway will create a 12 foot front yard, with a 12' setback between the Farmhouse and the back of curb. Heber City zoning code does not allow 16 foot setbacks on single family homes on busy streets for good reason. The most significant reason to allow a smaller roadway build out in front of the Farmhouse is that it is against city code.

Secondly, the language in the annexation agreement has always been interpreted by the Developer and City Staff to mean that the Developer was required to work with Hyde to see if a mutual solution can be found to improve the road in front of Hyde's home. It has NEVER been interpreted to grant to the Developer the right to build out the roadway against Hyde's will. Heber City has never required and cannot require one property owner to

improve its neighbor's property against the will of the neighbor. People can come together if they choose, but only the City possesses eminent domain powers.

As mentioned earlier, the position of City Staff has been that because the annexation agreement says it, then the City should get it. Giving the Hyde's front yard to the City is something the Developer could never do and should never be asked to do, regardless of how any annexation agreement is written by the City. As Hyde is not willing to give a large portion of his front yard to the City, this is something that the City could never have unless they choose to condemn his front yard and take it from Hyde.

One more fact that is important to understand when considering the Developers proposal, is that when Wasatch County developed ball fields and the event center on the east side of the road between Midway Lane most of the way to 650 South, they built out the east side of the road with an 18 foot pavement section, a 2' curb, and a 6' sidewalk. The County did not build out the width that the City is asking the Developer to build to.

Proposal: The Developer proposes that the roadway width in front of Hyde and the Farmhouse be set to allow a 20' setback, consistent with the smallest setback allowed by Heber City code, that of PUD one family lot. The roadway can be developed to match the cross section that was developed by Wasatch County on the east side of the road. This width of road will not limit traffic flow in South Field Road and it will allow a reasonable setback in front of O'Dell. Hyde has expressed interest in talking about this size of road in front of his home, and may be inclined to allow the completion of this width of a roadway across his yard if he feels that this is in his best interest. Hyde is not interested under any circumstance in the full 72' right of way that City Staff is demanding.

Benefits of matching the existing cross-section of South Field Road in front of O'Dell and Hyde:

1. Consistency and lawfulness. Building a full 72' right of way will result in a 12' setback in front of O'Dell. This is a violation of City Code. Building a smaller road cross section complies with city code and doesn't put the City in a position of which of its rules it will choose to follow and which it will ignore.
2. Safety. A full 72' right of way will result in an unsafe front yard living space for the O'Dell property, putting children at danger. Matching the County's cross section of road will not limit traffic flow, but it will create a safe front yard living space that is consistent with what could be approved by the City if it were new development.
3. If the road is not built out in front of the Hyde property, there is no foreseeable future event that will ever trigger the full road build out in front of the Hyde home. This leaves the project unsightly and unfinished.
4. If the asphalt, curb and gutter are ever built out in front of Hyde in the future, the City will pay for it. There is no reason to think that Hyde should or would suddenly pay for curb and gutter and more asphalt in front of his house. A small compromise now makes sense.
5. An abrupt end to the sidewalk will create a burden and safety issue for pedestrians, children riding bikes, and will look unsightly. Unfortunately, there are multiple places like this in Heber City in places where new development and old development mix. Sidewalks that abruptly start and stop take pedestrians and children off the road, then put them on the road, and take them off again... etc. Southfield Road is filled with joggers in the summer who will have to run into a narrow road to get around the Hyde's fence. This is unsafe and it is unwise to hold to an unrealistic expectation (that Hyde will give great portions of his yard) when a reasonable adjustment will eliminate the problem.
6. A smaller cross section in front of O'Dell and Hyde allows us to complete the road now. The type of action that would lead us to not complete the road and leave an abrupt end to the sidewalk is against the basic principles of the City's push for a "form based code." Form based code requires more thought and attention to design, allowing land planners to consider how humans use ALL of the space with emphasis on creating beautiful spaces that can be safely used for years to come. A sidewalk that abruptly ends and forces pedestrians onto a road where cars consistently travel over 50MPH, when it could easily be avoided without the loss of functionality and flow, is inconsistent with the purpose of a form based code.
7. Traffic studies show unequivocally that the <u>wider</u> and <u>longer</u> and <u>more straight</u> a road is, the faster cars will travel on that road. This is consistent with how South Field Road is used. Cars consistently travel well

over the speed limit. Many Cities across the country intentionally narrow roadways and curve roadways to create natural traffic slowing mechanisms. Cars drive down South Field Road at over 50 MPH regularly. Narrowing up the road for a short distance is not a bad thing, it is actually in the best interest of the City, its pedestrians, and local residents including Hyde and O'Dell.

8. Narrowing the road section does not reduce the volume of traffic nor the capacity of the roadway. The increased cross section does not create more lanes of travel, it creates more asphalt to maintain. Narrowing the road will have the needed affect of slowing traffic in front of these homes, but that is not a negative impact.

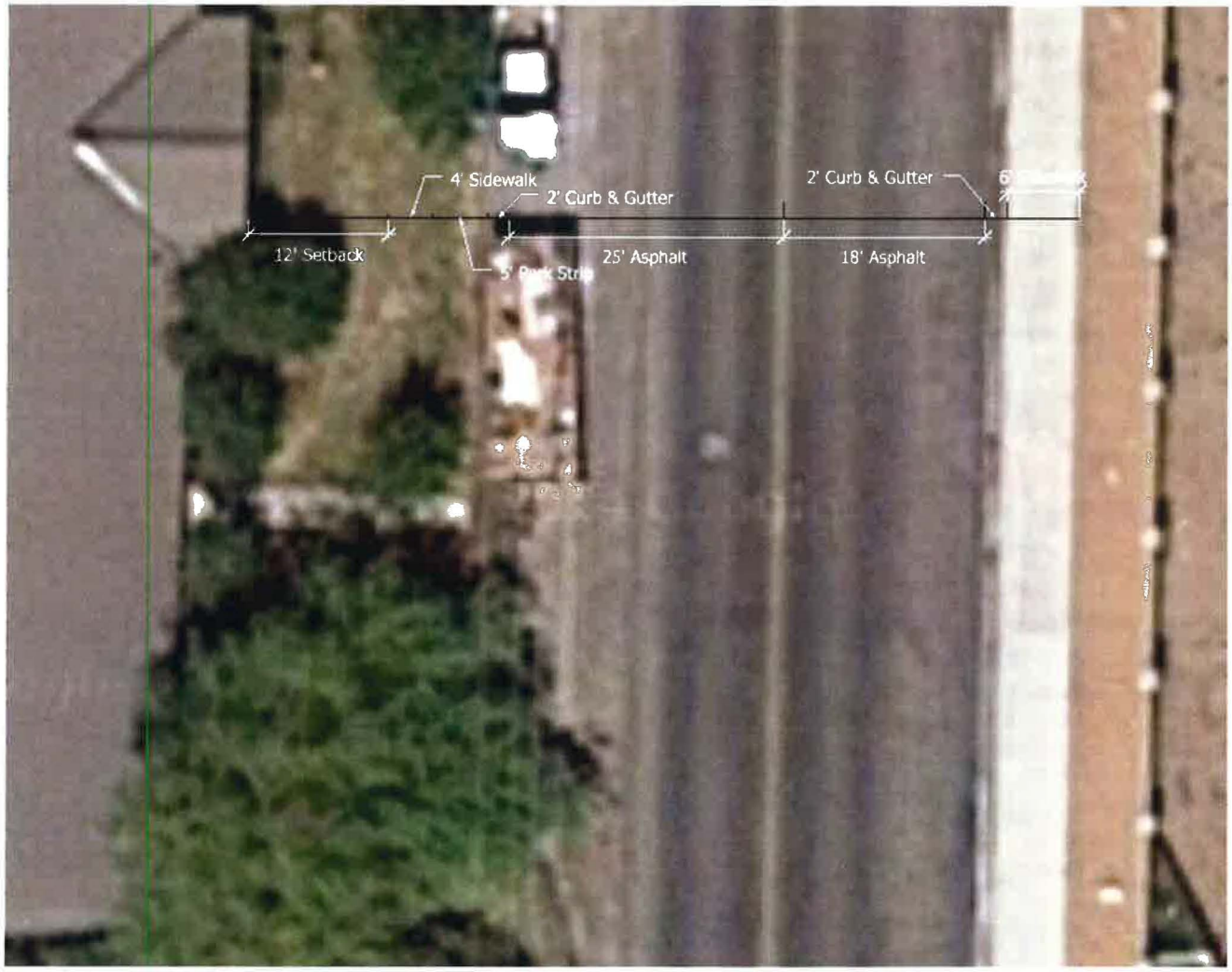
Additional Information and Drawings:

Illustration of Developers Proposal to match the cross section developed by Wasatch County on the east side of South Field Road shown on Hyde Property in the drawing below. Note that the living space in the front yard is not reduced to create a safety concern, does not limit traffic flow, and matches what is already developed. There is plenty of room for two-way traffic and event parking along the both sides of the roadway.

The roadway shows 36' of pavement (18' on each side), 2' curb and gutter, and a 6' sidewalk.

Illustration of Developers proposal to match the cross section developed by Wasatch County in front of the Hyde property. This proposal would result in underground power lines in front of Hyde's home. If Hyde allows sidewalk in front of their Home, five feet of grass would need to be dedicated to the City. Their planted trees would not be impacted by the addition of a sidewalk, but would actually add to the beauty of the streetscape. If only asphalt and curb are developed, the fence could remain in the same place.

The following drawings illustrate the impact of the City's proposed roadway:



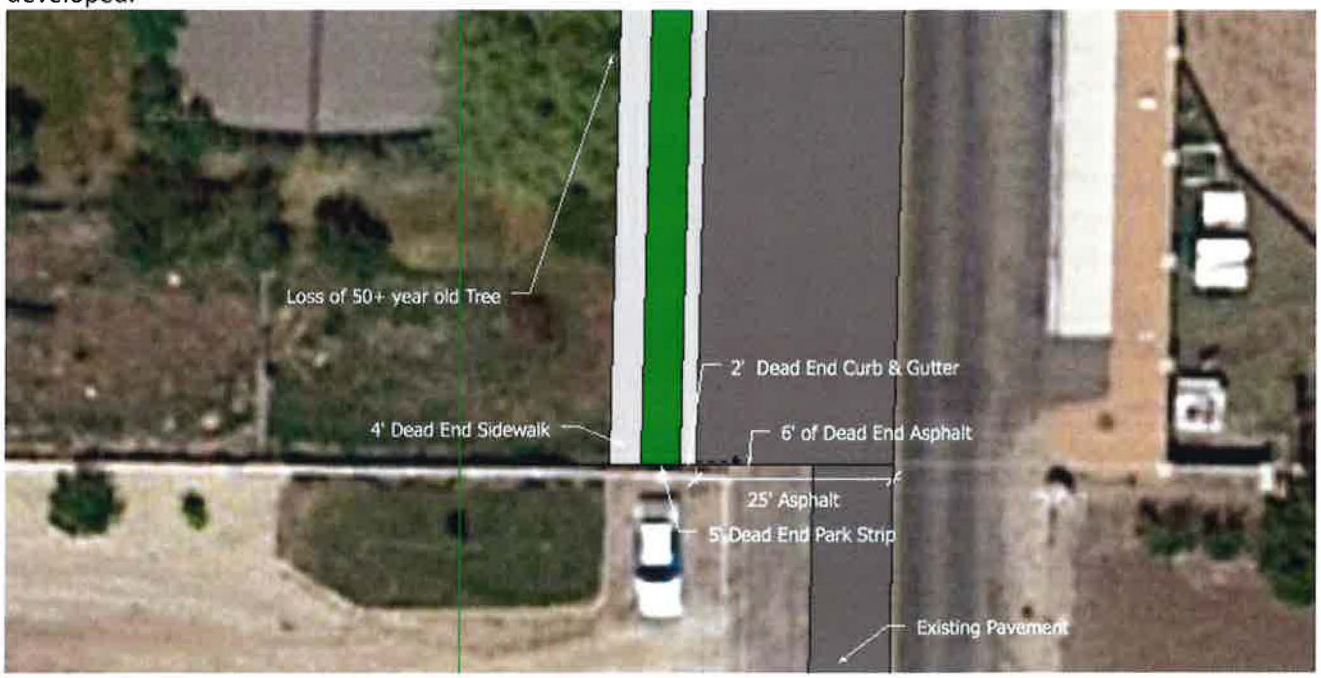
This scenario results in a 16' setback from the back of curb, which is against the City code. It also requires cutting down the 50 year old willow tree in the front yard, which is shown in the bottom of the image.

This drawing shows the impact of the City's request on the Hyde Property. Remember that Hyde will not allow the road to take up this much of his front yard, and so this scenario is not possible for the Developer to build.

Under this scenario, Hyde would give up 15' of property, including the trees he planted several years ago. He has stated that in no circumstance is he willing to give up that much of his front yard.

City Staff have argued that at all cost they must "hold the developer to the annexation agreement" which calls for the cross section shown in the top two drawings. They are reasoning that because the annexation agreement states the requirement that the Developer can provide this. This is just not possible. The annexation agreement does not give the Developer the authority to take property from Hyde and give it to the City. If Hyde says "no," which he has, the only alternative is for the City to condemn the property.

This drawing shows the O'Dell property is developed with the full 72' cross-section and the Hyde property not developed.



To summarize this request, this proposal by the developer fits the needs of all the parties involved including O'Dell and the City. We believe from initial discussions that it fits the desires of Hyde. It provides that South Field Road can be completed to the full 72 width right of way in all places except for in front of O'Dell and Hyde, provides natural traffic slowing features in the roadway to benefit pedestrians an future homeowners, and it provides a way that the entire roadway can be developed now.

We respectfully request approval.
Thank you,

Ryan Davis and David Wade, Developer.

TAB 2

Heber City Planning Commission
Meeting date: April 7, 2016
Report by: Anthony L. Kohler

Re: Proposed Subdivision at 1001 South Main

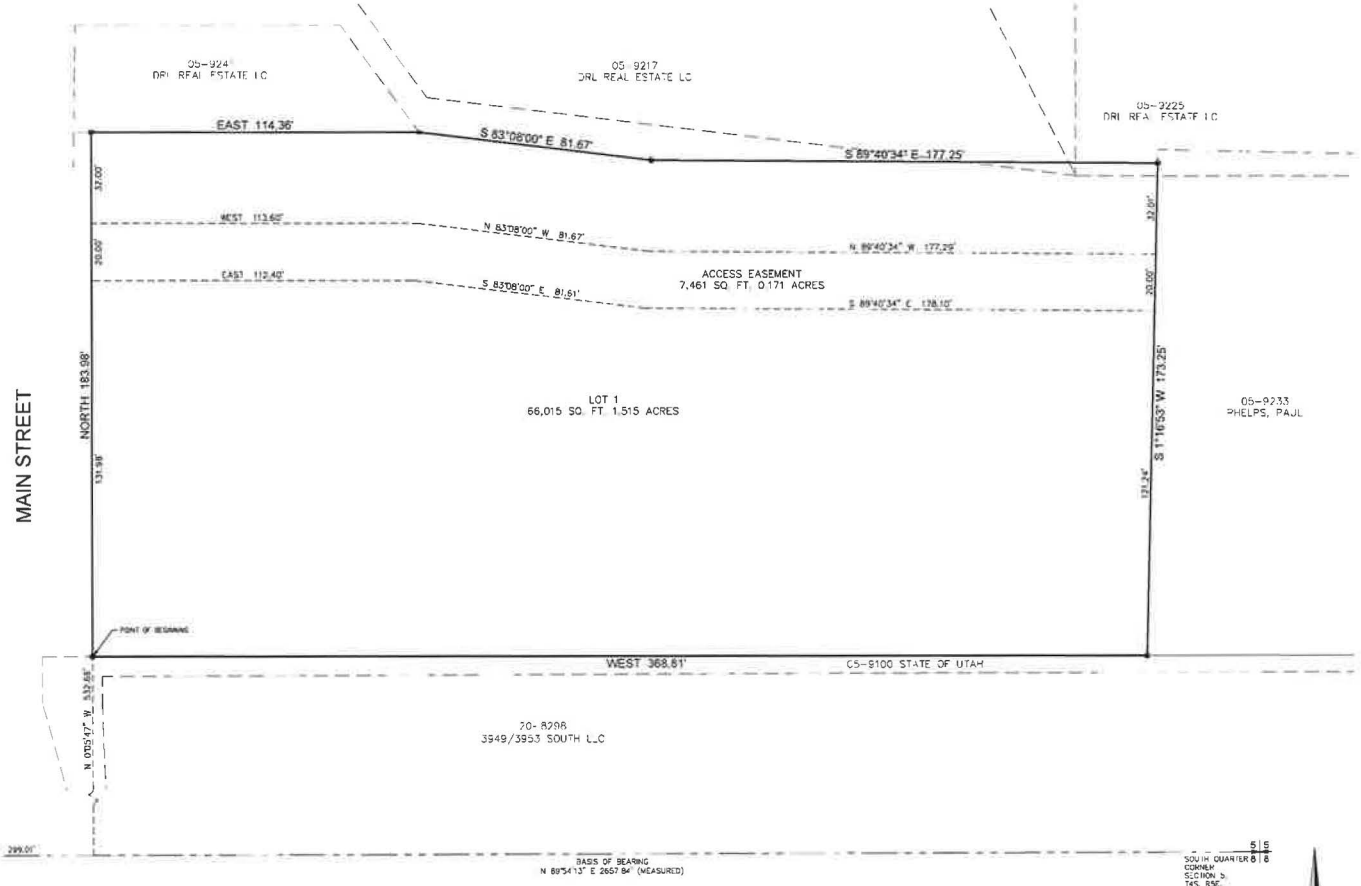
The petitioner is proposing a specialty grocery store at approximately 1001 South Main Street in the C-2 Commercial. The petitioner is consolidating properties along Main Street into a 1 lot subdivision and proposing to move an easement for the property owner to the rear, Paul Phelps.

RECOMMENDATION

On April 7, 2016, the Planning Commission found the proposed subdivision consistent with C-2 Commercial Zone, conditional upon the site being upgraded with new sidewalk with a planter strip.

VIKING LODGE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 5,
TOWNSHIP 4 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN



VICINITY MAP
NO SCALE

LEGEND

- Boundary Line
- Access Easement
- Adjoiner Line
- Section Line
- Tie Line
- Property Corner
- Quarter Section Corner
- Section Corner Monument

GRAPHIC SCALE
20 0 10 20 40
1" (INCH) = 20' (FEET)

DIAMOND LAND SURVEYING, LLC
5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-6099 Fax 266-0032

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE HEBER CITY PLANNING COMMISSION
PLANNING COMMISSION CHAIRPERSON

COUNTY SURVEYOR
APPROVED THIS _____ DAY OF _____ A.D. 20__
WASATCH COUNTY SURVEYOR

HEBER CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE
HEBER CITY ENGINEER

HEBER CITY APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20__
ATTEST: CITY RECORDER
HEBER CITY MAYOR

SURVEYOR'S CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verified all measurements, and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point North 89°54'13" East 299.01 feet along the section line and North 00°05'47" West 532.66 feet from the Southwest Corner of said Section 5 and running:

thence North 183.98 feet;

thence East 114.36 feet;

thence South 83°08'00" East 81.67 feet;

thence South 89°40'34" East 177.25 feet;

thence South 01°16'53" West 173.25 feet;

thence West 368.81 feet to the point of beginning

Parcel contains 66,015 Sq. Ft. or 1.515 Acres

BASIS OF BEARINGS

North 89°54'13" East between the Found Brass Cap Monuments at the Southwest corner and the South Quarter Corner of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian as shown

OWNER'S DEDICATION

Know all men by these presents, that we, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat

VIKING LODGE SUBDIVISION

and do hereby dedicate the streets and other public areas as indicated hereon for the perpetual use of the public. In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 2016

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE) S.S.

ON THE _____ DAY OF _____, A.D. 2016, PERSONALLY APPEARED BEFORE ME, WHO DULY ACKNOWLEDGED TO ME THAT HE IS _____ A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF _____ BY THE AUTHORITY OF ITS GOVERNING BODY AND SAID ACKNOWLEDGED TO ME THAT THE CITY EXECUTED THE SAME.

MY COMMISSION EXPIRES

VIKING LODGE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 4 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE RECORDED RECORDED AND FILED AT THE REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

NO FEE
FEE $

SALT LAKE COUNTY RECORDER

SITE DEVELOPMENT PLANS

FOR

SPECIALTY RETAILER - SITE OPTION 2

999 SOUTH 100 STREET
HEBER CITY, UTAH 84032

BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 89°54'13" EAST BETWEEN THE FOUND BRASS CAP MONUMENTS AT THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS FROM THE UTAH STATE VRS SYSTEM. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE CENTRAL USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOCAL GROUND SYSTEM FOR THIS SURVEY.

BENCHMARK

FROM SURVEY

LEGAL DESCRIPTION

PARCEL 00-0005-9233:

COMMENCING NORTH 533.16 FEET AND EAST 298.11 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 18.16 FEET; THENCE SOUTH 86°10'21" EAST 26.35 FEET; THENCE SOUTH 83°58'17" EAST 60.08 FEET; THENCE SOUTH 88°54'30" EAST 45.37 FEET; THENCE EAST 69.15 FEET; THENCE NORTH 52°24'56" EAST 17.64 FEET; THENCE NORTH 84°49'23" EAST 124.9 FEET; THENCE NORTH 89°42'32" EAST 45.65 FEET; THENCE SOUTH 01°16'53" WEST 22.41 FEET; THENCE WEST 383.61 FEET TO THE POINT OF BEGINNING.

PARCEL 00-0005-9258:

COMMENCING NORTH 351.32 FEET AND EAST 298.11 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 165.62 FEET; THENCE EAST 114.36 FEET; THENCE SOUTH 83°08' EAST 81.67 FEET; THENCE SOUTH 89°40'24" EAST 192.43 FEET; THENCE SOUTH 1°16'53" WEST 140.76 FEET; THENCE SOUTH 89°42'32" WEST 45.65 FEET; THENCE SOUTH 84°49'23" WEST 124.9 FEET; THENCE SOUTH 52°24'56" WEST 17.64 FEET; THENCE WEST 69.15 FEET; THENCE NORTH 88°54'30" WEST 45.37 FEET; THENCE NORTH 83°58'17" WEST 60.08 FEET; THENCE NORTH 86°10'21" WEST 26.35 FEET TO THE POINT OF BEGINNING.

A NON-EXCLUSIVE RIGHT OF WAY APPURTENANT TO THE ABOVE DESCRIBED TRACT OVER THE FOLLOWING PROPERTY:

COMMENCING NORTH 533.16 FEET AND EAST 298.11 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 18.16 FEET; THENCE SOUTH 86°10'21" EAST 26.35 FEET; THENCE SOUTH 83°58'17" EAST 60.08 FEET; THENCE SOUTH 88°54'30" EAST 45.37 FEET; THENCE EAST 69.15 FEET; THENCE NORTH 52°24'46" EAST 17.64 FEET; THENCE NORTH 84°49'23" EAST 124.9 FEET; THENCE NORTH 89°42'32" EAST 45.65 FEET; THENCE SOUTH 1°16'53" WEST 22.41 FEET; THENCE WEST 383.61 FEET TO THE POINT OF BEGINNING.

CONSOLIDATED LOT TO BE PURCHASED:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT A POINT NORTH 89°54'13" EAST 299.01 FEET ALONG THE SECTION LINE AND NORTH 0°05'47" WEST 532.66 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5 AND RUNNING
THENCE NORTH 183.98 FEET;
THENCE EAST 114.36 FEET;
THENCE SOUTH 83°08'00" EAST 81.67 FEET;
THENCE SOUTH 89°40'34" EAST 177.25 FEET;
THENCE SOUTH 01°16'53" WEST 173.25 FEET;
THENCE WEST 368.81 FEET TO THE POINT OF BEGINNING
PARCEL CONTAINS 66,015 SQ. FT. OR 1.515 ACRES

SITE INFORMATION

PARCEL NO.	00-0005-9258, 00-0005-9233
FLOOD PLAIN INFORMATION	FLOOD ZONE X, FEMA PANEL 258 OF 775, MAP #49051C0258E, EFFECTIVE DATE MARCH 15, 2012
TOTAL SITE AREA	1.515 ACRES (66,015 S.F.)
TOTAL BUILDING AREA	15,000 S.F.
BUILDING COVERAGE	22.7%

CONSULTANTS

OWNER / DEVELOPER:
LEADERSHIP CIRCLE LLC
1321 OXBOW DRIVE, SUITE 210
MONTROSE, CO 81402-0236
CONTACT: MONET RAGSDALE
PHONE: (970) 249-3398

GEOTECHNICAL ENGINEER:
WESTERN TECHNOLOGIES INC.
420 WEST LAWNDALE DRIVE
SALT LAKE CITY, UT 84115
CONTACT: ROBERT E. WENZEL
PHONE: (801) 972-3650

ARCHITECT
VEGA ARCHITECTURE LLC
1220 ELATI STREET UNIT A
DENVER, CO 80204
CONTACT: DOUG POPPE
PHONE: (303) 872-0487

STRUCTURAL ENGINEER
PORTIS STRUCTURAL DESIGN
1565 WYNKOOP STREET, SUITE 360
DENVER, CO 80202
CONTACT: JON ELDRIDGE
PHONE: (720) 501-4900

CIVIL ENGINEER:
KIMLEY-HORN
215 S. STATE STREET, SUITE 400
SALT LAKE CITY, UT 84111
CONTACT: ZACH JOHNSON, P.E.
PHONE: (385) 212-3179

SURVEYOR:
DIAMOND LAND SURVEYING LLC
5243 SOUTH GREENPINE DRIVE
MURRAY, UT, 84123
CONTACT: NATHAN B. WEBER
PHONE: (801) 266-5099

MEP ENGINEER
HENDERSON ENGINEERS, INC
8345 LENEXA DR., SUITE 300
LENEXA, KS 66214
CONTACT: KEVIN STAMBACH
PHONE: (913) 742-5000

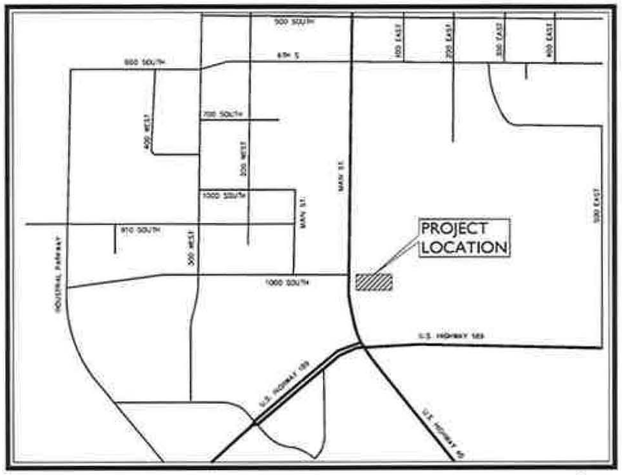
AGENCY CONTACTS

PLANNING ENGINEERING:
PLANNING DIRECTOR
75 NORTH MAIN STREET
HEBER CITY, UT 84032
CONTACT: ANTHONY KOHLER
PHONE: (435) 657-7900

ENGINEERING:
CITY ENGINEER
75 NORTH MAIN STREET
HEBER CITY, UT 84032
CONTACT: BART MUMFORD
PHONE: (435) 657-7891

PUBLIC WORKS:
749 WEST 300 SOUTH
HEBER CITY, UT 84032
PHONE: (801) 420-3060

UTAH DEPARTMENT OF TRANSPORTATION:
REGION 3
658 NORTH 1500 WEST
OREM, UT 84057
CONTACT: MAX ROWLAND
(801) 227-8000



VICINITY MAP

NOT TO SCALE

NORTH

SHEET INDEX

C0.00	COVER SHEET
C3.10	HORIZONTAL CONTROL PLAN
C4.10	GRADING PLAN
C5.10	UTILITY PLAN

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY HEBER CITY AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE HEBER CITY PUBLIC WORKS INSPECTOR AND WITH THE DEPARTMENT OF TRANSPORTATION INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE HEBER CITY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH HEBER CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE HEBER CITY PUBLIC WORKS INSPECTOR AT ALL TIMES. AS-BUILT INFORMATION TO BE GIVEN TO ENGINEER UPON PROJECT COMPLETION.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
16. ALL WORK WITHIN MAIN STREET IS SUBJECT TO THE JURISDICTION OF THE UTAH DEPARTMENT OF TRANSPORTATION, REGION 3.
17. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 11:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER, TELEPHONE AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES, REFERRING TO ARCHITECTURAL PLANS FOR THE EXACT LOCATION AND DIMENSIONS OF BUILDING EXITS, RAMPS, TRUCK DOCKS, AND UTILITY ENTRANCE LOCATIONS.
20. IN GENERAL, LIMITS OF SITE WORK ARE UP TO THE FACE OF BUILDING.
21. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
22. CONTRACTOR TO MAINTAIN ALL SHRUB AND GROUND COVER AREAS FREE FROM WEEDS AND UNDESIRABLE VEGETATION THROUGH MAINTENANCE PERIOD.

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1-800-662-4111
811 Know what's below. Call before you dig.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS 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 LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS 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.

No.	REVISIONS	DATE	BY

Kimley-Horn
215 South State Street
Salt Lake City, UT 84111
Tel. No. (385) 212-3179

COVER SHEET

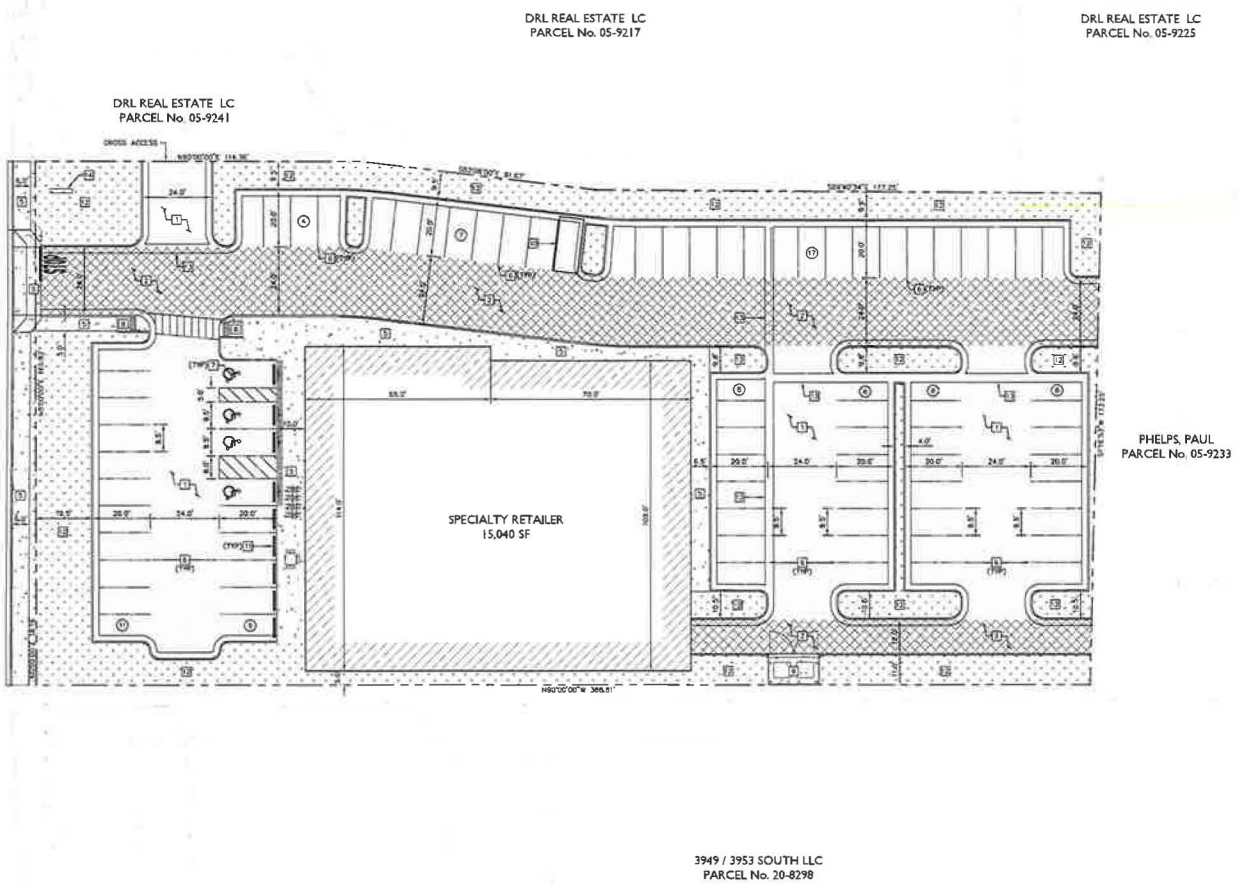
SPECIALTY RETAILER
HEBER CITY, UTAH

DRAWN BY	JSC	2/19/2016
DESIGNED BY	ZAJ	2/19/2016
CHECKED BY	ZAJ	2/19/2016
PROJECT No.	093637002	SCALE: AS SHOWN

SEAL
PRELIMINARY

PREPARED UNDER THE DIRECTION SUPERVISION OF ZACHARY A. JOHNSON, P.E., UTAH REGISTRATION NO. 9253976-2202 FOR AND ON BEHALF OF KIMLEY-HORN

SHEET
C0.00



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION NOTES

1. PROPOSED STANDARD DUTY ASPHALT PAVEMENT.
2. PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
3. PROPOSED CONCRETE PAVEMENT.
4. PROPOSED 6" VERTICAL CURB AND GUTTER.
5. PROPOSED SIDEWALK WIDTH PER PLAN
6. 4" WIDE YELLOW PARKING STRIPING
7. ADA PARKING PAVEMENT LEGEND
8. PERPENDICULAR SIDEWALK RAMP AND DETECTABLE WARNING SYSTEM
9. TRASH ENCLOSURE
10. CART CORRAL
11. CONCRETE WHEEL STOPS
12. LANDSCAPE AREA
13. CONCRETE WATERWAY
14. MONUMENT SIGN

SITE INFORMATION

TOTAL SITE AREA	1.52 ACRES (66,214.78 S.F.)
TOTAL BUILDING AREA	15,000 S.F.
TOTAL LANDSCAPED AREA	0.29 ACRES (12,362.52 S.F.)
PARKING REQUIREMENT	5 STALLS / 1,000 S.F.
PARKING STALLS REQUIRED	75 STALLS
PARKING STALLS PROVIDED	90 STALLS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- PROPOSED STANDARD DUTY A.C. PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE
- PROPOSED HEAVY DUTY A.C. PAVEMENT

NORTH

0 20' 40' 80'

SCALE: 1" = 20'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW. BLUE STAKES OF UTAH 1-800-662-4111 Dig Safely

811 Know what's below. Call before you dig.

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS 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 LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS 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.

DATE	DESCRIPTION

Kimley»Horn
215 South State Street
Salt Lake City, UT 84111
Tel No. (801) 313-3110

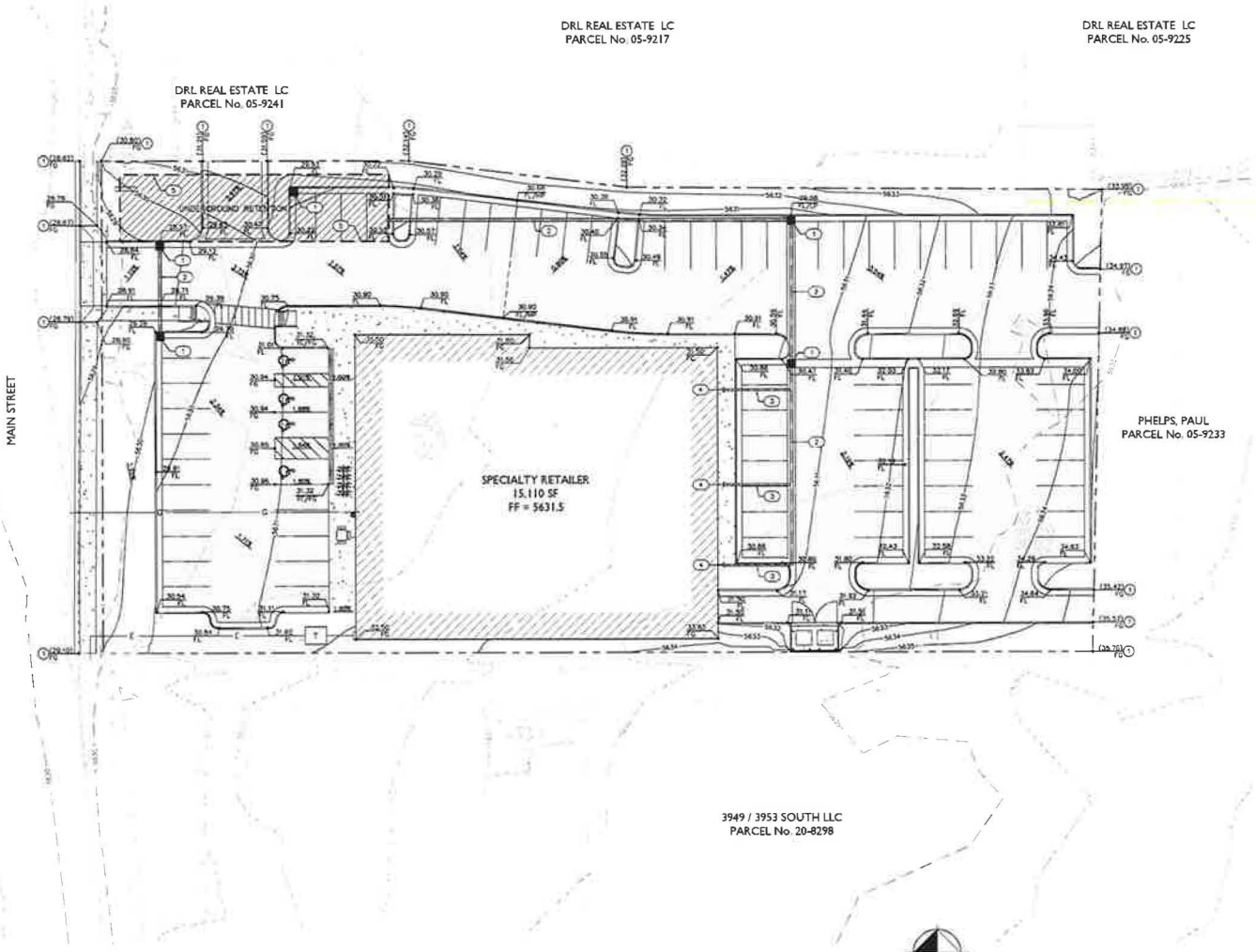
HORIZONTAL CONTROL PLAN

SPECIALTY RETAILER
HEBER CITY, UTAH

DRAWN BY	JSC	2/19/2016
DESIGNED BY	ZAJ	2/19/2016
CHECKED BY	ZAJ	2/19/2016
PROJECT NO.	093537002	SCALE AS SHOWN

SEAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
PRELIMINARY
PROVISIONS FOR THE DIRECTION SUPERVISION OF THIS WORK IS LOCATED IN SALT LAKE COUNTY, UTAH REFERENCED AS: 4203678-4203104 AND ON BEHALF OF KIMLEY-HORN

SHEET
C3.10



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

   ENGINEER: WESTERN TECHNOLOGIES, INC.
   ADDRESS: 420 WEST LAMBDALE DRIVE
   SALT LAKE CITY, UT 84115
   (801) 972-6650

4. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

GRADING NOTES

(1) MATCH EXISTING ELEVATION

STORM DRAIN NOTES

(1) STORM DRAIN CATCH BASIN
(2) 12" ø STORM DRAIN
(3) 6" ø STORM DRAIN
(4) ROOF DRAIN CONNECTION
(5) UNDERGROUND RETENTION SYSTEM

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING IMPROVEMENTS
- SAWCUT LINE
- GRADE BREAK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE
- 98.34 FG — EXISTING GRADE SPOT ELEVATION
- 97.66 FG — PROPOSED GRADE SPOT ELEVATION

ABREVIATIONS

- 97.66 FG — FINISHED GRADE SPOT ELEVATION
- 97.66 FF — FINISHED FLOOR SPOT ELEVATION
- 97.66 TC — TOP OF CURB SPOT ELEVATION
- 97.66 FL — FLOW LINE SPOT ELEVATION
- 97.66 HP — HIGH POINT SPOT ELEVATION

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1-800-662-4111
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS 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 LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS 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.

NO.	DATE	DESCRIPTION
1		

Kimley»Horn
215 South State Street, Suite 200
Salt Lake City, UT 84111
TEL No. (801) 310-9170

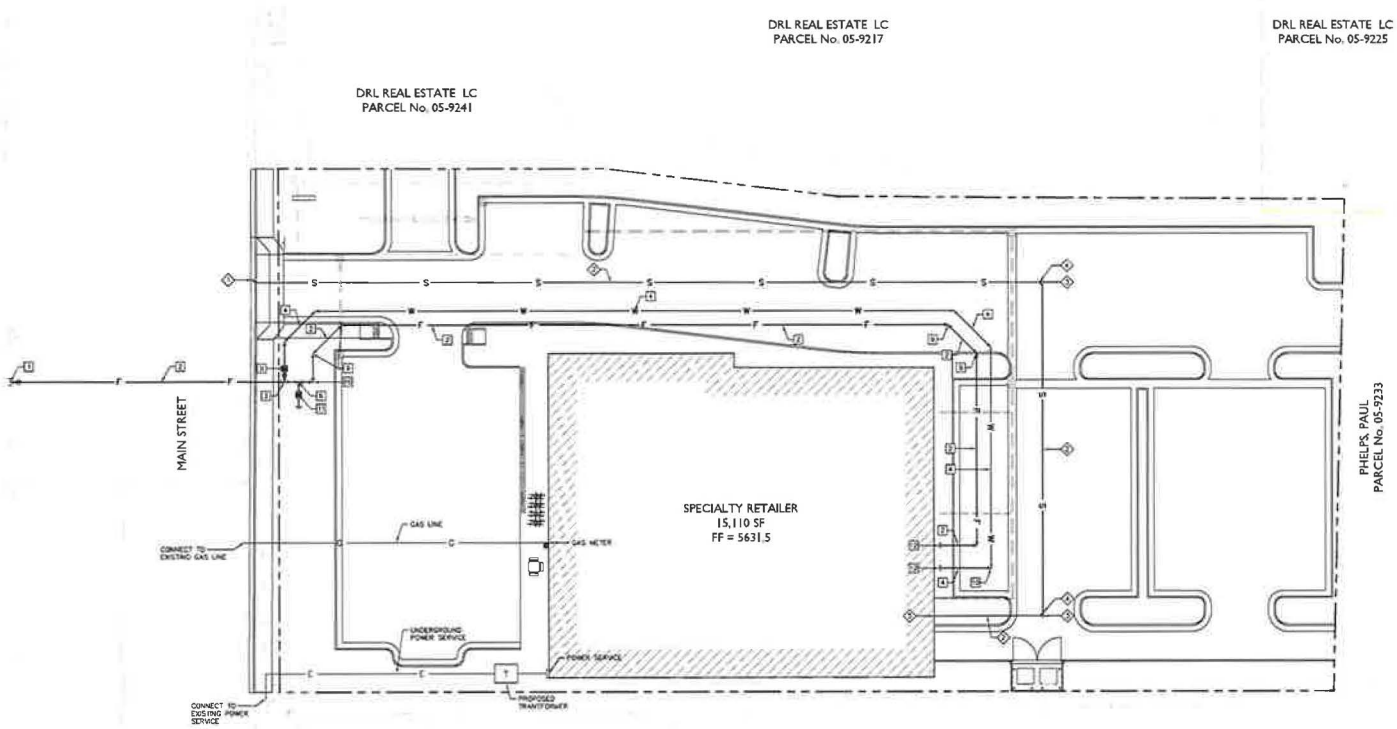
GRADING PLAN

SPECIALTY RETAILER
HEBER CITY, UTAH

DRAWN BY	JSC	2/19/2016
DESIGNED BY	ZAJ	2/19/2016
SPECIFIED BY	ZAJ	2/19/2016
PROJECT NO.	093537002	SCALE AS SHOWN

SEAL
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
PREPARED UNDER THE DIRECTION SUPERVISION OF ZACHARY A. JOHNSON P.E. UTAH REGISTRATION NO. 6295976 2202 FOR AND ON BEHALF OF KIMLEY-HORN

SHEET
C4.10



GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

WATER NOTES

1. TIE TO EXISTING WATER LINE
2. 6" ø FIRE LINE
3. 1-1/2" SERVICE SADDLE
4. 1-1/2" ø DOMESTIC WATER LINE
5. 1-1/2" WATER METER
6. 1" ø IRRIGATION LINE
7. 1" METER FOR IRRIGATION SERVICE
8. STUB AND CAP FOR IRRIGATION CONNECTION
9. 6" 45° BEND
10. 6" 90° BEND
11. STUB AND CAP, REFER TO PLUMBING PLANS FOR CONTINUATION

SANITARY SEWER NOTES

1. TIE TO EXISTING SANITARY SEWER WITH WYE CONNECTION
2. 4" ø SANITARY SEWER LATERAL
3. 4" ø SANITARY SEWER CLEANOUT
4. 4" WYE CONNECTION
5. STUB AND CAP, REFER TO PLUMBING PLANS FOR CONTINUATION

LEGEND

	PROPERTY LINE
	EXISTING FENCE
	EXISTING WATER LINE
W	PROPOSED WATER LINE
F	PROPOSED FIRE LINE
	EXISTING SANITARY SEWER
S	PROPOSED SANITARY SEWER
	EXISTING UNDERGROUND GAS LINE
G	PROPOSED UNDERGROUND GAS LINE
	EXISTING OVERHEAD ELECTRICAL LINE
E	PROPOSED UNDERGROUND ELECTRICAL LINE

NORTH

0 20' 40' 80'

SCALE: 1" = 20'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
811 Know what's below. Call before you dig.

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS 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 LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS 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.

NO.	DATE	DESCRIPTION
1		

Kimley»Horn
215 South State Street, Suite 200
Salt Lake City, UT 84111
Tel. No. (801) 310-3176

UTILITY PLAN

SPECIALTY RETAILER
HEBER CITY, UTAH

DRAWN BY JRC	2/19/2016	
DESIGNED BY ZAJ	2/19/2016	
CHECKED BY ZAJ	2/19/2016	
PROJECT No. 093067002	SCALE AS SHOWN	

SEAL
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
STATE OF UTAH

PREPARED UNDER THE DIRECTION OF ZACHARY A. JAN, P.E. LICENSE NO. 7-7-7 JAN REGISTRATION NO. 9255818-2202 FOR AND ON BEHALF OF KIMLEY-HORN.

SHEET
C5.10

TAB 3

There are no physical materials for this agenda item.

TAB 4

Heber City Council
Meeting date: May 5, 2016
Report by: Anthony L. Kohler

Re: Pre-Disaster Hazard Mitigation Plan

Mountainlands AOG is asking for local jurisdictions to update their portion of the regional Pre-Disaster Hazard Mitigation Plan. The existing plan is shown below, with the draft plan shown on the following page. The analysis shows the most relevant hazards to Heber City include flooding, dam failure, earthquake, wildfire, and landslides.

REQUIRED ACTION

Staff is looking for comments by the Council on the proposed plan, anticipating the item would be placed on the City Council's regular agenda on May 19, 2016 for action.

Existing Pre-Disaster Hazard Mitigation Plan

Heber

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	2.145	$182.050.600	3028	271	$92.969.300	2730	-	-	37	$178.359.100	9
FEMA Flood Plain	13	$928.000	129	1	$82.100	10	-	-	1	$4.019.100	-
HAZUS Flood	57	$4.334.600	81	10	$4.336.100	250	-	-	1	$7.170.000	-
Debris	238	$23.086.000	594	22	$4.131.900	0	-	-	8	$36.550.300	-
Steep Slopes	6	$577.400	0	1	$30.900	0	-	-	-	-	-
Wild Fire	131	$13.701.700	685	6	$945.900	0	-	-	10	$44.823.100	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash. Grants	Local Government. FEMA. UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash. Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash. Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash. Grants	Local Government. UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash. Grants	Local Government. FEMA. UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash. Grants	Local Government. UGS. USGS

Updated Heber City Pre-Disaster Hazard Mitigation Plan

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Flooding/Dam Failure	Improve and construct drainage and flood control infrastructure.	High	Ongoing	TBD	Local Cash, Grants	CUP, Local Government
Earthquake	Inventory and upgrade public buildings and critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering pracices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Flooding/Dam Failure	Improve and construct drainage and flood control infrastructure.	High	Ongoing	TBD	Local Cash, Grants	CUP, Local Government
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Adopt ordinances that avoid development of areas prone to landslides.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, UGS, USGS