

# **REGULAR MEETING**

**AGENDA  
AND  
STAFF MEMO**

**HEBER CITY CORPORATION**  
**75 North Main Street**  
**Heber City, UT 84032**  
**City Council Regular Meeting**  
**June 16, 2016**

**6:00 p.m. Regular Meeting**

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

- I. Call to Order**
- II. Pledge of Allegiance: Council Member Ronald Crittenden**
- III. Prayer/Thought: By Invitation (Default Council Member Jeffrey Smith)**
- IV. Minutes for Approval: April 21, 2016 Regular Meeting**
- V. Open Period for Public Comments**
  - 1. Approval of Local Consent – Mountain Land One Stop, Inc., Located at 1175 S. Main Street**
  - 2. Public Hearing – Resolution 2016-11: A Resolution Adopting the 2016-2017 Operating Budget and Amendment of the 2015-2016 Operating Budget to Allow for Additional Revenues and Expenditures**
  - 3. Resolution 2016-12: A Resolution Adopting the 2016 Certified Tax Rate**
  - 4. Barry Hancock – SSO Annual Report of Operations for Worldwide Warbirds and Utah Warbird Adventures**
  - 5. Plat Amendment to Red Ledges Phase 2G Amended Subdivision - Club Villas located at approximately 141 North Club Cabins Court**
  - 6. Plat Amendment to Red Ledges Phase 1K Lot 411 Amended and a Subdivision Plat Amendment to Red Ledges Phase 1 amending Lots 95 and 96 located at approximately 762 North Explorer Peak Drive**
  - 7. Wasatch Vista Subdivision, Self-Help Homes, Phase 1, Plat Approval Located at Approximately 800 South 700 East**
  - 8. Approval of Airport Pad Fees as Recommended by the Airport Advisory Board**
  - 9. Consideration of Closed Meeting Pursuant to Utah Code Annotated §54-2-205 (a) discussion of the character, professional competence, or physical or mental health of an individual**

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 June 09, 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](http://www.ci.heber.ut.us), and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave on June 9, 2016.



# Memo

To: Mayor and City Council  
From: Mark K. Anderson  
Date: 06/09/2016  
Re: City Council Agenda Items for June 16, 2106

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## REGULAR MEETING

**Item 1 - Approval of Local Consent for an Off-Premise Beer License– Mountain Land One Stop, Inc., Located at 1175 S. Main Street:** New owners of the Mountain Land One Stop are seeking local consent for an off-premise beer license. This is the same license that the previous owner has held. Staff has reviewed the application and indicates the applicant meets the requirements of the code. Staff would recommend approval.

**Item 2 – Public Hearing – Resolution 2016-11: A Resolution Adopting the 2016-2017 Operating Budget and Amendment of the 2015-2016 Operating Budget to Allow for Additional Revenues and Expenditures:** A copy of the proposed final budget will be delivered to your home. I am working on a PowerPoint presentation that I will present that will summarize the important aspects of the proposed budget. The proposed final budget already incorporates the following changes that were identified by the Council during the June 2<sup>nd</sup> budget meeting:

- Update of the City Manager Budget Message
- Elimination of the proposed 3% property tax increase
- Increased wage for the Airport Manager position – in making the wage adjustment I found that health insurance was not budgeted which I also added
- Incorporation of the budget amendments in the 2015/16 budget estimates that were discussed with the Council
- The approved capital requests have been updated in the Capital Improvement Summary

With regard to the public hearing, the Council should solicit public comments on the proposed budget and budget amendments.

Staff is recommending budget amendments to the FY 2015-16 budget as outlined in a Resolution that will be provided on June 13<sup>th</sup>.

**Item 3 – Resolution 2016-12: A Resolution Adopting the 2016 Certified Tax Rate:** At this time, the Certified Tax Rate has not yet been made available by Wasatch County. In speaking with Brent Titcomb, I expect to see this early next week. Once available, I will provide the Resolution to the Council.

**Item 4 – Barry Hancock – SSO Annual Report of Operations for Worldwide Warbirds and Utah Warbird Adventures:** Barry Hancock, owner of Worldwide Warbirds will make a short presentation to the Council regarding operations of his business at the Heber City Airport. In September 2015, the Council approved the merger of these two businesses (listed above) into Worldwide Warbirds. See the attached PowerPoint presentation.

**Item 5 – Plat Amendment to Red Ledges Phase 2G Amended Subdivision - Club Villas located at approximately 141 North Club Cabins Court:** This item was discussed in the last City Council Work Meeting. Red Ledges is seeking approval to change the configuration of seven cabin lots into five cabin lots in Plat 2G. See enclosed staff report and plat maps provided by Tony Kohler. Staff would recommend approval.

**Item 6 – Plat Amendment to Red Ledges Phase 1K Lot 411 Amended and a Subdivision Plat Amendment to Red Ledges Phase 1 amending Lots 95 and 96 located at approximately 762 North Explorer Peak Drive:** This item was discussed at the last City Council Work Meeting. Red Ledges is seeking approval to combine three lots into one. The proposed plat amendment would combine Lots 95 and 96 from Phase 1 with Lot 411 from Phase 1K. See enclosed staff report and plat map provided by Tony Kohler. Staff would recommend approval

**Item 7 - Wasatch Vista Subdivision, Self-Help Homes, Phase 1, Plat Approval Located at Approximately 800 South 700 East:** Enclosed is a copy of the Wasatch Vista Subdivision plat for Council review. The Planning Commission is recommending approval of Phase 1 of this development. The approval is subject to the conditions outlined in the staff report prepared by Tony Kohler. Phase 1 includes 44 lots, and the entire subdivision will have 92 lots and a City owned public park/detention pond when completed. Staff would recommend approval subject to the terms of the enclosed Subdivision Agreement.

**Item 8 – Approval of Airport Pad Fees as Recommended by the Airport Advisory Board:** At the last City Council meeting, the Council reviewed the recommendation from the Airport Advisory Board and asked that this matter be brought forward for formal action. The Council expressed interest in allowing the construction of four 50' X 50' hangars and possibility a larger hangar south of Daniel Hangar #2. Mel McQuarrie will actually be proposing construction of a 100' X 100' hangar on this pad at the June 15, 2016 Airport Advisory Board meeting.

Below are excerpts of my staff report on this issue from the last meeting:

Review Recommendation by the Airport Advisory Board Regarding Hangar Design Standards and Pad Fees: The City Council had looked at this issue briefly in March and had asked for more information about what other airports are charging for pad fees. Terry Loboschefsky, Airport Manager, called several airports but was unable to find airports that had already installed infrastructure that they were seeking reimbursement for. The Airport Advisory Board recently discussed decisions that needed to be made to facilitate the construction of additional hangars at the airport which includes architectural guidelines, pad fees, etc.

After discussion, the Airport Advisory Board made the following recommendation for Council consideration:

Board Member Mabbutt moved to recommend that the City move forward with opening up four 50' x 50' hangar pads for development, based on a \$20,000 pad fee for an east facing door, and a \$25,000 pad fee for a west facing door, with the option for a slightly larger hangar if it would fit, and that the hangars be built within current design standards. Board Member McFee made the second.

Board Member Franco inquired whether the height of the hangar buildings needed to be clarified in the motion or whether it was addressed within the design standards. It was noted that the current design standards did not specify height requirements. Board Member Mabbutt amended his motion to include that the hangars needed to be consistent with what was already on the field for the size of hangars to be built. Board Member McFee sustained her second on the motion.

Voting Aye: Board Members McQuarrie, Hansen, McFee, and Mabbutt. Board Member Phillips was excused.

I have also enclosed a drawing of the 50' X 50' hangar pads that have been developed, which shows areas that may be impacted if the airport were to ever consider a CII/DII configuration.

The Council should discuss the recommendation of the Airport Board and determine if they are comfortable with current design standards, ready to approve a pad fee and identify what areas they are comfortable opening for development.

Staff would recommend that Council grant approval subject to the creation of an agreement reviewed by the City Attorney addressing (some or all) of the following issues that would be contained in a pad purchase agreement.

- Period of time for commencement of construction
- Material and Labor Bond
- Hangar construction standards (color, height, materials, etc.)
- Storm Water Systems
- Permits
- Obligation for survey of the site and grade staking

- Obligation for inspection of the asphalt pavement
- Building setbacks
- FAA review

**Item 9 – Consideration of Closed Meeting Pursuant to Utah Code Annotated §54-2-205 (a) discussion of the character, professional competence, or physical or mental health of an individual:**

# MINUTES

1 Heber City Corporation  
2 City Council Meeting  
3 April 21, 2016  
4 6:00 p.m.  
5

6 REGULAR MEETING  
7

8 The Council of Heber City, Wasatch County, Utah, met in **Regular Meeting** on April 21, 2016,  
9 in the City Council Chambers in Heber City, Utah  
10

11 I. Call to Order  
12 City Managers Memo  
13

Present: Mayor Alan McDonald  
Council Member Jeffery Bradshaw  
Council Member Heidi Franco  
Council Member Kelleen Potter  
Council Member Jeffrey Smith  
Council Member Ronald Crittenden

Excused: None

Also Present: City Attorney Mark Smedley  
City Planner Tony Kohler  
Chief of Police Dave Booth  
City Recorder Michelle Limón

14 Others in Attendance: Bev Zimmerman, Rich Hansen, Dennis Jensen, Maggie AbuHaidar, Craig  
15 Hoggan, Ed Parkinson, Jason Bleyl, Dave Hansen, Paul Boyer, Paul Berg, Mel McQuarrie, Dale  
16 Stewart, Matt Parker, Nick Lopez, Richard Clark, Larry Newhall, Laurie Wynn, Jeremy  
17 McAlister, Klay Nelson, Francis Harrison, and others whose names were illegible.  
18

19 II. Pledge of Allegiance: Council Member Heidi Franco  
20

21 III. Prayer/Thought: Council Member Ronald Crittenden  
22

23 IV. Minutes for Approval: February 4, 2016 Regular Meeting; February 18, 2016 Work  
24 Meeting and Regular Meeting; March 3, 2016 Work Meeting and Regular Meeting;  
25 March 17, 2016 Work Meeting

26 February 4, 2016 Regular Meeting  
27 February 18, 2016 Work Meeting  
28 February 18, 2016 Regular Meeting  
29 March 3, 2016 Work Meeting  
30 March 3, 2106 Regular Meeting  
31 March 17, 2016 Work Meeting



1 Council Member Franco requested the following edits to the February 18, 2016 Work Meeting  
2 Minutes: Page 7, Line 30, include the word "be", in "Safety had to be first."; Page 8, Line 11:  
3 change "was" to "made". Further, she requested the following edit to the March 3, 2016 Regular  
4 Meeting Minutes: Page 9 line 18: "Mrs. Franco apologized to Mr. Boyer on behalf of the Council  
5 for Mr. AbuHaidar's remarks."  
6

7 Council Member Crittenden commented on the February 4, 2016 Regular Meeting Minutes. He  
8 indicated he was not requesting a correction to the minutes, but wanted to ensure that it was clear  
9 concerning the discussion on Agenda Items 10 and 11 on pages 15-17. He noted that the Council  
10 allowed this re-zoning for the compelling reason that it would be for an assisted living purpose,  
11 but if the developer did not do that, then the City would proceed with public hearings to re-zone  
12 the area back to R-1. Crittenden noted he came in on April 20, and that clarifying language was  
13 not in there, and wanted to ensure it was before signing.  
14

15 Council Member Potter moved to approve the Minutes of the February 4, 2016 Regular Meeting;  
16 the February 18, 2016 Work and Regular Meetings; the March 3, 2016 Work and Regular  
17 Meetings; and the March 17, 2016 Work Meeting, as amended. Council Member Smith made the  
18 second.  
19

20 Voting Aye: Council Members Bradshaw, Franco, Potter, Smith, and Crittenden. Voting Nay:  
21 None.  
22

## 23 V. Open Period for Public Comments

24

25 Mayor McDonald opened the meeting for public comments on items not included on the agenda.  
26

27 Nick Lopez stated that the American and State flags in the Council chambers were reversed.  
28

29 Secondly, Lopez referenced a letter he received in January from the Ordinance Enforcement  
30 Officer, regarding failure to landscape his property; he was also concerned that about a dozen of  
31 his neighbors received the same letter. He felt the officer was overzealous and added he didn't  
32 think the City should dictate how he spent his money on his yard and how much progress had  
33 been made. Further, he would welcome a City inspector if he had any of the violations listed on  
34 the back page of the violation letter, e.g., garbage, trash, weeds cars dumped, etc. He expressed  
35 that for the City to impose a \$100/day fine, it would be pushing his neighbors, many of whom  
36 were on fixed budgets, to go into further debt. Lopez asked the Council to review the ordinance  
37 and "send out the dogs" to the people who were really in violation. He added there were many  
38 hardworking citizens who wanted to enhance their properties, but on their own timeline. The  
39 City should not be pushing people into debt to fulfill the ordinance. Lopez and many of his  
40 neighbors found the letter offensive. Lopez was cited pursuant to §§ 18.76.020 and 18.83.100 of  
41 the Heber City Municipal Code.  
42

43 Tony Kohler wanted to provide some insight into the violation action. Part of the reason the  
44 letters were sent in the winter was so that the residents could plan for it and work on it. Xela was  
45 very willing to work with the property owners on the plan. He felt certain the property owners  
46 could sit down with her and come up with a plan that would meet the ordinances.

1 Dennis Jensen inquired why Agenda Item 1 was not discussed during the evening's Work  
2 Meeting. Mayor McDonald responded that a lot of the information associated with that item  
3 came in late in the evening before the meeting, and the Council hadn't had sufficient time to  
4 review it. Council Member Crittenden indicated they had done the best they could to notify the  
5 public regarding the change in the agenda. He also stated there was a meeting with the Planning  
6 Commission scheduled for April 28 at 6:00 p.m. to discuss the form based code. Further, he  
7 noted the process had slowed and May 5 would not be the final decision date.

8  
9 1. Consideration of Special Assignment Pay For Police Department Employees Who Took  
10 Responsibility for the Public Safety Building Move

11 **Staff Report**

12  
13 Chief Booth recognized Lt. Jason Bradley, Office Manager Tami Mair, Detective Sgt. Jim  
14 Moore, Detective Eric Mainord and Detective Brandon Shopay for being instrumental in the  
15 construction of the new Public Safety Building, and recommended they be given special  
16 assignment pay of \$250 for their efforts.

17  
18 Council Member Crittenden moved to approve the recommended \$250 special assignment pay  
19 be awarded to Lt. Jason Bradley, Office Manager Tami Mair, Detective Sgt. Jim Moore,  
20 Detective Eric Mainord, and Detective Brandon Shopay for their efforts regarding the Public  
21 Safety Building. Council Member Smith made the second.

22  
23 Voting Aye: Council Members Bradshaw, Franco, Potter, Smith, and Crittenden.

24  
25 2. Selection of Airport Planning and Engineering Consultant

26  
27 After reviewing the submissions of the consultants concerning the airport planning, the selection  
28 committee (Council Members Franco and Crittenden, Airport Advisory Board members Dave  
29 Hansen and Ron Phillips; and Mark Anderson and Terry Loboschfsky), recommended GDA  
30 Engineers as Heber City Airport's planning engineer and consultant for the next five years.

31  
32 Council Member Crittenden moved to approve GDA Engineers as the airport planning and  
33 engineering consultant for the next five years, subject to a favorable negotiation with our legal  
34 counsel and some input and review from staff. Council Member Franco made the second.

35  
36 Voting Aye: Council Members Bradshaw, Franco, Potter, Smith, and Crittenden.

37  
38 3. Airport Discussions and Decisions Regarding a Second FBO, Board Makeup Including  
39 Adding Two Alternative Board Members, and Board Procedures Including Airport  
40 Agenda Rules and Airport Rules and Regulations

41 **Heber City Airport Bylaws and Regulations**

42  
43 Council Member Crittenden reviewed that he, along with Council Members Franco and Potter  
44 requested this be included on the agenda. Crittenden indicated discussion concerning a second  
45 FBO could be skipped for the time being, adding that while they were looking to put a second



1 FBO on the airport and consider applicants to comply with FAA Grant Assurances, no one had  
2 come forward as yet.

3  
4 Council Member Franco moved to combine Agenda Items 3, 4 and 5 for discussion. Council  
5 Member Crittenden made the second.

6  
7 Voting Aye: Council Members Bradshaw, Franco, Potter, Smith, and Crittenden.

8  
9 With regard to Agenda Item 4, Council Member Franco walked through proposed amendments  
10 to the Airport Advisory Board By-laws, which included the following: 1) including language to  
11 set out a clear agenda process; 2) changing Council members' participation to alternate Board  
12 members with all other rights of regular Board members except voting, unless any voting  
13 member was absent or recused; 3) Three at-large Wasatch County residents, one of whom must  
14 be a permanent Daniel resident; and 4) a bylaw adoption or amendment shall be recommended  
15 by either the Airport Advisory Board or the City Council Members, and the City Council could  
16 act on the adoption or amendment when submitted.

17  
18 Mayor McDonald suggested removing the proposed Article 6(D)(1)(b), so that the deadline for  
19 submissions would be one week for everyone. Further, Mayor McDonald felt the Council  
20 needed to be involved in the boards, however he did not believe Council members should be  
21 allowed to vote on the boards. He explained that sometimes a Council member could try to  
22 direct a board on a position that they may have personally, but it may not be what the Council as  
23 a whole would want to do. He felt by allowing a Council member a vote on a board, and then a  
24 vote in the Council would not be a fair judgment system. Council Members Crittenden and  
25 Franco expressed that their involvement as alternates would happen very rarely; further, Council  
26 Member Potter believed it was a good compromise, in that the process happened often in State  
27 and Federal government committees.

28  
29 City Attorney Smedley reminded the Council that any amendment to the bylaws had to go  
30 through the Airport Advisory Board, which would make recommendations to the Council.  
31 Following discussion regarding past amendment procedure, Smedley stated that while he hadn't  
32 had time to review in detail the proposed changes, he felt they were all good ones.

33  
34 Mayor McDonald invited comments from members of the audience.

35  
36 Unknown male speaker suggested the Airport Board include one member from Charleston and  
37 one from Daniel.

38  
39 Nick Lopez inquired whether term limitations on the Airport Advisory Board had been  
40 considered. Mayor McDonald responded there were term limits. Lopez also inquired about the  
41 two positions from Daniel and Charleston, and whether they were selected by the Mayor, and  
42 suggested the two communities meet and select their candidates for the positions. Mayor  
43 McDonald responded that he had asked the mayors of both communities to provide him with  
44 suggested members, and he would make his recommendation. Following further discussion,  
45 Council Member Franco suggested they appoint the two alternate members of the Airport  
46 Advisory Board that evening, then submit the proposed bylaw changes as an agenda item for the

1 May 18 Airport Advisory Board meeting, and the Board's recommendation would be discussed  
2 at the May 19 City Council meeting. Mayor McDonald indicated he was not prepared to make  
3 those appointments during the current meeting, but could do so at the May 19 meeting.

4  
5 Council Member Crittenden moved to refer Council Member Franco's Airport Advisory Board  
6 bylaw amendments as written to the Airport Advisory Board for comment, and any  
7 recommended changes to be referred to the City Council for the May 19, 2016 regular meeting.  
8 Council Member Franco made the second.

9  
10 Voting Aye: Council Members Bradshaw, Franco, Potter, Smith, and Crittenden.

11  
12 4. Airport Board Rules and Regulation Proposed Changes  
13 Amended Bylaws

14  
15 See discussion on Agenda Item #3, above.

16  
17 5. Appointments of Two Airport Advisory Board Members and Reassignment of the Two  
18 Board Members as Alternates

19  
20 See discussion on Agenda Item #3, above.

21  
22 6. An Update on the School Sewer Agreement and Canal Settlement Agreement as sent by  
23 Mark Smedley and the School's Response. Possible Reconsideration of Motion of the  
24 Prior Meeting to Grant the Hookup, Based on the School's Response or Lack Thereof

25  
26 Council Member Potter felt the Council hadn't had sufficient time to review and consider the  
27 agreement.

28  
29 Council Member Potter moved to reconsider the motion from the prior meeting to grant the  
30 hook-up and table that motion for another time.

31  
32 Council Member Franco suggested amending the motion to state that the Council would like to  
33 receive some kind of notification from the School District prior to the April 28 budget meeting.  
34 The motion was not amended as suggested. Council Member Crittenden made the second.

35  
36 Voting Aye: Council Members Franco, Potter, and Crittenden. Voting Nay: Council Members  
37 Bradshaw and Smith. The motion carried.

38  
39 7. Awarding of 500 South CDBG Waterline Replacement Project Bid  
40 Staff Report

41  
42 Mumford explained the project entailed the replacement of an existing water line on 500 South  
43 from Main Street to 400 East. The City solicited bids and received a healthy response. The low  
44 bid was from Hubes Construction. Staff checked their references which were favorable.  
45 Mumford added that the CDBG grant would pay for a portion of the project.

1 Council Member Crittenden moved to approve Awarding of 500 South CDBG Waterline  
2 Replacement Project Bid. Council Member Potter made the second.

3  
4 Voting Aye: Council Members Bradshaw, Franco, Potter, Smith, and Crittenden.

5  
6 8. Ordinance 2016-8 - An Ordinance Amending Section 18-68-175, Open Space of the  
7 Heber City Municipal Code

8 **Staff Report**

9 **Ordinance 2016-8**

10  
11 Council Member Franco reviewed that she attended the Planning Commission meeting when this  
12 was discussed with Aspen Homes and Self Help Homes, and requested that Tony Kohler review  
13 the details of this agenda item. Kohler explained that the City adopted an open space ordinance  
14 years ago to accommodate open space and allow more flexibility in subdivision design. In this  
15 case, there was a need to accommodate a 1.5 acre park. Self Help Homes indicated the  
16 ordinance was a bit restrictive for their proposed development and asked for some more wiggle  
17 room on the side set-back to adjust their subdivision plat and provide the minimum 1-1/2 acre as  
18 required by the City for the park. Discussion followed with Brent Bluth of Self Help Homes  
19 concerning the proposal, lot size and understanding the proposed change to the side set-back as  
20 requested. Bluth explained that the lot size would be reduced from approximately 8000 square  
21 feet to approximately 6700-6900 square feet; this would increase the project to 100 lots, over the  
22 89 lots in the original plan. Tony Kohler explained that an example of an 8000 square foot lot  
23 would be in Aspen Point, and he believed the Oakwood Homes lots were 5000 square feet. A  
24 6500 square foot lot would be Harvest Field. Bluth added that not all would be 6700-6900  
25 square foot size, but they would probably have more at 7500, close to 8000 square feet.

26  
27 Council Member Franco inquired how long it would take to re-engineer the subdivision, if the  
28 revised ordinance passed. Bluth responded that it would take approximately 1-1/2 weeks, at a  
29 very significant cost. Discussion regarding the amount of side set-back needed. Kohler clarified  
30 that current code required a total of 14 feet, with 6 feet minimum on one side and 8 feet on the  
31 other. If Council were to vote on the Planning Commission's recommendation, it would be 4 feet  
32 on one side and 6 feet on the other. Self Help Homes was asking for the flexibility to design  
33 beyond the current static 2 feet.

34  
35 Council Member Smith moved to approve the 4 foot amendment to the language of Ordinance  
36 2016-8 - An Ordinance Amending Section 18-68-175, Open Space of the Heber City Municipal  
37 Code, to include "and/or a side yard setback reduction of up to 4 feet between the two side  
38 yards." Council Member Bradshaw made the second.

39  
40 Voting Aye: Council Members Bradshaw and Smith. Voting Nay: Council Members Franco,  
41 Potter, and Crittenden. The motion failed.

42  
43 Mayor McDonald then directed the Council to consider the 2 foot option proposed in the  
44 ordinance amendment.



1 Council Member Crittenden moved as follows, "there be no give and take on the water detention  
2 pond that our city would normally require for this and the other one we're helping, in other words  
3 it has to be accommodated now, including his new lots, I just want the pond to be the size it  
4 should be, okay? And he needs to do the pond. If he will do the pond the size that you  
5 recommend for anyone else, as much as I want to help this project, I think we need these, then I  
6 make the motion that we approve the amendment, if I am understanding it right, to 2 feet, rather  
7 than the 4."  
8

9 Kohler cautioned the Council not to design the subdivision while making a legislative decision.  
10

11 Following further discussion, Council Member Crittenden restated his motion, that Ordinance  
12 2016-8 be amended based on the Planning Commission's recommendation, with the condition  
13 that Self Help Homes find an accommodation as stated during the meeting. Council Member  
14 Bradshaw made the second.  
15

16 Voting Aye: Council Members Bradshaw, Franco, Potter, Smith, and Crittenden.  
17

18 9. Delay Notice for Land Use Applications  
19 **Pending Ordinance**  
20

21 City Attorney Smedley explained two options for the Council concerning this issue relating to a  
22 moratorium on subdivision and multifamily residential development applications: 1) to put the  
23 public on notice that the City was considering a form based code and was establishing a 45-day  
24 moratorium on residential subdivision development, and thus the draft ordinance Smedley  
25 prepared; or 2) to deal with each application on a case-by-case basis.  
26

27 Council Member Franco moved to adopt the pending ordinance for the delay on submission of  
28 land use applications. Council Member Potter made the second.  
29

30 Voting Aye: Council Members Bradshaw, Franco, Potter, Smith, and Crittenden.  
31

32 10. Consideration of Closed Meeting Pursuant to Utah Code Annotated §54-2-205 (1)(a)  
33 discussion of the character, professional competence, or physical or mental health of an  
34 individual AND (1)(c) strategy sessions to discuss pending or reasonably imminent  
35 litigation  
36

37 Council Member Crittenden clarified with City Attorney Smedley that anything discussed in a  
38 closed session was not to be discussed outside; it would be a Class B misdemeanor.  
39

40 Council Member Crittenden moved to enter into closed session to discuss personnel. Council  
41 Member Franco made the second.  
42

43 Voting Aye: Council Members Bradshaw, Franco, Potter, Smith, and Crittenden.  
44  
45  
46

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Michelle Limon, City Recorder

# TAB 1



**HEBER CITY CORPORATION**  
**BUSINESS LICENSE DIVISION**  
 75 North Main, Heber City, Utah 84032  
 (435) 654-4830

**APPLICATION for LOCAL CONSENT:**  
**BEER, WINE AND ALCOHOL ESTABLISHMENTS**

To appear before the City Council, please file this application with the City Recorder's Office.

A. **Business Name** Mountainland One Stop Inc.  
 Proposed local business address: 1175 S Main St Heber UT 84032

B. **Ownership Type:**  Corporation  Partnership  Proprietorship  LLC  
 If Corporation list Corp. name Mountainland One Stop Inc.  
 (Attach a copy of Certificate of Incorporation)

C. **Information on:**  President  General Partner  Sole Proprietor  
 Name Mohammed N. Mohamed Home Phone 559-441-3765  
 Home Address 2790 Commons Blvd Heber UT 84032 APT C302  
 Mailing Address 1175 S Main St Heber UT 84032 APT C302  
(Street Number) (City) (State) (Zip)

D. **Information on:**  Local Manager  Partner  Representative Responsible for Business  
 Name Mohammed M. Mohamed Home Phone 559-285-6753  
 Home Address 2790 Commons Blvd Heber UT 84032 APT C302  
 Mailing Address 2790 Commons Blvd Heber UT 84032 APT C302  
(Street Number) (City) (State) (Zip)  
 Date of Birth 9/02/1986 Place of Birth Yemen, IBO

*A Bureau of Identification criminal background check may be required for each local manager as part of the application approval process*

E. **Give a brief description of the proposed establishment and alcohol license requested, and check the appropriate box or boxes.** C-Station / C-Store

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Restaurant License                  | <input type="checkbox"/> Limited Restaurant License             | <input checked="" type="checkbox"/> Off-premise Beer Retailer's License |
| <input type="checkbox"/> Tavern License                      | <input type="checkbox"/> Private Club License                   | <input type="checkbox"/> State Store                                    |
| <input type="checkbox"/> Package Agency                      | <input type="checkbox"/> On-premise Banquet License             | <input type="checkbox"/> Special Use Permit                             |
| <input type="checkbox"/> Single Event Permit                 | <input type="checkbox"/> Manufacturers and Wholesale Facilities | <input type="checkbox"/> Liquor Warehousing License                     |
| <input type="checkbox"/> Temporary Special Event Beer Permit |   | <input type="checkbox"/> On-premise Beer Retailer License               |

F. **Attach a copy of a plat map from the County Recorder's office showing the proposed facility, as well as all other properties within 500 feet of the proposed facility.**

G. **Attach a certified Bureau of Criminal Identification background check of the applicant current within 30 days.**

**H. Verification of Accuracy - Acknowledgment of Responsibility**

I hereby consent to grant an irrevocable license to the City permitting any authorized representative of the City or any law enforcement officer unrestricted right to enter and inspect the premises. I verify by oath that I am the executive officer or the person specifically authorized by the corporation, business or association to sign this application, and have attached written evidence of said authority.

[Signature]  
 Authorized Business Owner

6/6/2016  
 Date



**HEBER CITY COUNCIL**  
Report by Anthony L. Kohler  
Meeting Date: June 16, 2016

**ITEM: Request for Off-Premise Beer License for One Stop at 1175 South Main Street**

The One Stop is being sold, and the buyer is requesting an off-premise beer license. The current owner has an off-premise beer license. Section 5.08.040 of the Beer, Wine and Liquor Establishment Ordinance addresses the application requirements and Section 5.08.060 B. addresses the specific requirements for off premise beer licenses.

There are no proximity setbacks for an off-premise beer license other than location within a commercial zone. There is no requirement for the applicant to obtain subsequent approval from the State of Utah. The City is the final licensing authority for an off-premise beer license.

The ordinance requires a bond be posted to the City in the amount of \$2000 and requires that the applicant not be convicted of any felonies. The applicant has a clean background check. An off-premise license could be issued for the applicant at this location and be consistent with the ordinance.

**Applicable Code Sections**

Section 5.08.040 Application Requirements  
Section 5.08.060 B. Off-Premise Beer Licenses

**Vicinity Map**



# TAB 2



**There are no physical  
materials for this  
agenda item.**

**TAB 3**

**There are no physical  
materials for this  
agenda item.**

# TAB 4

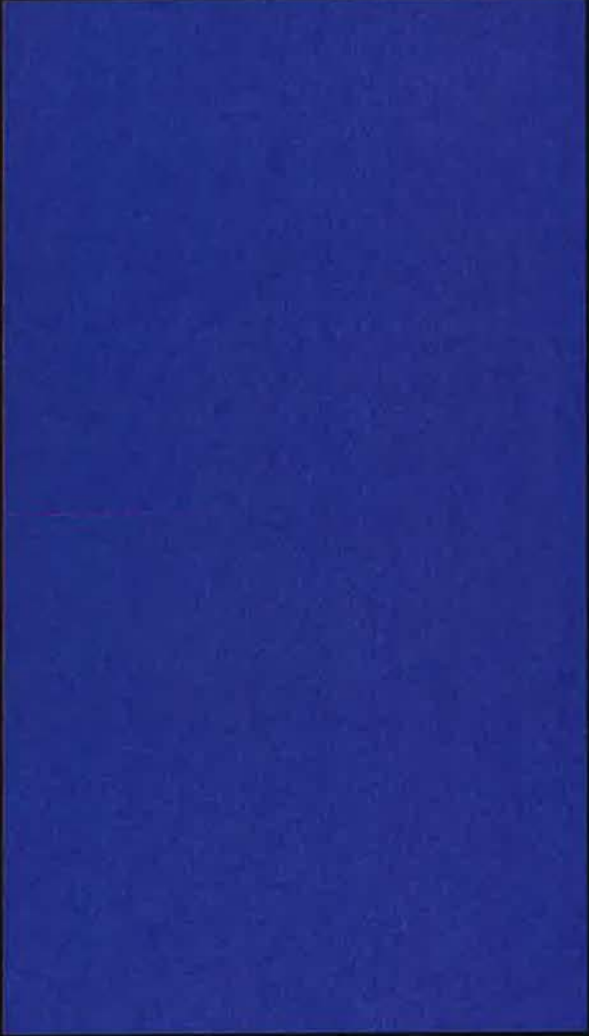
Annual Report  
to Heber City Council  
May 2016

by Barry Hancock  
Owner Worldwide Warbirds & Utah Warbird Adventures



WORLDWIDE  
WARBIRDS





WARBIRD AIRCRAFT  
SALES



Worldwide Warbirds  
Gross Sales\*

January 1, 2014 - April 1, 2016

*\* compiled by Hawkins CPAs*

Income

Commission on Plane Sales	\$12,337.50
Hanger Rentals	\$2,000.00
Refunds-Allowances	\$297.65
Sales	\$15,996.10
Sales of Product Income	\$26,688.83
Services	\$1,892.50
Gross Income	\$59,212.58
Fees Due:	\$825.00
Fees Paid:	\$17,877.50
CREDIT BALANCE:	\$9,622.50



# Sightseeing & Adventure Rides





- First Year in Business
- Over 100 rides given
- Well over 200 people brought to the Heber Valley
- Active on Social Media
- Over 600 Followers on Facebook
- 14 reviews and a 5 Star rating on Trip Advisor

# Utah Warbird Adventures

## Gross Sales\*

January 1, 2015 - May 1, 2016

*\*compiled by Hawkins CPAs*

### Income

Rides	\$24,484.73
Merchandise	\$1,233.37
Services	\$1,763.00
Gross Income	\$27481.1

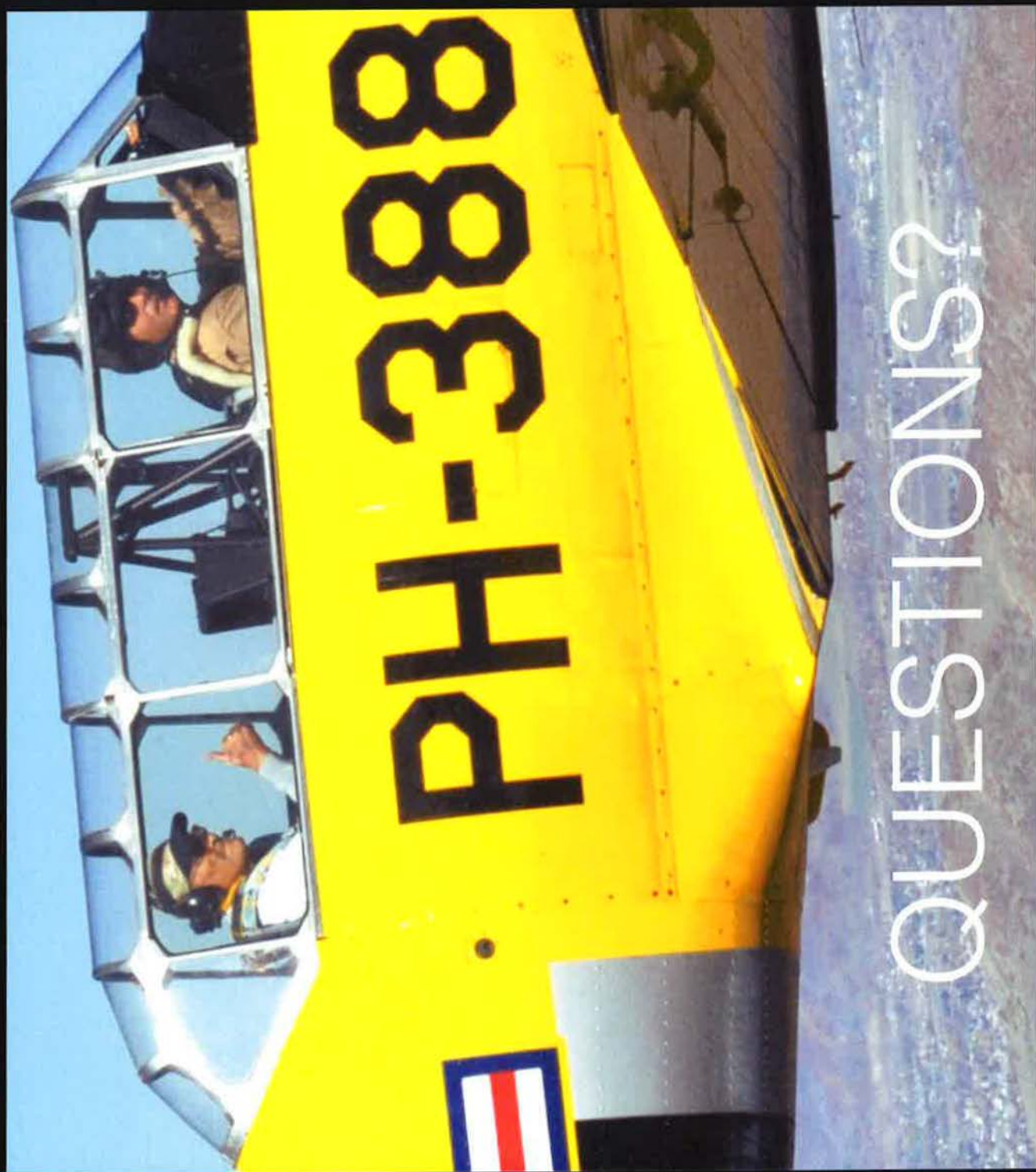
Fees Due: \$495.00

Credit Balance: \$962.50

REMAINING CREDIT BALANCE: **\$467.50**

# LOOKING AHEAD

- Invested over \$50,000 in TI, landscaping and furnishing.
- Acquired another aircraft for flight training
- Flight School opened under new SSO April 30, 2016
- 4 aircraft consumed over 3000 gallons last year
- Expecting growth towards profitability in 2016



QUESTIONS?

# TAB 5



Heber City Council  
Meeting date: June 2, 2016  
Report by: Anthony L. Kohler

## **Re: Red Ledges Phase 2G Plat Amendment**

The Petitioner is requesting a plat amendment that alters the lots dimensions. The amendment also decreases the number of building pads from 7 to 5.

### **RECOMMENDATION**

On May 12, 2016, the Planning Commission found the proposed plat amendment consistent with Utah Code and Chapter 18.61 Planned Community.







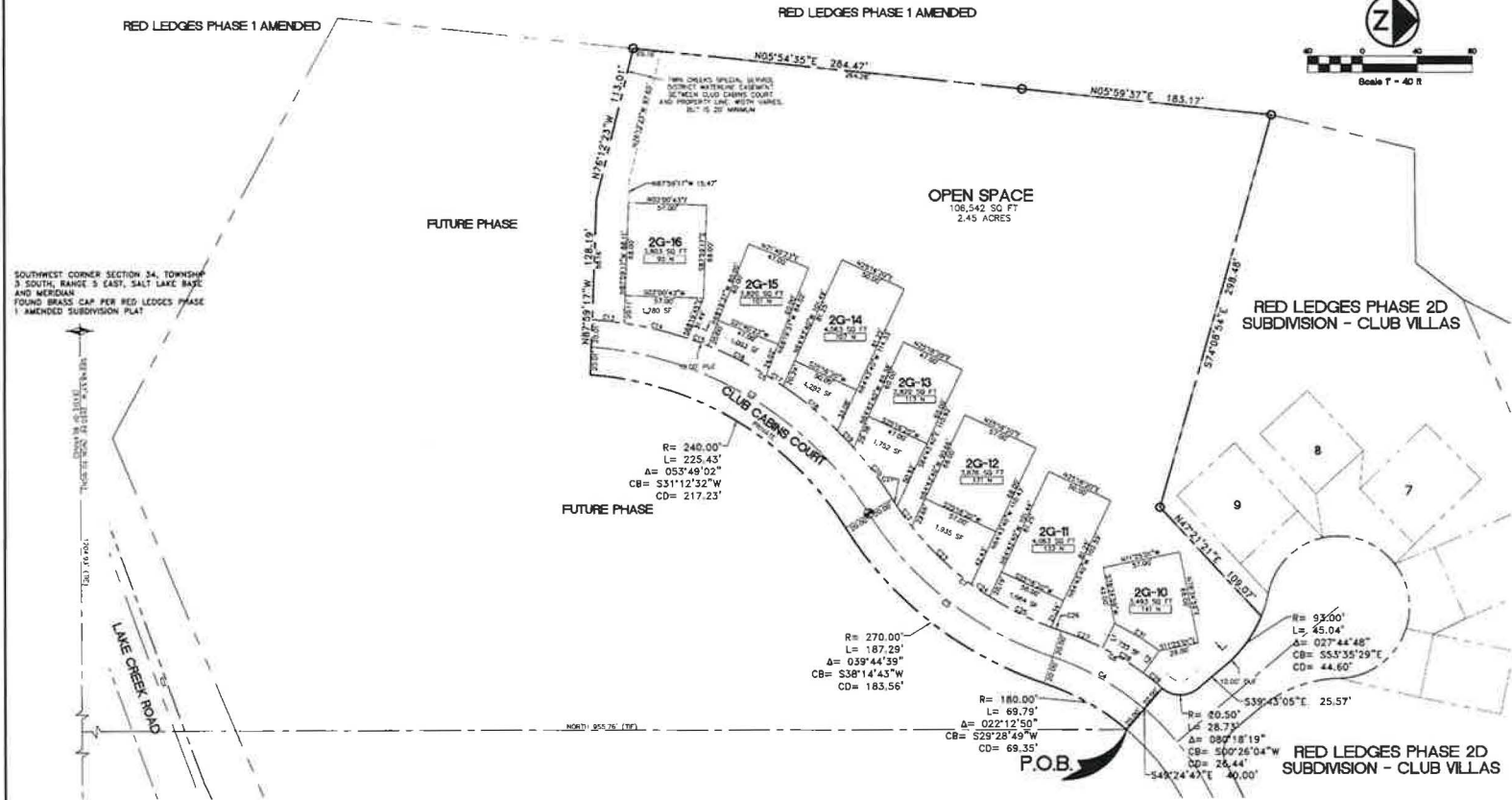
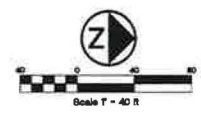
APPROVED PLAT

# RED LEDGES PHASE 2G SUBDIVISION - CLUB VILLAS

## FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN  
WASATCH COUNTY, UTAH

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	245.01'	260.00'	53°59'36"	S31°07'15"W	236.05'
C3	173.42'	230.00'	39°44'39"	N38°14'43"E	169.86'
C4	77.54'	200.00'	22°12'50"	S29°28'49"W	77.06'
C5	264.60'	280.00'	54°08'39"	S31°32'43"W	254.86'
C7	159.54'	230.00'	39°44'39"	N38°14'43"E	156.36'
C8	85.29'	220.00'	22°12'50"	S29°28'49"W	84.76'
C13	223.39'	293.00'	43°33'59"	S06°18'07"W	233.35'
C14	47.43'	283.14'	9°34'42"	S13°38'04"W	47.36'
C15	18.01'	280.00'	3°16'33"	S20°05'45"W	16.01'
C16	47.23'	280.00'	9°39'51"	S26°35'57"W	47.17'
C17	14.62'	280.00'	2°59'32"	S32°53'38"W	14.52'
C18	51.70'	280.00'	10°34'42"	S39°40'46"W	51.62'
C19	17.19'	280.00'	3°31'06"	S48°43'40"W	17.19'
C20	47.06'	280.00'	9°37'49"	S53°18'08"W	47.01'
C21	6.50'	230.00'	1°37'06"	N0°18'30"E	6.50'
C22	18.29'	230.00'	4°33'22"	N4°15'16"E	18.28'
C23	60.51'	230.00'	15°04'33"	N44°24'23"E	60.33'
C24	16.23'	230.00'	4°02'35"	N34°50'54"E	16.23'
C25	50.11'	230.00'	12°29'01"	N26°35'06"E	50.01'
C26	7.91'	230.00'	1°58'12"	N19°21'30"E	7.91'
C27	32.73'	220.00'	8°31'23"	S22°38'05"W	32.70'
C28	35.06'	220.00'	9°07'54"	S31°27'43"W	35.03'
C29	17.51'	220.00'	4°33'33"	S38°18'27"W	17.50'
C31	38.25'	240.00'	9°07'54"	S31°27'43"W	38.21'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	S63°06'14"E
L2	20.00'	S53°58'20"E

© 2015 WILDING ENGINEERING, INC. Red Ledges Phase 2G Final Plat.dwg  
PLOT DATE: Aug 13, 2015



- LEGEND**
- SECTION LINE
  - FOUND SECTION CORNER
  - SET 5/8 REBAR AND CAP (WELDING ENGINEERING)
  - FOUND REBAR AND CAP (ACK CORSON COMPANY)
  - STREET MONUMENT (TO BE SET) — FOUND STREET MONUMENT
  - LIMITED COMMON AREA
  - OPEN SPACE

**SHEET 2 OF 2**

**RECORDED**  
 ENTRY NO: 415861 BOOK: 1138 PAGE: 154-155  
 STATE OF UTAH COUNTY OF WASATCH  
 DATE: 09-03-15 TIME: 11:13 AM  
 RECORDED AND FILED AT THE REQUEST OF:  
 RED LEDGES LAND DEVELOPMENT, INC.

# TAB 6

Heber City Council  
Meeting date: June 2, 2016  
Report by: Anthony L. Kohler

**Re: Red Ledges Phase 1K and Phase 1 Plat Amendment**

The Petitioner is requesting a plat amendment that combines 3 lots into 1 lot.

**RECOMMENDATION**

On May 12, 2016, the Planning Commission found the proposed plat amendment consistent with Utah Code and Chapter 18.61 Planned Community.



# Tab 7

Heber City Council  
Meeting date: June 16, 2016  
Report by: Anthony L. Kohler

**Re: Wasatch Vista Subdivision Plat A Final**

The petitioner is proposing a modification to the final plan for Plat A of Wasatch Vista, consisting of 54 detached single family lots subdivision in the R-2 Zone. The open space ordinance, recently revised, permits modification of the frontage, width and setbacks to accommodate open space.

**RECOMMENDATION**

The proposed subdivision concept is consistent with Chapter 18.56 R-2 Residential Zone, Chapter 17.32 Lot Design Standards, Chapter 17.20 Plans, conditional upon the attached development agreement and the following:

1. Prior to recording the subdivision plat, developer submit:
  - a. Preliminary Title Report;
  - b. Tax clearance from county assessor;
  - c. Record of survey map; and
  - d. A modified plat designating the public utility easement widths.



SUBDIVISION AGREEMENT  
AND  
COVENANT RUNNING WITH THE LAND  
Wasatch Vista Subdivision Plat A

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between Heber City (the "City") and Self Help Homes, the "Developer").

WHEREAS, the Planning Commission has approved a preliminary plan for the Wasatch Vista Subdivision shown in Exhibit A, in 3 Plats, including Phase A, B, & C, consisting of 108 lots, with a plan to dedicate a public park with a storm water basin;

WHEREAS, the Developer has proposed a final plat for the first phase of said subdivision, shown in Exhibit B, a 54 lot subdivision plat, Wasatch Vista Subdivision Plat A, in the R-2 Residential Zone in Heber City;

NOW, THEREFORE, the Parties hereby agree as follows:

1. As per Section 18.68.175 of Heber City Code, developer shall dedicate a 1.5 acre minimum size park to the city identified in exhibit A; the city will permit a special exception to the required setbacks for dwellings in the subdivision and subsequent Plats A and Plat B to be setback as follows:
  - a. Front setback: 25 feet
  - b. Rear setback: 20 feet
  - c. Corner street setback: 20 feet
  - d. Corner rear setback: 20 feet
  - e. Side setback: 10 feet between the 2 side yards, with no side yard less than 4 feet;
2. Developer shall dedicate the public park at the time of recording Plat A; developer shall provide a final grade to city specifications, install a sprinkling system, provide at least 3 inches of screened topsoil, plant at least 2 inch caliper honey locust trees no more than 50 feet along the perimeter of the park, install sod as ground cover, and provide water rights for the park;
3. A note shall be placed on the plat that prohibits driveway access to Old Mill Drive for Lots 115, 116, 117, 120, 121, 122, 150 and 153 as per city code section 18.68.210 F;
4. With respect to the approved final subdivision plat, the developer shall, prior to recordation of the subdivision plat, transfer to the City all required diversion water rights

- necessary for development of this phase;
5. Phase A, B, and C shall be developed in consecutive order;
  6. At the time of construction of each home, home builders will install foundation drains and sumps if ground water is encountered;
  7. Infrastructure improvement costs shall be paid by, and be the sole responsibility of, the Developer, their assigns, transferees or successors as owners or developers except as outlined above;
  8. Developer shall execute a performance agreement and provide a cash bond or letter of credit acceptable to the City to guarantee completion of the City's public improvements;
  9. Developer shall provide City with a noxious weed control plan approved by the Wasatch County Weed Control Board prior to recording the subdivision plats and implement approved measures prior to project acceptance by the City;
  10. Upon the full and complete performance of all of the terms and conditions of this Agreement by the Developer, their assigns, transferees or successors, and upon the City's approval of the improvements and acceptance of the subdivision as complete, which shall not be unreasonably withheld, the City agrees to take over and assume responsibility for those areas shown on the recorded subdivision plats as dedicated to the public and begin issuing building permits. The City agrees to maintain such public improvements without assessment for the construction of improvements as set out in the plans and specifications. Nothing contained herein shall be construed in any way to render the City liable for any charges, costs, or debts for material, labor, or other expenses incurred in the initial making of these public improvements;
  11. 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. This Agreement may not be enlarged, modified or altered except in writing approved by the Parties;
  12. This Agreement shall be a covenant running with the land, and shall be binding upon the Parties and their assigns and successors in interest. This Agreement shall be recorded with the Wasatch County Recorder;
  13. In the event there is a failure to perform under this

Agreement and it becomes reasonably necessary for either party to employ the services of an attorney in connection therewith (whether such attorney be in-house or outside counsel), either with or without litigation, on appeal or otherwise, the prevailing party in the controversy shall be entitled to recover its reasonable attorney's fees incurred by such party and, in addition, such reasonable costs and expenses as are incurred in enforcing this Agreement.

IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands the day and year this agreement was first above written.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

HEBER CITY:

By: \_\_\_\_\_  
Alan McDonald, Mayor

ATTEST:

\_\_\_\_\_  
Heber City Recorder

Self Help Homes, Developer:

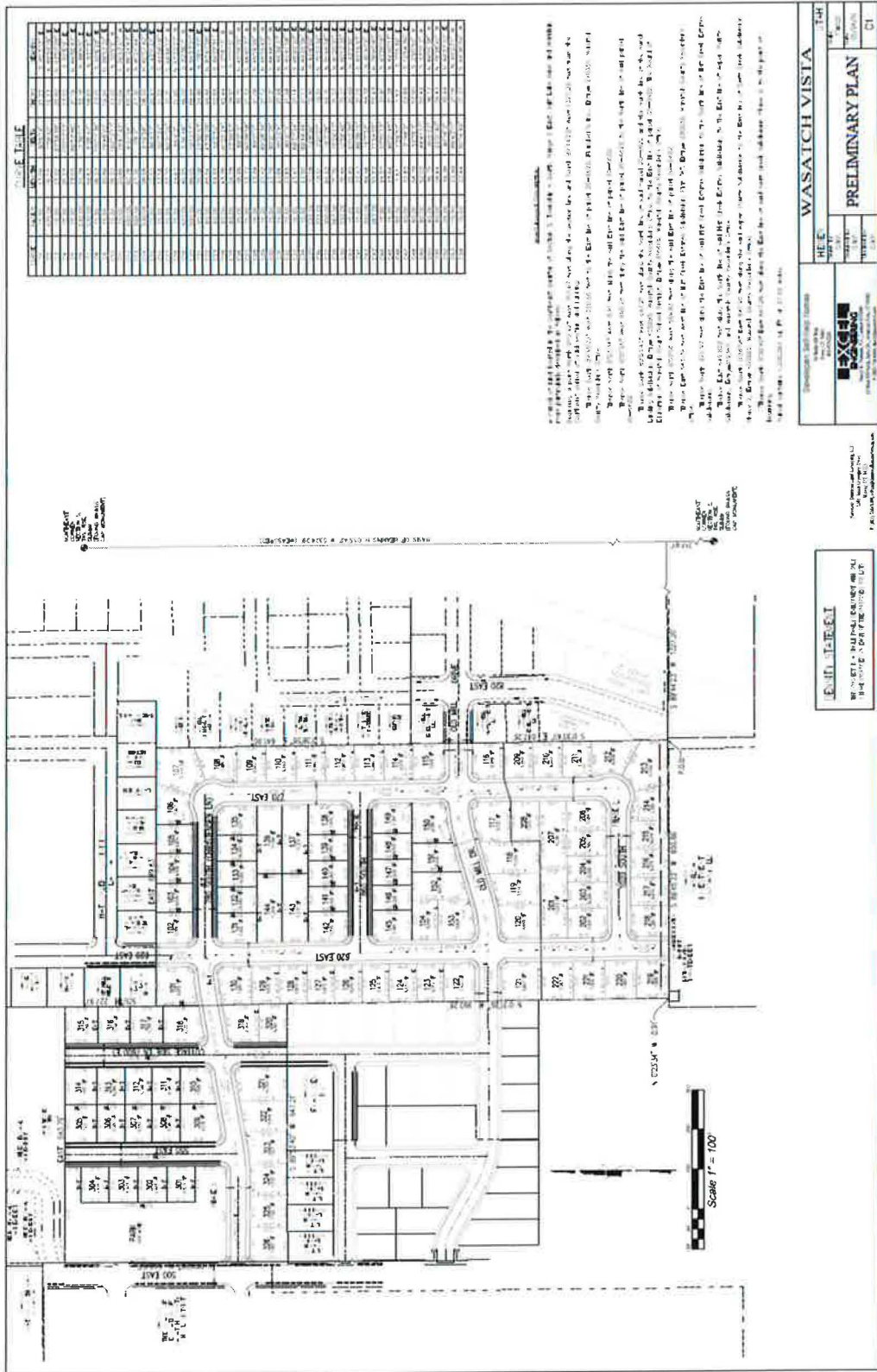
By: \_\_\_\_\_

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF WASATCH    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared before me the above named authorized representative of Developer, who duly acknowledged to me that Developer is the owner in fee of the land in Wasatch Vista Subdivision and executed the same as such.

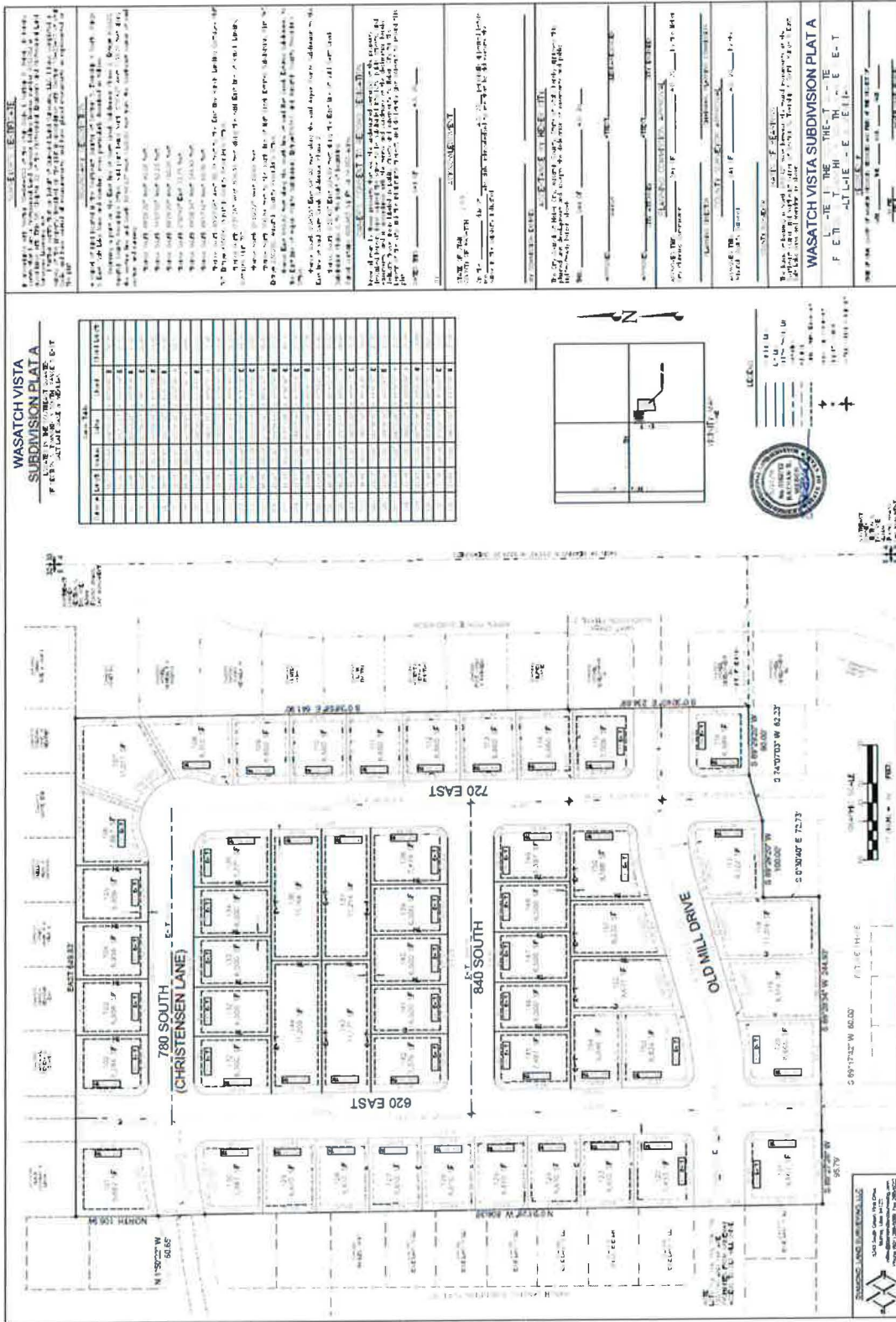
\_\_\_\_\_  
NOTARY PUBLIC

EXHIBIT A: PRELIMINARY PLAN FOR PLAT A, B, AND C





# EXHIBIT B: FINAL PLAT A





**EXHIBIT C: LEGAL DESCRIPTION**

**Tax Serial Numbers:** OHE-1953-0-005-045  
OHE-1703-0-005-045  
OHE-1240-1-005-045

As-Surveyed Description

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

Beginning a point North 0°15'42" West 717.67 feet along the section line and South 89°44'23" West 1327.20 feet from the Southeast corner of said section and running:

Thence South 89°45'23" West 650.66 feet to the East line of parcel 20-6622, Frandsen's Inc., Entry# 246381, Wasatch County Recorder's Office;

Thence North 0°23'34" West 0.91 feet along the said East line of parcel 20-6622;

Thence North 0°31'26" West 960.28 feet along the said East line of parcel 20-6622 to the North line of said parcel 20-6622;

Thence South 89°53'40" West 647.21 feet along the North line of said Parcel 20-6622 and the North line of the Ranch Landing Subdivision, Entry# 405295, Wasatch County Recorder's Office, to the East line of parcel 09-0402, The Board of Education of Wasatch Count School District, Entry# 316666, Wasatch County Recorder's Office;

Thence North 0°00'06 West 559.87 feet along the said East line of parcel 09-0402;

Thence East 643.79 feet West line of Hat Creek Estates Subdivision, Plat "A", Entry# 230030, Wasatch County Recorder's Office;

Thence South 227.97 feet along the East line of said Hat Creek Estates Subdivision to the South line of Hat Creek Estates Subdivision;

Thence East 649.823 feet along the South line of said Hat Creek Estates Subdivision, to the East line of Aspen Pointe Subdivision, Entry#319347, and Wasatch County Recorder's Office;

Thence South 0°38'58" East 641.90 feet along the said Aspen Pointe Subdivision to the East line of Swift Creek Subdivision Phase 2, Entry# 405520, Wasatch County Recorder's Office;

Thence South 0°30'40" East 647.26 feet along the East line of said Swift Creek Subdivision Phase 2, to the point of beginning.

Parcel contains 1,200,063 Sq. Ft. or 27.55 Acres.

# WASATCH VISTA SUBDIVISION PLAT A

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

Curve #	Length	Radius	Delta	Chord	Chord Length
C1	58.77'	525.63'	006°24'22"	N 82°59'06" E	58.74'
C2	22.35'	15.03'	085°12'25"	N 42°42'09" E	20.35'
C3	23.58'	15.00'	090°03'24"	S 44°58'18" E	21.22'
C4	25.08'	60.00'	023°56'47"	N 78°01'37" E	24.89'
C5	45.54'	60.00'	043°29'29"	N 87°47'58" E	44.46'
C6	58.15'	60.00'	055°31'50"	S 42°41'22" E	55.90'
C7	39.73'	60.00'	037°56'26"	S 04°02'46" W	39.01'
C8	24.78'	60.00'	023°39'57"	S 11°11'00" W	24.61'
C9	23.47'	15.00'	089°38'15"	S 45°19'47" E	21.15'
C10	23.66'	15.00'	090°21'45"	S 44°40'13" W	21.28'
C11	24.57'	15.00'	093°51'13"	N 47°26'16" W	21.91'
C12	55.53'	267.00'	011°54'55"	S 79°40'40" W	55.43'
C13	84.46'	300.00'	016°07'53"	N 81°47'09" E	84.18'
C14	23.86'	333.00'	004°04'14"	N 75°45'19" E	23.65'
C15	66.44'	333.00'	011°25'52"	S 83°30'22" W	66.33'
C16	23.50'	15.00'	089°44'44"	N 44°20'56" E	21.17'
C17	84.43'	300.00'	016°07'28"	N 81°46'56" E	84.15'
C18	23.47'	15.00'	089°37'54"	S 45°20'23" E	21.14'
C19	23.66'	15.00'	090°22'06"	N 44°39'37" E	21.28'
C20	24.63'	15.00'	094°04'03"	S 47°33'27" W	21.95'
C21	46.05'	470.00'	005°36'48"	S 82°36'07" W	46.03'
C22	89.05'	500.00'	010°12'17"	S 84°53'51" W	88.94'
C23	23.70'	15.00'	090°31'26"	N 44°44'17" E	21.31'
C24	38.99'	25.00'	089°21'02"	N 45°19'29" W	35.15'
C25	23.73'	15.00'	090°38'58"	N 44°40'31" E	21.33'
C26	23.42'	15.00'	089°28'34"	S 45°15'43" E	21.12'
C27	23.70'	15.00'	090°31'26"	S 44°44'17" W	21.31'
C28	23.39'	15.00'	089°21'02"	N 45°19'29" W	21.09'
C29	22.83'	15.00'	087°12'38"	N 43°05'39" E	20.69'
C30	75.44'	333.00'	012°58'46"	S 80°12'35" W	75.27'
C31	71.79'	267.00'	015°24'17"	N 81°25'21" E	71.57'
C32	23.65'	15.00'	090°21'05"	S 45°41'58" E	21.28'

### 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 Southeast Quarter of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning a point on the East line of Swift Creek Subdivision Phase 2, Entry# 405520, Wasatch County Recorder's Office, said point being North 0°15'42" West 1130.21 feet along the section line and South 89°44'23" West 1329.00 feet from the Southeast corner of said section and running:

thence South 89°29'20" West 90.00 feet;

thence South 74°07'03" West 62.23 feet;

thence South 89°29'20" West 100.00 feet;

thence South 0°30'40" East 72.73 feet;

thence South 89°28'34" West 244.93 feet;

thence South 89°17'42" West 60.00 feet;

thence South 89°27'28" West 95.79 feet to the East line Ranch Landing Cottages Plat "B", Entry# 416654, Wasatch County Recorder's Office;

thence North 0°31'26" West 804.36 feet along the said East line of Ranch Landing Cottages Plat "B";

thence North 0°15'02" West 60.65 feet;

thence North 106.94 feet to the south line of Hat Creek Estates Subdivision, Plat "A", Entry# 230030, Wasatch County Recorder's Office;

thence East 649.83 feet along the South line of said Hat Creek Estates Subdivision, to the East line of Aspen Pointe Subdivision, Entry# 319347, and Wasatch County Recorder's Office;

thence South 0°38'58" East 641.90 feet along the said Aspen Pointe Subdivision to the East line of said Swift Creek Subdivision Phase 2;

thence South 0°30'40" East 234.69 feet along the East line of said Swift Creek Subdivision Phase 2, to the point of beginning.

Parcel contains 609,983 Sq. Ft. or 14,003 Acres.

### OWNER'S CONSENT TO RECORD DEDICATION

Know all men by these presents that we, the undersigned owner(s) of the property described hereon, have caused the same to be subdivided into lots, public streets, and easements, and in accordance with the terms and conditions of the declaration hereby dedicate those areas labeled as public streets and easements to Heber City for the benefit of the city and the inhabitants thereof, and do hereby give consent to record this plat.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH ) S.S.  
COUNTY OF WASATCH

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_, personally appeared before me, \_\_\_\_\_, who duly acknowledged to me that he did execute the same in the capacity indicated.

MY COMMISSION EXPIRES \_\_\_\_\_

### ACCEPTANCE BY HEBER CITY

The City Council of Heber City, Wasatch County, State of Utah, hereby approves this planned unit development and accepts the dedication of easements and public right-of-way hereon shown.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

APPROVED \_\_\_\_\_ MAYOR ATTEST \_\_\_\_\_ CLERK-RECORDER

APPROVED \_\_\_\_\_ CITY ATTORNEY ATTEST \_\_\_\_\_ CITY ENGINEER

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ by the Heber City Planning Commission.

PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

### COUNTY SURVEYOR APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ by the Wasatch County Surveyor.

COUNTY SURVEYOR \_\_\_\_\_

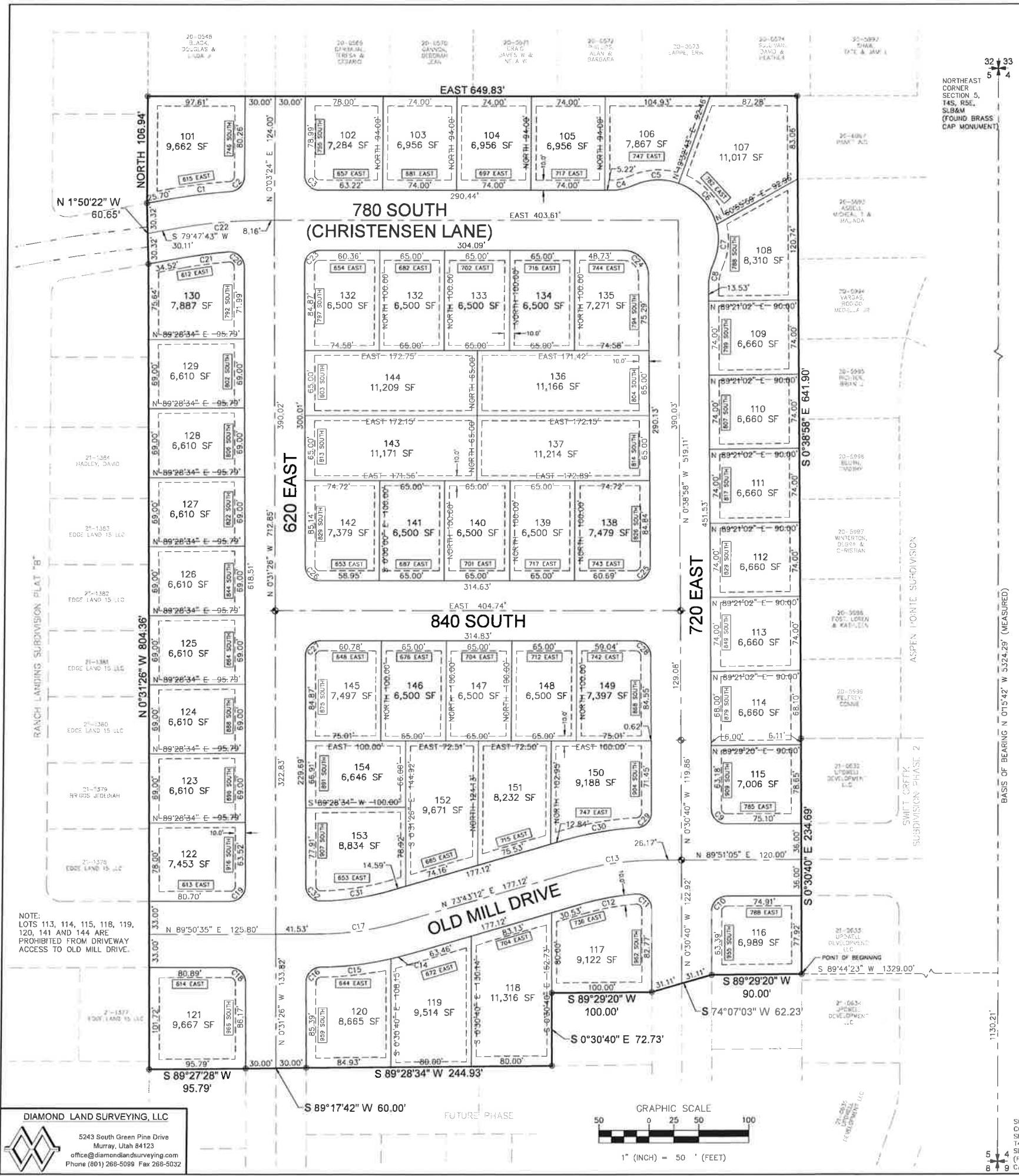
### BASIS OF BEARINGS

The basis of bearing is North 0°15'42" West between the found monuments at the Southeast corner and Northeast corner of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian as shown.

### WASATCH VISTA SUBDIVISION PLAT A

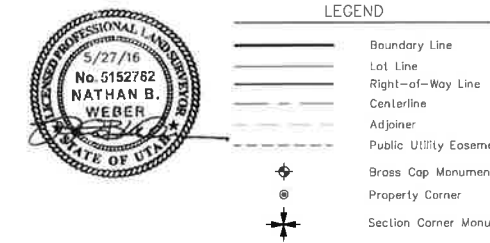
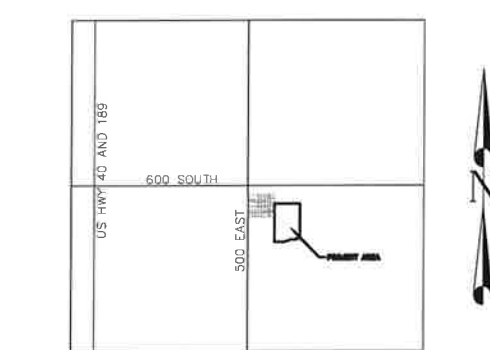
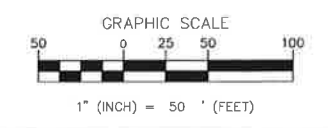
LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE & MERIDIAN

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WASATCH RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
NO FEE  
FEE \$ \_\_\_\_\_ WASATCH COUNTY RECORDER



NOTE: LOTS 113, 114, 115, 118, 119, 120, 141 AND 144 ARE PROHIBITED FROM DRIVEWAY ACCESS TO OLD MILL DRIVE.

**DIAMOND LAND SURVEYING, LLC**  
5243 South Green Pine Drive  
Murray, Utah 84123  
office@diamonddlandsurveying.com  
Phone (801) 288-5098 Fax 288-5032



SOUTHEAST CORNER SECTION 5, T4S, R5E, S1/4M (FOUND BRASS CAP MONUMENT)

NORTHEAST CORNER SECTION 5, T4S, R5E, S1/4M (FOUND BRASS CAP MONUMENT)

BASIS OF BEARING N 0°15'42" W 1130.21' (MEASURED)

SOUTHEAST CORNER SECTION 5, T4S, R5E, S1/4M (FOUND BRASS CAP MONUMENT)

# WASATCH VISTA SUBDIVISION PLAT A

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

NORTHEAST  
CORNER  
SECTION 5,  
T4S, R5E,  
SLB&M  
(FOUND BRASS  
CAP MONUMENT)

32  
5  
4

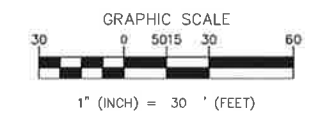
2239.53' (PARK TIE)

BASIS OF BEARING N 0°15'42" W 5324.28' (MEASURED)

1879.13' (SD EASEMENT TIE)

SOUTHEAST  
CORNER  
SECTION 5,  
T4S, R5E,  
SLB&M  
(FOUND BRASS  
CAP MONUMENT)

5  
8  
9



### LEGEND

- Boundary Line
- Lot Line
- Right-of-Way Line
- Centerline
- Adjoiner
- Public Utility Easement
- Storm Drain Easement
- Property Corner
- Section Corner Monument

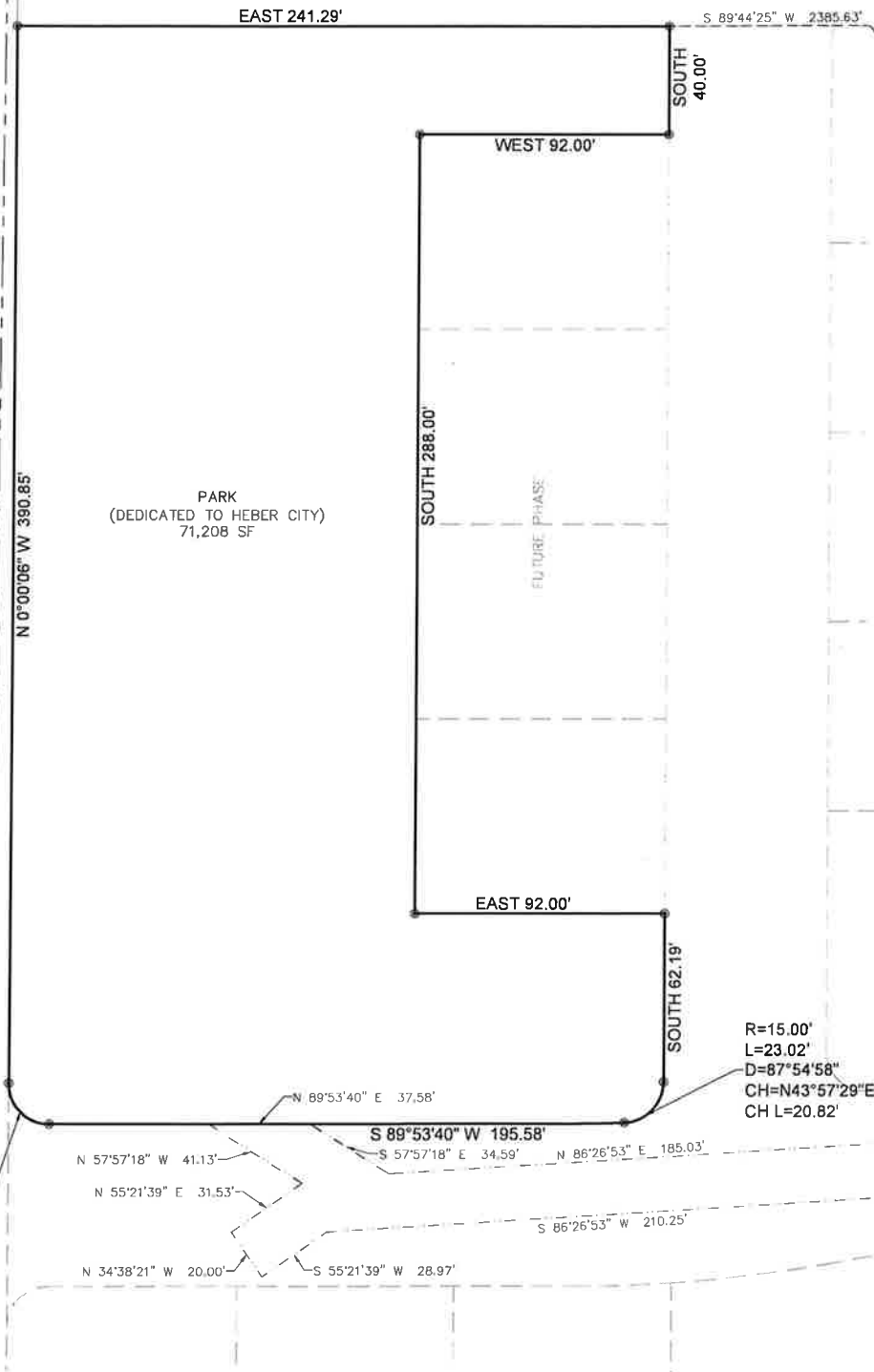
**Wasatch Vista Park Dedication Description**  
A Parcel of land located in the Southeast Quarter of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows;

Beginning a point North 0°15'42" West 2239.53 feet along the section line and South 89°44'26" West 2385.63 feet from the Southeast corner of said section and running:  
thence South 40.00 feet;  
thence West 92.00 feet;  
thence South 288.00 feet;  
thence East 92.00 feet;  
thence South 62.19 feet to a point of curvature;  
thence 23.02 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 87°54'58" (Long Chord Bears South 43°57'29" West 20.82 feet);  
thence South 89°53'40" West 195.58 feet;  
thence 23.59 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°06'14" (Long Chord Bears North 45°03'13" West 21.23 feet);  
thence North 0°00'06" West 390.85 feet;  
thence East 241.29 feet to the point of beginning.  
Parcel contains 71,281 sq. ft., 1.636 acres.

**Wasatch Vista Storm Drain Easement Description**  
A 20 foot storm drain easement located in the Southeast Quarter of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows;

Beginning a point North 0°15'42" West 1879.13 feet along the section line and South 89°44'26" West 1984.02 feet from the Southeast corner of said section and running:  
thence South 01°50'22" East 20.10 feet;  
thence South 82°29'42" West 70.02 feet;  
thence South 79°47'43" West 43.55 feet;  
thence South 79°48'11" West 208.64 feet;  
thence South 86°26'53" West 210.25 feet;  
thence South 55°21'39" West 28.97 feet;  
thence North 34°38'21" West 20.00 feet;  
thence North 55°21'39" East 31.53 feet;  
thence North 57°57'18" West 41.13 feet;  
thence North 89°53'40" East 37.58 feet;  
thence South 57°57'18" East 34.59 feet;  
thence North 86°26'53" East 185.03 feet;  
thence North 79°48'11" East 207.47 feet;  
thence North 79°47'43" East 44.02 feet;  
thence North 82°29'42" East 72.47 feet to the point of beginning.

500 EAST



R=15.00'  
L=23.59'  
D=90°06'14"  
CH=N45°03'13"W  
CH L=21.23'

R=15.00'  
L=23.02'  
D=87°54'58"  
CH=N43°57'29"E  
CH L=20.82'

**BASIS OF BEARINGS**

The basis of bearing is North 0°15'42" West between the found monuments at the Southeast corner and Northeast corner of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian as shown.

**WASATCH VISTA SUBDIVISION PLAT A**

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

RECORDED # \_\_\_\_\_

STATE OF UTAH, COUNTY OF WASATCH RECORDED RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

NO FEE  
FEE \$ \_\_\_\_\_

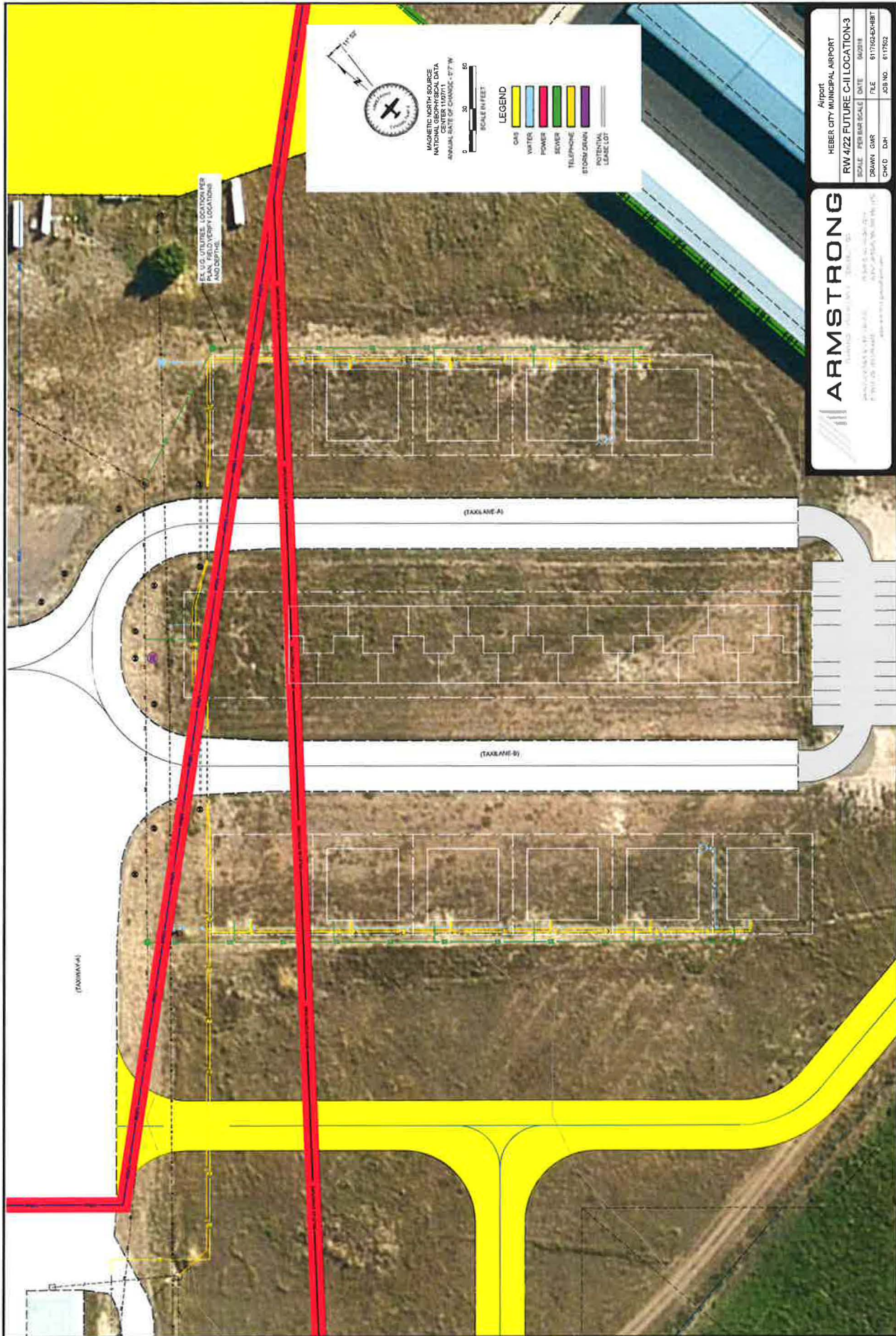
WASATCH COUNTY RECORDER

**DIAMOND LAND SURVEYING, LLC**

5243 South Green Pine Drive  
Murray, Utah 84123  
office@diamondlandsurveying.com  
Phone (801) 266-5098 Fax 266-5032

# Tab 8





EX. UG UTILITIES, LOCATION PER  
 AIRPORT RECORD DRAWING  
 AND SURVEY

MAGNETIC NORTH SOURCE  
 AIRPORT CENTER POINT DATA  
 CENTER POINT 1107011  
 ANNUAL RATE OF CHANGE: -07.7 W

SCALE IN FEET  
 0 50 100

LEGEND

- GAS
- WATER
- POWER
- SEWER
- TELEPHONE
- STORM DRAIN
- ELECTRIC
- UTILITY

**ARMSTRONG**  
 CONSULTANTS

HEBER CITY MUNICIPAL AIRPORT  
 RW 4/22 FUTURE C-I LOCATION-3

SCALE: PER BEB SCALE | DATE: 03/2018  
 DRAWN: GMR | FILE: 8175624-RHBIT  
 CHK'D: DHH | #35 NO: 817562

# Tab 9