

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
Planning Commission Meeting
Thursday, February 28, 2013

7:00 p.m.
Regular Meeting

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

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

Pledge of Allegiance: By Invitation
Minutes: December 13, 2012, Regular Meeting

Item 1 Red Ledges Land Development requests Subdivision Final Approval for Subdivision Plat Phase 1M, a 12 lot phase, located in the Red Ledges Development on Red Knob Way. The main entrance to the Red Ledges Development is at 1851 East Center Street (Lake Creek Drive).

Item 2 Red Ledges Land Development requests Subdivision Final Approval for Subdivision Plat Phase 1E, an eight lot phase, located in the Red Ledges Development on Abajo Peak Way. The main entrance to the Red Ledges Development is at 1851 East Center Street (Lake Creek Drive).

Item 3 Review of 2012 Planning Commission Actions - Discussion of Goals for 2013

Item 4 Adoption of the 2013 Annual Planning Commission Meeting Schedule and Work Plan

Item 5 Consideration of Amendments to the Planning Commission Bylaws

Administrative Items:

Those interested in the above items are encouraged to attend. Order of items may vary if needed. In compliance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Karen Tozier or the Heber City Planning and Zoning Department (435-654-4830) at least eight hours prior to the meeting.

Posted on February 21, 2013 in the Wasatch County Community Development Building, Wasatch County Library, Heber City Hall, the Heber City Website at www.ci.heber.ut.us and on the Utah Public Notice Website at <http://pnm.utah.gov>. Notice provided to the Wasatch Wave on February 21, 2013.
Karen Tozier, Planning Commission Secretary

1 HEBER CITY CORPORATION
2 75 North Main Street
3 Heber City, Utah
4 Planning Commission Meeting
5 Thursday, December 13, 2012
6

7 7:00 p.m.
8 Regular Meeting
9

Present: Planning Commission: Harry Zane
Craig Hansen
Michael Thurber
David Richards
Kieth Rawlings
Darryl Glissmeyer

Absent: Mark Webb

Staff Present: Planning Director Anthony Kohler
Planning Secretary Karen Tozier
City Engineer Bart Mumford

10 Others Present: Shane Finley, Ron Mayne, Jeff Lee, and Brooke Allen.
11
12

13 Chairman Rawlings convened the meeting at 7:00 p.m. with a quorum present. Commissioner
14 Webb and Commissioner Richards were not present.
15

16 **Pledge of Allegiance: Commissioner Glissmeyer**
17 **Minutes: November 8, 2012, Regular Meeting**
18

19 Commissioner Hansen asked for a change to the minutes on line 203/204. These lines were part
20 of Commissioner Richards' motion and the change Commissioner Hansen asked for was for
21 clarification and clarity to change the wording to "with engineered stamped drawings for the
22 retaining wall" instead of "with an engineered stamped retaining wall".
23

24 Commissioner Glissmeyer motioned to approve the November 8, 2012 Regular Meeting Minutes
25 with the change that Commissioner Hansen asked for. Commissioner Thurber seconded the
26 motion. Voting Aye: Commissioners Zane, Glissmeyer, Thurber, Rawlings, and Hansen.
27 Voting Nay: None. Absent: Commissioner Richards. The motion passed.
28

29 **Item 1 Public Hearing to consider amendment of Heber City Municipal Code**
30 **Section 18.60.020 R-3 Residential Zone - Permitted Uses to repeal Subsection**
31 **F to remove Manufactured Home Parks from the R-3 Residential Zone as a**
32 **permitted use and to consider repealing Heber City Municipal Code Chapter**
33 **18.92 Manufactured Home Parks.**
34

35 Anthony Kohler reviewed and spoke about the proposed amendments to the Heber City
36 Municipal Code. Under the amendment people will still be able to buy a lot in the City to put a
37 manufactured home on within an existing manufactured home park on but building a new
38 manufactured home parks will not be allowed. Chairman Rawlings opened the public hearing up
39 for public comment and waited a minute. There was no one present from the public who wished
40 to comment and the public hearing was closed to public comment.

41
42 Chairman Rawlings asked Kohler to clarify why the City would want to repeal Chapter 18.92
43 Manufactured Home Parks. Kohler indicated his recommendation would be to strike F in
44 Section 18.60.020 and to leave Chapter 18.92 and not repeal it. The Commission had questions
45 for Mr. Kohler and discussion ensued. Removing Chapter 18.60.020(F) will make it so that
46 manufactured home parks are not a permitted use in any zone. Leaving Chapter 18.92
47 Manufactured Home Parks in the code as is would leave a set of standards for the existing
48 manufactured home parks in the City; if they don't have this then they don't have setbacks.
49 Commissioner Richards arrived to the meeting at 7:10 p.m.

50
51 Commissioner Zane moved that he makes a recommendation that we approve amendment to
52 Chapter 18.60.020 Permitted Uses in the R-3 Residential Zone striking F, but leave in Heber City
53 Municipal Code Chapter 18.92 Manufactured Home Parks in the City Code. He indicated that
54 this was what Staff had recommended. Commissioner Hansen seconded the motion.

55
56 Discussion on Section 18.92.065 Required Procedures for Approval. Commissioner Thurber did
57 not see that this would apply and should be struck and Commissioner Glissmeyer thought the
58 same about Section 18.92.070 Required Procedures for Approval. Anthony Kohler indicated he
59 had two reasons for his recommendation not to strike this chapter from the municipal code. The
60 first he had stated, setbacks. The second reason was that if the Council change their minds a
61 number of years down the road this chapter is still in place and they would not have to go
62 through a process of figuring out what the standards are going to be.

63
64 Commissioners expressed concern if leaving Chapter 18.92 in the code of there being confusion
65 by some that if they do not see Section 18.60.065 they may not realize that manufactured home
66 parks are not a permitted use. There were thoughts to add verbiage to Chapter 18.92 stating that
67 manufactured home parks are not a permitted use/not permitted at any time in any zone. They
68 concluded to add verbiage to Chapter 18.92, "Manufactured Home Parks are not permitted in the
69 City but this chapter is left in so that the City knows how to deal with the non-conforming
70 existing manufactured home parks". There was consensus among Commissioners with this
71 verbiage.

72
73 Commissioner Zane amended his motion to add verbiage in Chapter 18.92 Manufactured Home
74 Parks stating, "New manufactured home parks are not a permitted use in the City; this Chapter
75 remains to provide standards for existing non-conforming manufactured home parks". His
76 motion was to amend Chapter 18.60.020 Permitted Uses in the R-3 Residential Zone striking F,
77 but to leave Heber City Municipal Code Chapter 18.92 Manufactured Home Parks in the City
78 Code and add the above verbiage to Chapter 18.92. Commissioner Hansen's second stood to this
79 amendment. Voting Aye: Commissioners Zane, Glissmeyer, Thurber, Rawlings, Hansen, and
80 Richards. Voting Nay: none. The motion passed.

81
82 **Item 2** **Red Ledges Land Development requests Subdivision Final Approval for Red**
83 **Ledges Subdivision Phase 1K located in the Red Ledges Development near**
84 **the corner of Red Knob Way and Explorer Peak Drive. The main entrance**
85 **to the Red Ledges Development is at 1851 East Center Street (Lake Creek**
86 **Drive).**

87
88 **Item 3** **Red Ledges Land Development requests Subdivision Final Approval for Red**
89 **Ledges Subdivision Phase 1L, located in the Red Ledges Development in the**
90 **vicinity of Copper Belt Drive and Copper Belt Circle. The main entrance to**
91 **the Red Ledges Development is at 1851 East Center Street (Lake Creek**
92 **Drive).**

93
94 The main topic of discussion centered around street and utility improvements, mainly cul-de-sac
95 lengths, secondary emergency access roads, approval by the Wasatch County Fire Chief to
96 ensure that fire code is met, and the turn around at the end of Explorer Peak Drive.

97
98 There was discussion on facts relating to the proposal, particularly cul-de-sacs and standards.
99 The phases have cul-de-sacs that are 1,000 feet, which is longer than the 800 feet permitted for
100 public streets pursuant to Section 17.24.020. The Interlocal Agreement indicates that street
101 widths for Red Ledges will go by Wasatch County Standards. These streets are private streets
102 and Heber City does not have a standard for private street cul-de-sac lengths. The reason for the
103 public road standard cul-de- sac length is for ease of access by emergency vehicles.

104
105 Discussion on 1300 foot cul-de-sacs. Anthony Kohler did not think this was a stretch as the
106 City's standard only addresses public roads. Bart Mumford answered questions by explaining
107 that fire code does have cul-de-sac lengths for emergency service purposes and depending on the
108 width of the road they have different lengths that they allow. When you are over 750 feet then
109 they rely upon getting special permission; that permission in this case would come from the fire
110 district. He indicated if the Commission thought this was something they felt comfortable
111 considering they would then refer back to the fire district and indications are the fire district
112 would be okay with 1000 feet if they had an appropriate cul-de-sac at the end. He indicated
113 there is the potential that in the future this would be a through road as well; this is in the master
114 plan for Red Ledges. These would be the reasons he would allow this. Mumford also pointed
115 out that these are private roads and Heber's standards apply to public roads.

116
117 Todd Cates of Red Ledges spoke. They've looked at this with the fire district and Red Ledges'
118 construction manager, Greg Adamson, has spoken to Ernie Giles, Wasatch County Fire Chief.
119 Cates indicated that verbally Mr. Giles has said that this is okay and he is going to come up and
120 inspect it in the coming week or so. He indicated that generally speaking this is a temporary
121 situation and then they will have a much greater length of road that will go on. He showed
122 where the road would loop through someday and spoke of future road construction. He thought
123 that possibly next spring they would do some roads and that in 2014 would be the time to do the
124 road. He did express that all was dependent upon how the market does. He mentioned one
125 scenario where the waterline would come through from the Sorensen property and the road could
126 be graded at that time.

127
128 Discussion on details of the turn-around. Bart Mumford recommended the turnaround be hard
129 surface rather than gravel. Todd Cates agreed to this. Chairman Rawlings indicated he would
130 like to see a date when the temporary road approval would expire; this would basically function
131 as a deadline for the permanent road to be constructed. The turn-around size required by fire
132 code is a 96 foot diameter cul-de-sac; conditions that it is hard-surfaced and the fire district
133 approves were desired. Commissioner Hansen asked about the other turnarounds in the Red
134 Ledges development. Bart Mumford indicated that there is secondary access for the other
135 turnarounds. The Commission asked Cates about the bypass, connections, open space
136 agreement, and trails which he answered.

137
138 There was also discussion on Phase 1L regarding access and the cul-de-sac at the end of Copper
139 Belt Drive. It was brought out that there are two ways to get into Phase 1L; one on asphalt and
140 one with gravel. Todd Cates indicated that the Red Ledges' contractor that plows has added
141 plowing of the gravel road to their contract for next year. Bart Mumford commented on this; this
142 turnaround would not be as extensive as the one in Phase 1K it is for convenience of smaller
143 vehicles and not so much for emergency purposes. The Commission asked a few more
144 questions. Mumford indicated they would check the cul-de-sac plans with city standards and fire
145 codes.

146
147 Commissioner Zane moved that we recommend approval of Red Ledges Land Development's
148 request for Subdivision Final Approval for Red Ledges Subdivision Phase 1K located in the Red
149 Ledges Development near the corner of Red Knob Way and Explorer Peak Drive. The main
150 entrance to the Red Ledges Development is at 1851 East Center Street and also Red Ledges Land
151 Development's request for Subdivision Final Approval for Red Ledges Subdivision Phase 1L,
152 located in the Red Ledges Development in the vicinity of Copper Belt Drive and Copper Belt
153 Circle. The main entrance to the Red Ledges Development is at 1851 East Center Street
154 contingent upon them meeting all the requirements of the fire officials and the city engineer's
155 approval and staff's approval. Commissioner Richards seconded the motion. Voting Aye:
156 Commissioners Zane, Glissmeyer, Thurber, Rawlings, Hansen and Richards. Voting Nay: none.
157 The motion passed.

158
159 **Item 4** **Mountain View Fellowship Church requests Final Commercial Development**
160 **Approval for a church to be located at 171 North 600 West**
161

162 There was a correction to the agenda to the address which is 271 North not 171 North and it was
163 also noted that the house is farther west than 600 West although the street address is at 600 West.
164 Anthony Kohler spoke about this; these parcels were part of the Garth Lunt Subdivision and
165 there is shared access with the existing house on 600 West in which Brooke Allen resides.
166 Brook Allen and Jeff Lee, the people who live in the house were present. The site plan was
167 placed on the overhead

168
169 Ron Mayne and Shane Finley were present from the Mountain View Fellowship Church. Ron
170 Mayne indicated they were proposing at this time to do road base in the parking lot with
171 hardscape for the ADA parking as well as for concrete sidewalks on the back of the building for
172 ADA. They have currently done the road cut to tie into a new fire hydrant with an upsized

173 waterline of 8 inches across 600 West as requested by the fire district. He indicated they would
174 like to make this property something the community could be proud of; they are amenable to
175 making sure they are a good neighbor. They want to move the driveway over to give Brooke
176 Allen more space and to put a fence up to her liking with gates for her horse property and they
177 would let her have access to use these. The church would mainly be used on Sunday mornings
178 and a couple of times during the week. During the week the use would be minimal.

179
180 Discussion on widening the bridge. Ron Maynes expressed that it was their understanding at this
181 time that Ernie Giles, the Wasatch County Fire Chief, has allowed them to keep the bridge as is
182 until future expansion. Mr. Maynes explained that Giles bought off on this because it is a private
183 road, it has been in existence, and Ernie has said he is fine with the bridge. He indicated they
184 had put the turn around in and it is going to end up being about an 85 – 90 foot diameter turn
185 around there would also be a hydrant located within 150 feet of the building. These were what
186 Mr. Giles had asked for as far as specifications.

187
188 Commissioner Zane asked how wide the bridge was. Kohler thought it was between 16 or 18
189 feet wide. Ron Mayne stated he believed it was between 18 and 19 feet wide. There was further
190 discussion on the bridge width by the Commission. Bart Mumford indicated they still need to
191 receive a letter from Giles to show what he wants; he had not seen this yet. He indicated that
192 Giles had wanted it wider for this situation than what he had before (a residential situation).
193 Typically the minimum fire access is a 20 foot width but he (Giles) has conditioned on if and
194 when they do an expansion in the future, not right now. The City needs a letter from Giles on
195 this; the City doesn't have a standard on this and it is up to what Giles dictates.

196
197 Commissioner Thurber suggested they should get a letter from the new neighbors stating they
198 will have a shared easement on that road. Kohler pointed out there is a shared easement that is
199 on the subdivision plat. Discussion on the subdivision plat, the properties, and the easement.
200 Mumford explained that the churches' property is the underlying property; they (Brooke Allen)
201 have a prescriptive right to access the property. He continued that as the minimum they would
202 have a prescriptive right coming on the church property to get to their back yard and across the
203 canal to access their property on the other side of the canal. Mumford did not know unless
204 somebody else saw something that they have a written easement. On the overhead Kohler
205 showed the county record off the internet showing the property lines and the easement. The
206 Planning Commission wanted it in writing that Brooke Allen would have gate access.

207
208 Brook Allen indicated they had spoken about the easement but the only thing they had not
209 discussed was the fence. Questions that she needed to have answered were how far away from
210 her house it could be so that she has access to her property and then who maintains the fence.
211 Shane Finley indicated that they had agreed with her that for her privacy the church would like to
212 put a fence up. Discussion on this. The fence would be set back on the churches property to give
213 Ms. Allen access. Shane Finley explained. The fence would actually turn the drive into a double
214 drive. The fence would actually run, approximately 12 feet from the house, dead down the
215 middle. He continued that the church will widen that road as far as they possibly can up to the
216 pole that is there. That way Ms. Allen would have her own drive on it and then we would have
217 our drive too. He concluded that this was what we were hoping to do. The fence would be set
218 back on the church's property to give Brooke Allen an access; about 12 feet over.

219
220 Commissioner Zane asked Brooke Allen if she would be satisfied with this. Brooke Allen
221 answered that she thought that if the fence was 12 feet from her house that would be too close;
222 she thought if it was 15 feet from her house that would be fine. Shane Finley pointed out that the
223 only hindrance would be the pole. Anthony Kohler mentioned that a fence there would be
224 allowed. Fence height and the view triangle were discussed. Brooke Allen indicated they had
225 spoken of starting the fence at the beginning of her house so the pole would not become an issue.
226

227 Chairman Rawlings expressed that he thought any motion should contain some language that the
228 church and Brooke Allen work out that agreement in writing and it would be good if the City had
229 a copy of that.

230
231 Signage for the church was discussed and the bridge and parking were discussed further.
232

233 Commissioner Richards recommended that as proposed the church is consistent with applicable
234 codes as long as the conditions are approved by:
235

- 236 1. The Fire Marshall, as well as;
- 237 2. The Property, the south property, Brooke Allen, to alter the driveway; including fencing
238 and road conditions to minimize dust and other measures to buffer the home from the
239 increased traffic; and that would be a written agreement that would need to be submitted
240 to the City that would be an agreement between the two property owners and then
241 submitted to the City as a third party. That would include maintenance of the fence.
- 242 3. Make sure they install the 8 inch waterline and fire hydrant in accordance to the Fire
243 Marshall.
- 244 4. Install the storm drain when the pavement is installed to divert all site drainage.
- 245 5. And any other engineering items in accordance to Heber City Engineer, Bart Mumford.
246

247 Applicable Code Sections:

248 Section 18.64.020(L) Residential Agriculture Permitted Uses

249 Section 18.72.030(C) Off-Street Parking for Churches
250

251 Commissioner Thurber seconded the motion. Voting Aye: Commissioners Zane, Glissmeyer,
252 Thurber, Rawlings, Hansen and Richards. Voting Nay: none. The motion passed.
253

254 **Item 5 Discuss emergency generators for critical facilities**
255

256 Anthony Kohler presented information on this. He related information on the talk that General
257 Russell Honore had given at the Utah League of Cities and Towns Conference earlier in the year.
258 General Honore had been in charge of the response efforts of the Federal Government during
259 Hurricane Katrina. He had indicated in his talk that the lack of power was found to be an
260 obstacle to maintaining order as people could not purchase critical supplies such as gasoline and
261 medicine without power. Having no emergency generators for gas stations had particularly
262 proved to be a huge impediment to evacuation. One of General Honore's suggestions had been
263 for local governments to require emergency backup generators for gas stations and pharmacies.

264 Anthony Kohler indicated he had found an ordinance from a town in Florida that requires
265 emergency generator backup; the ordinance was included in the Planning Commission packet.
266

267 Discussion from the Commission. Commissioner Richards hated to see anyone burdened with
268 the huge cost of a generator and he spoke of how generators have problems when they are not
269 used. He thought that a requirement for an electrical hookup for a generator would be a place to
270 start.
271

272 It was mentioned that Heber Light and Power's first priority be for these businesses. A switch
273 gear to change speeds was mentioned. The question was asked, could this be worked into Heber
274 Light and Power's planning?
275

276 There was a comment that this would be beneficial to the community but they would hate to see
277 government mandate something this onerous to an individual. There might be some corporation
278 who would be willing to do this as an emergency preparation such as Maverik. There was a
279 comment to have something to hook into an auxiliary if need be. Discussion on how the
280 electricity works with hookups. Commissioner Richards suggested not to make this a
281 requirement but to incentivize business owners. A question was asked as to how private pump
282 stations for sewer would work in a power shut-down. Bart Mumford indicated there were two
283 such stations in Muirfield and for the Elmbridge project. He said they do have a backup unless
284 the natural gas goes out.
285

286 Commissioner Glissmeyer suggested having an ordinance that makes the requirement of a
287 hookup installed for the critical part of the operation (not 100% of their operation) on gas
288 stations, pharmacies, and grocery stores on new construction. Bart Mumford thought it would
289 cost \$5,000 - \$10,000 thousand dollars. Possibly obtaining grants was also mentioned.
290

291 **Administrative Items:** 292

293 Anthony Kohler updated the Commission on information relating to the TDR ordinance update.
294 He mentioned the email staff forwarded of the Wasatch County Council turning down the
295 request to re-zone the Northfields. He indicated he had not spoken to the County yet and asked
296 if the Commission wanted to move forward on this and pointed out that in order to preserve the
297 Northfields we would need a conversion factor that will dramatically increase the density in the
298 City.
299

300 The Commission asked if the proposal to re-zone the Northfields might come back again to the
301 County Council. It was noted that two of the Councilmen had stated they would entertain a re-
302 zone to 10 acre lots. This is not a dead issue at the county. Question whether to put on hold.
303 The Commission did not want to waste time. Commissioner Hansen expressed concern over
304 over-densifying the City and then if the County changes position and allows higher density in the
305 Northfields - this would be very bad.
306

307 There was consensus among the Commissioners that it made sense to hold off and to see what
308 the County might be doing. Commissioner Thurber indicated he would like to see the R-3
309 Residential Zone changed in the master plan.

310

311 Commissioner Zane motioned to adjourn the meeting. Commissioner Thurber seconded the
312 motion. Voting Aye: Commissioners Zane, Glissmeyer, Thurber, Rawlings, Hansen, and
313 Richards. Voting Nay: none. The motion passed. The meeting adjourned at 8:56 p.m.

DRAFT-Unapproved Minutes

Tab 1

HEBER CITY PLANNING COMMISSION

Report by: Anthony L. Kohler

Meeting date: February 28, 2013

Re: Red Ledges Phase 1E and 1M

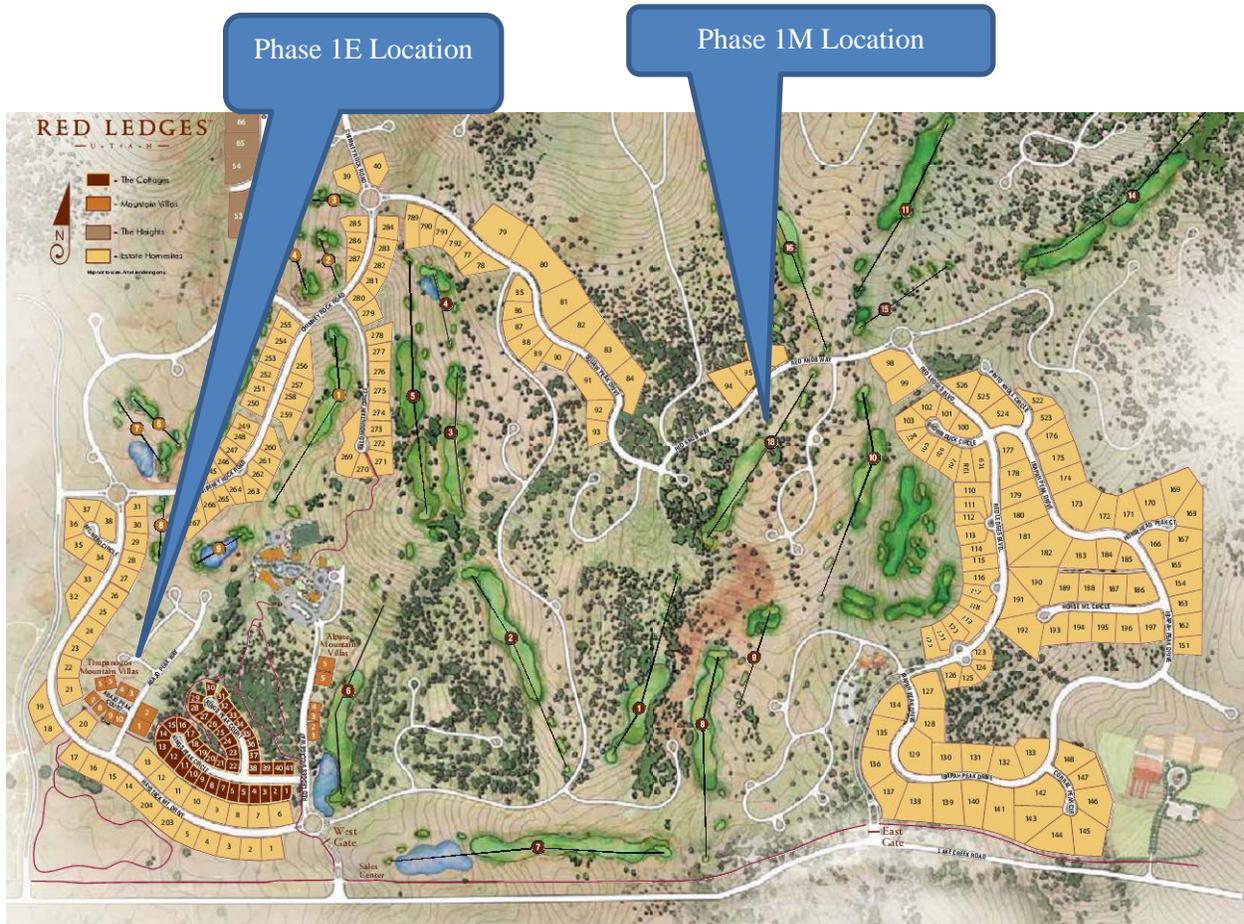
Red Ledges is proposing Phase 1E and 1M, with 8 lots in Phase 1E and 12 lots in Phase 1M. Phase 1M already contains the necessary street improvements, while Phase 1E will require construction of the required street and utility improvements.

As an update on recent issues, Red Ledges has had the City and County sign the amended interlocal agreement that sets the amended date of construction of the proposed bypass. This agreement also includes finalization of the trails agreement with Wasatch County. Red Ledges is still in the queue with Utah Open Lands and Wasatch County for completion of the open space agreement. The process is out of Red Ledges' hands and rests with Utah Open Lands.

RECOMMENDATION

The proposed final plats for phases 1M and 1E of Red Ledges are consistent with the adopted Red Ledges Master Plan, Preliminary Approval, and the PC Zone, conditional upon the following:

Vicinity Map



728 West 100 South, #2
Heber, UT 84032
www.horrocks.com



Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

February 21, 2013

Heber City Corporation
Attn: Bart Mumford P.E.
75 North Main
Heber City, Utah 84032

Subject: Red Ledges Phase 1M – Review

Dear Bart:

Horrocks Engineers has reviewed the preliminary plat for Red Ledges Phase 1M. The infrastructure for this phase appears to be complete. Therefore, construction drawings will not be submitted. The following items should be addressed.

Plat

- Addresses for each lot needs to be obtained from the County and shown on the plat.

Please call our office with any questions or concerns regarding this project.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink that reads "Willa Motley".

Willa Motley

cc: file
Red Ledges
Wilding Engineering

RED LEDGES PHASE 1M

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

SURVEYOR'S CERTIFICATE

I, GREGORY D. WILDING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418582 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PARCELS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____

PROPERTY DESCRIPTION:

BEGINNING AT A POINT SOUTH 0°00'52" EAST 2457.35 FEET AND EAST 424.23 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF RED KNOB WAY AND ALSO BEING ON THE BOUNDARY OF THE RED LEDGES PHASE 1 AMENDED SUBDIVISION PLAT, AS RECORDED IN THE WASATCH COUNTY RECORDERS OFFICE, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PHASE 1 AMENDED SUBDIVISION PLAT THE FOLLOWING SEVEN (7) COURSES; 1) NORTHEASTERLY 61.64 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 59°05'56" EAST 61.54 FEET); 2) NORTH 64°31'55" EAST 220.59 FEET; 3) NORTHEASTERLY 232.76 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 51°49'52" EAST 230.85 FEET); 4) NORTH 39°07'48" EAST 165.54 FEET; 5) NORTHEASTERLY 291.28 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 56°41'51" EAST 286.74 FEET); 6) SOUTH 15°44'05" EAST 37.34 FEET; 7) SOUTH 40°40'32" WEST 856.99 FEET; THENCE NORTH 69°51'43" WEST 164.52 FEET; THENCE NORTH 45°09'28" WEST 105.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.74 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°02'38" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 28 AND THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE:

THIS PROPERTY IS AN INTERNAL PHASE OF THE RED LEDGES PROJECT. SEE THE RECORD OF SURVEY ON FILE WITH THE WASATCH COUNTY SURVEYORS OFFICE FOR THE BOUNDARY SURVEY OF THE RED LEDGES PROJECT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENT: THAT THE UNDERSIGNED IS THE OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREBY KNOW AS RED LEDGES PHASE 1M, DOES HEREBY DEDICATE TO RED LEDGES COMMUNITY ASSOCIATION, INC. ALL PARCELS OF LAND INDICATED ON THIS PLAT AS PRIVATE ROADWAYS FOR PERPETUAL USE FOR ACCESS, INGRESS AND EGRESS OF THE LOT OWNERS WITHIN THE RED LEDGES COMMUNITY AND DOES HEREBY SET ASIDE ALL PARCELS OF LAND DESIGNATED AS COMMON AREAS FOR SUCH USE BY RED LEDGES COMMUNITY ASSOCIATION, INC. AND THE LOT OWNERS WITHIN THE RED LEDGES COMMUNITY AS MAY BE PERMITTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED LEDGES AND SUBJECT TO AND IN ACCORDANCE WITH SUCH RULES AND REGULATIONS AND MAY BE APPROVED BY THE RED LEDGES COMMUNITY ASSOCIATION, INC.

ALSO, THE OWNER HEREBY GRANTS TO WASATCH COUNTY, HEBER CITY, TWIN CREEKS SSD AND WASATCH COUNTY FIRE DISTRICT, A NON-EXCLUSIVE EASEMENT OVER PRIVATE ROADS, PRIVATE DRIVEWAYS, INDICATED COMMON AREA TRACTS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, OPERATION, AND EVENTUAL REPLACEMENT.

ALSO, ALL PUBLIC TRAILS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR USE BY THE PUBLIC IN PERPETUITY.

EXECUTED THIS ____ DAY OF _____, 20____.

BY: RED LEDGES LAND DEVELOPMENT, INC.,
A FLORIDA CORPORATION

ITS: VICE PRESIDENT, TODD R. CATES.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

RESIDING AT:

RED LEDGES PHASE 1M

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

NOTES

1. ALL OF THE PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED LEDGES AND ANY AMENDMENTS THERETO ("DECLARATION") RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER IN HEBER CITY, UTAH. THE USE OF ANY RED LEDGES LOT IS GOVERNED BY THE TERMS OF THE DECLARATION. PURSUANT TO THE DECLARATION, ALL LOT OWNERS WITH RED LEDGES COMMUNITY ARE MEMBERS OF THE RED LEDGES COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION") CERTAIN LOTS AND PARCELS MAY ALSO BE COVERED BY THE TERMS OF THE SUPPLEMENTAL DECLARATION AND NEIGHBORHOOD DECLARATIONS AS CONTEMPLATED BY THE TERMS OF THE DECLARATION. EACH LOT IS SUBJECT TO AND BENEFITED BY ALL EASEMENTS AND USE RIGHTS SET FORTH IN THESE PLAT NOTES, ON THIS PLAT AND IN THE DECLARATION TO THE EXTENT PROVIDED HEREIN AND IN THE DECLARATION.

2. NO IMPROVEMENTS OR LANDSCAPING MAY BE MADE TO ANY LOT WITHOUT THE REVIEW AND APPROVAL OF THE DECLARANT OR, IF DELEGATED BY DECLARANT, THE ARCHITECTURAL REVIEW COMMITTEE OF RED LEDGES IN ACCORDANCE WITH THE DECLARATION AND THE RED LEDGES DESIGN GUIDELINES ("DESIGN GUIDELINES") AND ANY SUPPLEMENTAL DESIGN GUIDELINES WHICH MAY BE PROMULGATED THERE UNDER FROM TIME TO TIME, WHICH DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES INCORPORATE OR INCLUDE LIGHTING, LANDSCAPING, GRADING, SIGNAGE, AND OTHER GUIDELINES. THE DESIGN GUIDELINES REQUIRE THE ESTABLISHING OF STRICT LIMITS OF DISTURBANCE FOR ANY CONSTRUCTION ACTIVITY. CERTAIN LOTS IN VISUALLY SENSITIVE AREAS MAY BE SUBJECT TO SUPPLEMENTAL DESIGN GUIDELINES FOR SENSITIVE AREAS ("SUPPLEMENTAL DESIGN GUIDELINES") AS PROVIDED IN THE "DEVELOPMENT AGREEMENT" (DEFINED IN NOTE 9 BELOW). THE DECLARANT OR ARCHITECTURAL REVIEW COMMITTEE, WHICHEVER HAS DESIGN REVIEW AUTHORITY, IS REFERRED TO AS THE "DESIGN REVIEW ENTITY."

3. DEVELOPMENT ON EACH LOT WILL BE LIMITED TO SPECIFIC BUILDING DISTURBANCE AREAS, OR "BUILDING ENVELOPES" DESIGNATED PURSUANT TO THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. BUILDING ENVELOPES MAY BE ESTABLISHED IN THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES AND MODIFIED BY THE DECLARANT, OR THE ARCHITECTURAL REVIEW COMMITTEE, WITH THE CONSENT OF THE DECLARANT, IN THE EXERCISE OF THE DECLARANT'S (AND IF APPLICABLE ARCHITECTURAL REVIEW COMMITTEE'S) SOLE DISCRETION, PROVIDED SUCH BUILDING ENVELOPE SHALL INCORPORATE ALL APPLICABLE BUILDING SETBACKS UNDER THE DEVELOPMENT AGREEMENT (DEFINED IN NOTE 5 BELOW) THE MASTER PLAN (DEFINED IN NOTE 5 BELOW) AND THE DESIGN GUIDELINES SHALL COMPLY WITH ANY ADDITIONAL SETBACK REQUIREMENTS PROVIDED FOR IN THIS FINAL PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE ESTABLISHED BY THE DESIGN GUIDELINES. OWNERS OF LOTS SHALL HAVE NO RIGHTS, EXPECTATIONS OR GUARANTEES WITH RESPECT TO THE FINAL LOCATION OF A BUILDING SITE ON ANY LOT, THE PARTICULAR VIEW FROM ANY LOT, THE LOCATION, SCALE, OR HEIGHT OR OTHER DESIGN FEATURES, OR ANY IMPROVEMENTS THAT MAY BE APPROVED FOR CONSTRUCTION ON ANY LOT.

4. RED LEDGES IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF TWIN CREEKS SPECIAL SERVICE DISTRICT (TCSSD) AND THE HEBER CITY FIRE SERVICE DISTRICT (HCFSD) AND HEBER CITY.

5. RED LEDGES IS GOVERNED BY THE TERMS OF A MASTER PLAN APPROVED BY HEBER CITY, A SUBDIVISION AGREEMENT BETWEEN RED LEDGES LLC AND HEBER CITY, A DEVELOPMENT AGREEMENT BETWEEN HEBER CITY AND THE RED LEDGES LLC, AN ANNEXATION AGREEMENT BETWEEN HEBER CITY AND RED LEDGES, LLC, AND AN INTER LOCAL AGREEMENT BETWEEN RED LEDGES LLC, HEBER CITY, TWIN CREEKS SPECIAL SERVICE DISTRICT AND WASATCH COUNTY. THE ABOVE REFERENCED AGREEMENTS GOVERN USE AND IMPOSES REGULATIONS APPLICABLE WITHIN RED LEDGES.

6. ALL ROADS WITHIN RED LEDGES ARE PRIVATE AND WILL BE MAINTAINED BY THE ASSOCIATION SUBJECT TO THE TERMS OF THE DECLARATION. PRIVATE DRIVEWAYS SERVING INDIVIDUAL RESIDENCES AND THE LANDSCAPING ON EACH LOT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE LOT OWNER. GUARDBOUSES, GATES, LANDSCAPING, SIGNAGE AND OTHER SIMILAR FACILITIES MAY BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY OR ADJOINING COMMON AREA PARCELS. PRIVATE DRIVEWAYS AND OTHER IMPROVEMENTS SERVING MORE THAN ONE LOT SHALL BE THE SHARED MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE LOTS SERVED THEREBY, PROVIDED THE ASSOCIATION MAY, IN ITS SOLE DISCRETION, UNDERTAKE THE MAINTENANCE OF SUCH SHARED FACILITIES AND ESTABLISH SPECIAL ASSESSMENTS APPLICABLE TO THE BENEFITED LOTS TO COVER THE COSTS OF SUCH MAINTENANCE. AT THE TIME OF ANY RESURFACING OF ROADS WITHIN RED LEDGES, THE ASSOCIATION SHALL BE RESPONSIBLE TO RAISE MANHOLES TO GRADE, ACCORDING TO HEBER CITY SPECIFICATIONS. COMMON AREA TRACTS ARE NOT TO BE CONSTRUED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE ASSOCIATION AND LOT OWNERS WITHIN THE ENTIRE RED LEDGES COMMUNITY.

7. RED LEDGES CONTAINS EXTENSIVE AREAS OF OPEN SPACE. OPEN SPACE AREAS DESIGNATED ON THE PLAT SHALL BE PRESERVED IN OPEN SPACE CONDITION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT, DESIGN GUIDELINES AND THE DECLARATION.

8. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN RED LEDGES. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES.

9. EACH LOT IS SUBJECT TO ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THE PLAT. DECLARANT ALSO RESERVES PERMANENT EASEMENTS ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD CORRIDOR FOR THE FINISHING OF CUT AND FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY HEBER CITY.

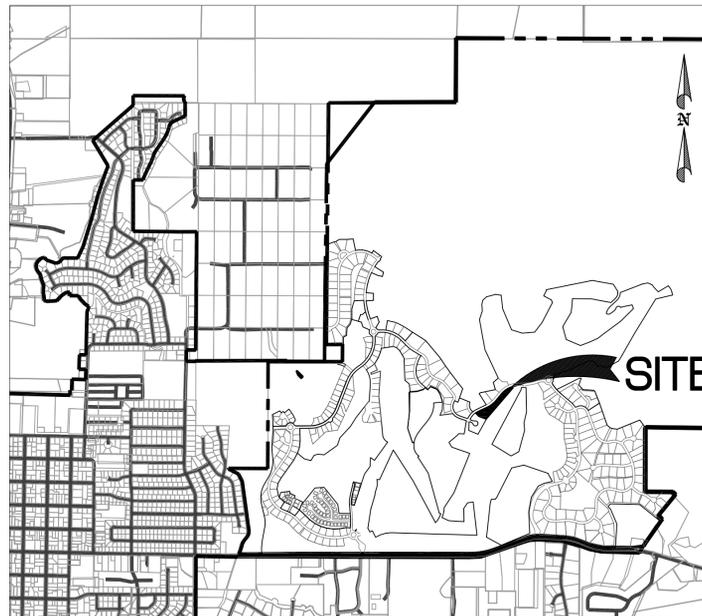
10. TWIN CREEKS, HEBER CITY AND PUBLIC UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DEDICATED EASEMENTS IDENTIFIED ON THIS PLAT MAP. PRIVATE ROADS, TRAIL EASEMENTS AND OPEN SPACE AREAS AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

11. ALL LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND ORANGE CAP MARKED WILDING ENGINEERING INC

12. THE RECREATIONAL FACILITIES DEVELOPED ON THE SUBJECT PROPERTY AND OPERATED AS PART OF THE RED LEDGES CLUB ARE NOT COMMON AREA OF PROPERTY OWNERS' ASSOCIATION, BUT RATHER ARE PRIVATELY OWNED. THE USE OF SUCH FACILITIES MAY ONLY BE OBTAINED BY ACQUIRING A MEMBERSHIP AT RED LEDGES CLUB AND PAYING THE REQUISITE FEES AND CHARGES ASSOCIATED THERE WITH. OWNERSHIP OF A RESIDENCE OR HOMESITE IN RED LEDGES DOES NOT GIVE ANY VESTED RIGHT OR EASEMENT, PRESCRIPTIVE OR OTHERWISE, TO USE SAID RECREATIONAL FACILITIES AND DOES NOT GRANT ANY OWNERSHIP OR MEMBERSHIP INTEREST IN THE RED LEDGES CLUB OR ITS FACILITIES. THE DECLARATION ESTABLISHES CERTAIN RIGHTS AND EASEMENTS IN FAVOR OF THE RED LEDGES CLUB.

13. ALL STORM WATER IMPROVEMENTS AND EASEMENTS ARE DEDICATED TO RED LEDGES COMMUNITY ASSOCIATION, INC. AND ARE TO BE MAINTAINED BY THE ASSOCIATION.

14. ALL UNITS WITHIN THIS DEVELOPMENT SHALL BE FIRE SPRINKLED.



VICINITY MAP

G:\DATA\10093 Red Ledges\dwg\Plat\RL Phase 1M Plat.dwg
PLOT DATE: Feb 20, 2013



**WILDING
ENGINEERING**
www.wildingengineering.com

14721 SOUTH HERITAGE CREST WAY - BLUFFDALE, UT 84065 - 801-553-8112

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS ____ DAY OF _____, 20____.

ROS# _____

COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED ON:
THIS ____ DAY OF _____, 20____.

TWIN CREEKS SPECIAL SERVICE DISTRICT MANAGER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON:
THIS ____ DAY OF _____, 20____.

HEBER CITY MAYOR

ATTESTED BY HEBER CITY RECORDER

APPROVAL AS TO FORM

APPROVED ON:
THIS ____ DAY OF _____, 20____.

CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AND ACCEPTED BY:
THE HEBER CITY PLANNING CHAIRMAN.
THIS ____ DAY OF _____, 20____.

CHAIRMAN

RECORDED

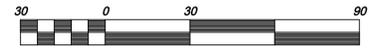
ENTRY NO. _____, BOOK _____, PAGE _____
STATE OF _____ UTAH _____ COUNTY OF _____ WASATCH
DATE _____ TIME _____
RECORDED AND FILED AT THE REQUEST OF: _____

RED LEDGES PHASE 1M

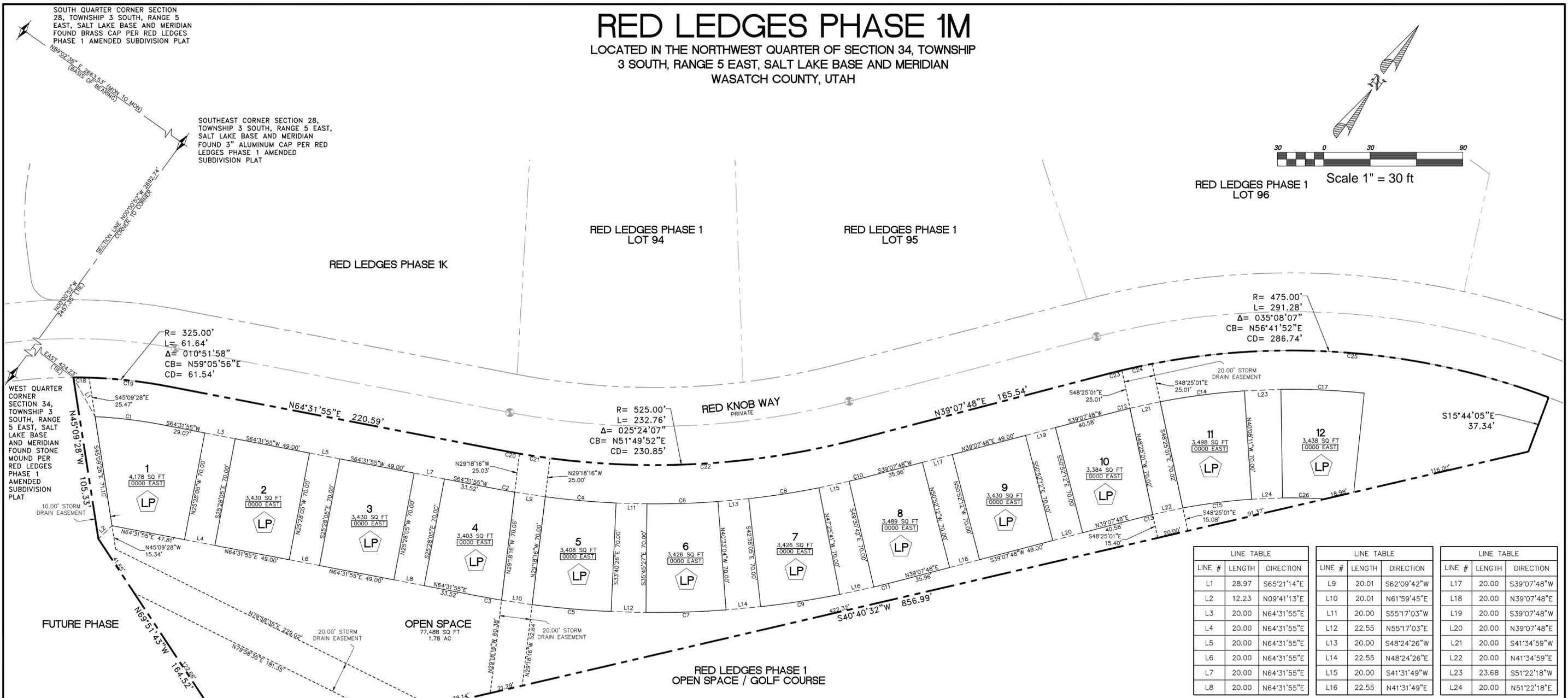
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
 WASATCH COUNTY, UTAH

SOUTH QUARTER CORNER SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP PER RED LEDGES PHASE 1 AMENDED SUBDIVISION PLAT

SOUTHEAST CORNER SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN FOUND 3" ALUMINUM CAP PER RED LEDGES PHASE 1 AMENDED SUBDIVISION PLAT



RED LEDGES PHASE 1 LOT 96
 Scale 1" = 30 ft



LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	28.97	S65°21'14"E	L9	20.01	S62°09'42"W	L17	20.00	S39°07'48"W
L2	12.23	N09°41'13"E	L10	20.01	N61°59'45"E	L18	20.00	N39°07'48"E
L3	20.00	N64°31'55"E	L11	20.00	S55°17'03"W	L19	20.00	S39°07'48"W
L4	20.00	N64°31'55"E	L12	22.55	N55°17'03"E	L20	20.00	N39°07'48"E
L5	20.00	N64°31'55"E	L13	20.00	S48°24'26"W	L21	20.00	S41°34'59"W
L6	20.00	N64°31'55"E	L14	22.55	N48°24'26"E	L22	20.00	N41°34'59"E
L7	20.00	N64°31'55"E	L15	20.00	S41°31'49"W	L23	23.68	S51°22'18"W
L8	20.00	N64°31'55"E	L16	22.55	N41°31'49"E	L24	20.00	N51°22'18"E

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	42.84'	300.00'	81°0'54"	S60°26'28"W	42.80'
C2	12.75'	550.00'	1°19'42"	S63°52'04"W	12.75'
C3	17.44'	620.00'	1°36'42"	N63°43'34"E	17.44'
C4	46.01'	550.00'	4°47'36"	N58°43'22"E	46.00'
C5	51.35'	620.00'	4°44'44"	S58°41'56"W	51.34'
C6	46.01'	550.00'	4°47'36"	S51°50'44"W	46.00'
C7	51.87'	620.00'	4°47'36"	N51°50'44"E	51.85'
C8	46.01'	550.00'	4°47'36"	S44°58'07"W	46.00'
C9	51.87'	620.00'	4°47'36"	N44°58'07"E	51.85'
C10	13.04'	550.00'	1°21'30"	S39°48'33"W	13.04'
C11	14.70'	620.00'	1°21'30"	N39°48'33"E	14.70'
C12	9.27'	450.00'	1°10'47"	S39°43'12"W	9.27'
C13	6.27'	380.00'	0°56'42"	N39°36'10"E	6.27'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C14	55.03'	450.00'	7°00'26"	S46°21'36"W	55.00'
C15	44.92'	380.00'	6°46'21"	N46°28'39"E	44.89'
C17	54.03'	450.00'	6°52'47"	N56°19'10"E	54.00'
C18	10.15'	325.00'	1°47'19"	S54°33'36"W	10.15'
C19	51.49'	325.00'	9°04'39"	S59°59'35"W	51.44'
C20	11.08'	525.00'	1°12'31"	N63°55'39"E	11.08'
C21	20.01'	525.00'	2°11'01"	N62°13'53"E	20.01'
C22	201.67'	525.00'	22°00'34"	N50°08'05"E	200.43'
C23	10.34'	475.00'	1°14'48"	S39°45'13"W	10.34'
C24	20.00'	475.00'	2°24'45"	S41°34'59"W	20.00'
C25	260.94'	475.00'	31°28'33"	S58°31'39"W	257.68'
C26	27.68'	380.00'	4°10'26"	S54°58'00"W	27.68'

LOTS ON THIS PLAT IDENTIFIED WITH AN "LP" SYMBOL WILL CONNECTED TO A LOW PRESSURE SANITARY SEWER (LPSS) SYSTEM, WHICH OPERATES USING A SYSTEM OF INDIVIDUAL GRINDER PUMPS. THE TWIN CREEKS SERVICE DISTRICT (TCSSD) SHALL BE REQUIRED TO MAINTAIN THE LPSS MAINS, BUT SHALL NOT BE REQUIRED TO MAINTAIN ANY PRIVATE PRESSURE LINES OR EJECTOR PUMPS LOCATED ON INDIVIDUAL LOTS.

G:\DATA\10093 Red Ledges\dwg\Plat\RL Phase 1M Plat.dwg
 PLOT DATE: Feb 20, 2013

14721 SOUTH HERITAGE CREST WAY - BLUFFDALE, UT 84065 - 801-553-8112

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- FOUND REBAR AND CAP (JACK JOHNSON COMPANY)
- STREET MONUMENT (TO BE SET)
- PROPERTY LINE
- PROPERTY LINE
- FOUND STREET MONUMENT

SHEET 2 OF 2

RECORDED

ENTRY NO. _____, BOOK _____, PAGE _____
 STATE OF UTAH, COUNTY OF WASATCH
 DATE _____ TIME _____
 RECORDED AND FILED AT THE REQUEST OF: _____

Tab 2

HEBER CITY PLANNING COMMISSION

Report by: Anthony L. Kohler

Meeting date: February 28, 2013

Re: Red Ledges Phase 1E and 1M

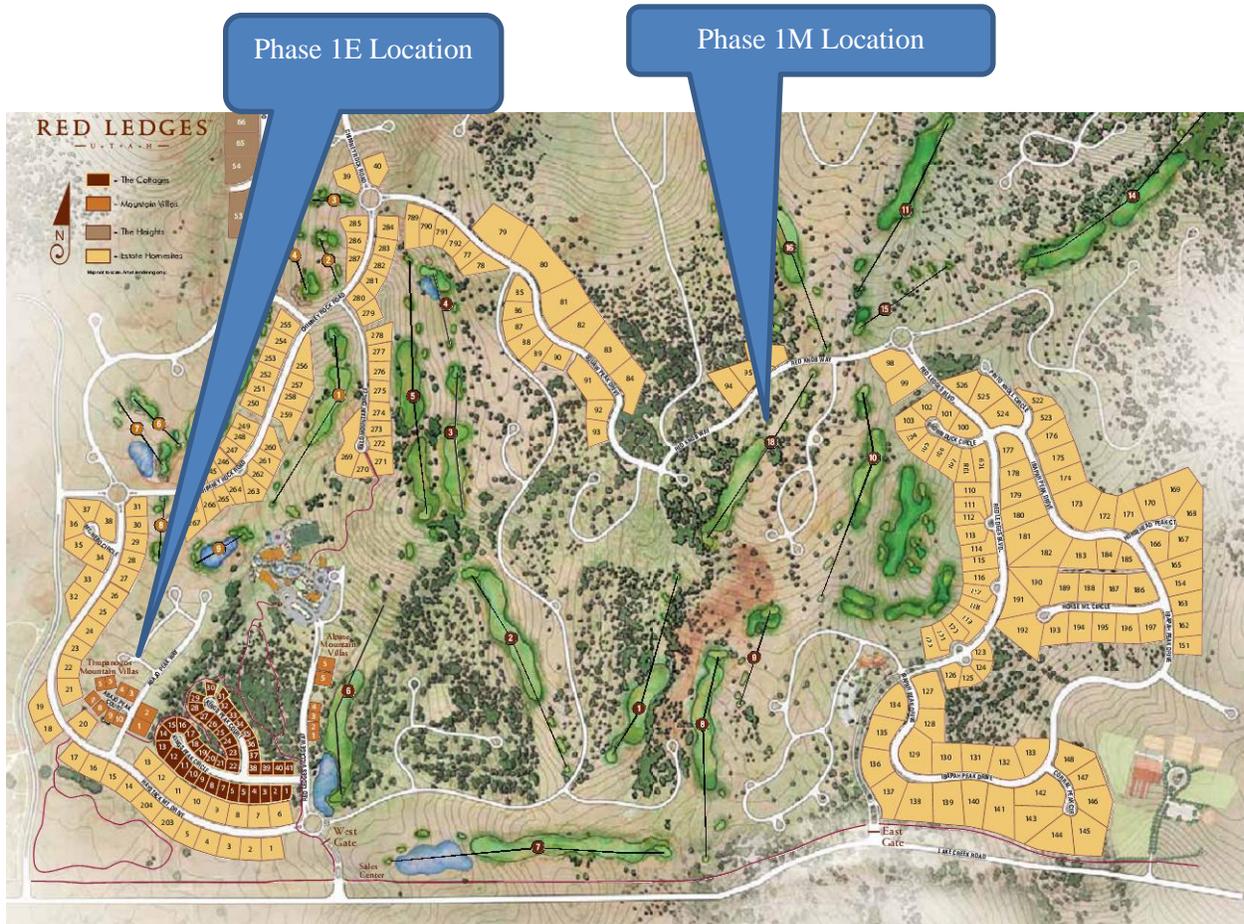
Red Ledges is proposing Phase 1E and 1M, with 8 lots in Phase 1E and 12 lots in Phase 1M. Phase 1M already contains the necessary street improvements, while Phase 1E will require construction of the required street and utility improvements.

As an update on recent issues, Red Ledges has had the City and County sign the amended interlocal agreement that sets the amended date of construction of the proposed bypass. This agreement also includes finalization of the trails agreement with Wasatch County. Red Ledges is still in the queue with Utah Open Lands and Wasatch County for completion of the open space agreement. The process is out of Red Ledges' hands and rests with Utah Open Lands.

RECOMMENDATION

The proposed final plats for phases 1M and 1E of Red Ledges are consistent with the adopted Red Ledges Master Plan, Preliminary Approval, and the PC Zone, conditional upon the following:

Vicinity Map



728 West 100 South, #2
Heber, UT 84032
www.horrocks.com



Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

February 21, 2013

Heber City Corporation
Attn: Bart Mumford P.E.
75 North Main
Heber City, Utah 84032

Subject: Red Ledges Phase 1E – Review

Dear Bart:

Horrocks Engineers has reviewed the preliminary plat for Red Ledges Phase 1E. The preliminary and/or final plans have not yet been submitted or reviewed. The following items should be addressed.

General

- Preliminary and/or final plans need to be submitted, reviewed, and comments addressed.
- A temporary turn around cul-de-sac should be shown on the plans with an access road connecting the end of Abajo Peak Way to Phase 1B. Accessible connections to 2A or 1C would also be acceptable.
- The fire chief should review and comment on the proposed roads and access.

Plat

- The street named "Road Name" needs a name.
- Addresses for each lot needs to be obtained from the County and shown on the plat.

Please call our office with any questions or concerns regarding this project.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink that reads "Willa Motley".

Willa Motley

cc: file
Red Ledges
Wilding Engineering

RED LEDGES PHASE 1E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP
3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, GREGORY D. WILDING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418582 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PARCELS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____

PROPERTY DESCRIPTION:

BEGINNING AT A POINT SOUTH 89°48'55" WEST 498.37 FEET AND NORTH 1052.96 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING A COMMON POINT TO THE CABINS AT RED LEDGES SUBDIVISION PHASE 1B AMENDED PLAT AND AS WELL AS THE VILLAS AT RED LEDGES PHASE 1D SUBDIVISION FINAL PLAT, AS RECORDED IN THE WASATCH COUNTY RECORDERS OFFICE, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PHASE 1D SUBDIVISION PLAT THE FOLLOWING FIVE (5) COURSES; 1) NORTH 21°53'09" EAST 63.11 FEET 2) NORTH 64°37'22" WEST 195.92 FEET; 3) NORTHEASTERLY 50.54 FEET ALONG THE ARC OF A 1520.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 27°48'14" EAST 50.54 FEET); 4) NORTH 64°37'23" WEST 121.14 FEET; 5) NORTH 09°21'12" WEST 16.07 FEET; THENCE LEAVING SAID BOUNDARY, NORTH 29°30'50" EAST 282.58 FEET; THENCE SOUTH 60°29'10" EAST 119.76 FEET; THENCE SOUTHWESTERLY 25.93 FEET ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 33°35'44" WEST 25.93 FEET); THENCE SOUTH 57°36'10" EAST 40.00 FEET; THENCE SOUTHWESTERLY 52.51 FEET ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 29°48'13" WEST 52.49 FEET); THENCE SOUTH 61°51'57" EAST 228.39 FEET TO A POINT ON THE CABINS AT RED LEDGES SUBDIVISION PHASE 1B AMENDED PLAT BOUNDARY; THENCE ALONG SAID BOUNDARY SOUTH 38°36'53" WEST 314.38 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.26 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°48'55" WEST BETWEEN THE SOUTHWEST CORNER OF SECTION 33 AND THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE:

THIS PROPERTY IS AN INTERNAL PHASE OF THE RED LEDGES PROJECT. SEE THE RECORD OF SURVEY ON FILE WITH THE WASATCH COUNTY SURVEYORS OFFICE FOR THE BOUNDARY SURVEY OF THE RED LEDGES PROJECT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENT: THAT THE UNDERSIGNED IS THE OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HERETOFOR TO BE KNOWN AS "RED LEDGES PHASE 1E", DOES HEREBY DEDICATE TO RED LEDGES COMMUNITY ASSOCIATION, INC. ALL PARCELS OF LAND INDICATED ON THIS PLAT AS PRIVATE ROADWAYS FOR PERPETUAL USE FOR ACCESS, INGRESS AND EGRESS OF THE LOT OWNERS WITHIN THE RED LEDGES COMMUNITY AND DOES HEREBY SET ASIDE ALL PARCELS OF LAND DESIGNATED AS COMMON AREAS FOR SUCH USE BY RED LEDGES COMMUNITY ASSOCIATION, INC. AND THE LOT OWNERS WITHIN THE RED LEDGES COMMUNITY AS MAY BE PERMITTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED LEDGES AND SUBJECT TO AND IN ACCORDANCE WITH SUCH RULES AND REGULATIONS AND MAY BE APPROVED BY THE RED LEDGES COMMUNITY ASSOCIATION, INC.

ALSO, THE OWNER HEREBY GRANTS TO WASATCH COUNTY, HEBER CITY, TWIN CREEKS SSD AND WASATCH COUNTY FIRE DISTRICT, A NON-EXCLUSIVE EASEMENT OVER PRIVATE ROADS, PRIVATE DRIVEWAYS, INDICATED COMMON AREA TRACTS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, OPERATION, AND EVENTUAL REPLACEMENT.

ALSO, ALL PUBLIC TRAILS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR USE BY THE PUBLIC IN PERPETUITY.

EXECUTED THIS ____ DAY OF _____, 20__.

BY: RED LEDGES LAND DEVELOPMENT, INC.,
A FLORIDA CORPORATION

ITS: VICE PRESIDENT, TODD R. CATES

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

RESIDING AT:

RED LEDGES PHASE 1E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3
SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

NOTES

1. ALL OF THE PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED LEDGES AND ANY AMENDMENTS THERETO ("DECLARATION") RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER IN HEBER CITY, UTAH. THE USE OF ANY RED LEDGES LOT IS GOVERNED BY THE TERMS OF THE DECLARATION. PURSUANT TO THE DECLARATION, ALL LOT OWNERS WITH RED LEDGES COMMUNITY ARE MEMBERS OF THE RED LEDGES COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION") CERTAIN LOTS AND PARCELS MAY ALSO BE COVERED BY THE TERMS OF THE SUPPLEMENTAL DECLARATION AND NEIGHBORHOOD DECLARATIONS AS CONTEMPLATED BY THE TERMS OF THE DECLARATION. EACH LOT IS SUBJECT TO AND BENEFITED BY ALL EASEMENTS AND USE RIGHTS SET FORTH IN THESE PLAT NOTES, ON THIS PLAT AND IN THE DECLARATION TO THE EXTENT PROVIDED HEREIN AND IN THE DECLARATION.

2. NO IMPROVEMENTS OR LANDSCAPING MAY BE MADE TO ANY LOT WITHOUT THE REVIEW AND APPROVAL OF THE DECLARANT OR, IF DELEGATED BY DECLARANT, THE ARCHITECTURAL REVIEW COMMITTEE OF RED LEDGES IN ACCORDANCE WITH THE DECLARATION AND THE RED LEDGES DESIGN GUIDELINES ("DESIGN GUIDELINES") AND ANY SUPPLEMENTAL DESIGN GUIDELINES WHICH MAY BE PROMULGATED THERE UNDER FROM TIME TO TIME, WHICH DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES INCORPORATE OR INCLUDE LIGHTING, LANDSCAPING, GRADING, SIGNAGE, AND OTHER GUIDELINES. THE DESIGN GUIDELINES REQUIRE THE ESTABLISHING OF STRICT LIMITS OF DISTURBANCE FOR ANY CONSTRUCTION ACTIVITY. CERTAIN LOTS IN VISUALLY SENSITIVE AREAS MAY BE SUBJECT TO SUPPLEMENTAL DESIGN GUIDELINES FOR SENSITIVE AREAS ("SUPPLEMENTAL DESIGN GUIDELINES") AS PROVIDED IN THE "DEVELOPMENT AGREEMENT" (DEFINED IN NOTE 9 BELOW). THE DECLARANT OR ARCHITECTURAL REVIEW COMMITTEE, WHICHEVER HAS DESIGN REVIEW AUTHORITY, IS REFERRED TO AS THE "DESIGN REVIEW ENTITY."

3. DEVELOPMENT ON EACH LOT WILL BE LIMITED TO SPECIFIC BUILDING DISTURBANCE AREAS, OR "BUILDING ENVELOPES" DESIGNATED PURSUANT TO THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. BUILDING ENVELOPES MAY BE ESTABLISHED IN THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES AND MODIFIED BY THE DECLARANT, OR THE ARCHITECTURAL REVIEW COMMITTEE, WITH THE CONSENT OF THE DECLARANT, IN THE EXERCISE OF THE DECLARANT'S (AND IF APPLICABLE ARCHITECTURAL REVIEW COMMITTEE'S) SOLE DISCRETION, PROVIDED SUCH BUILDING ENVELOPE SHALL INCORPORATE ALL APPLICABLE BUILDING SETBACKS UNDER THE DEVELOPMENT AGREEMENT (DEFINED IN NOTE 5 BELOW) THE MASTER PLAN (DEFINED IN NOTE 5 BELOW) AND THE DESIGN GUIDELINES SHALL COMPLY WITH ANY ADDITIONAL SETBACK REQUIREMENTS PROVIDED FOR IN THIS FINAL PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE ESTABLISHED BY THE DESIGN GUIDELINES. OWNERS OF LOTS SHALL HAVE NO RIGHTS, EXPECTATIONS OR GUARANTEES WITH RESPECT TO THE FINAL LOCATION OF A BUILDING SITE ON ANY LOT, THE PARTICULAR VIEW FROM ANY LOT, THE LOCATION, SCALE, OR HEIGHT OR OTHER DESIGN FEATURES, OR ANY IMPROVEMENTS THAT MAY BE APPROVED FOR CONSTRUCTION ON ANY LOT.

4. RED LEDGES IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF TWIN CREEKS SPECIAL SERVICE DISTRICT (TCSSD) AND THE HEBER CITY FIRE SERVICE DISTRICT (HCFSD) AND HEBER CITY.

5. RED LEDGES IS GOVERNED BY THE TERMS OF A MASTER PLAN APPROVED BY HEBER CITY, A SUBDIVISION AGREEMENT BETWEEN RED LEDGES LLC AND HEBER CITY, A DEVELOPMENT AGREEMENT BETWEEN HEBER CITY AND THE RED LEDGES LLC, AN ANNEXATION AGREEMENT BETWEEN HEBER CITY AND RED LEDGES, LLC, AND AN INTER LOCAL AGREEMENT BETWEEN RED LEDGES LLC, HEBER CITY, TWIN CREEKS SPECIAL SERVICE DISTRICT AND WASATCH COUNTY. THE ABOVE REFERENCED AGREEMENTS GOVERN USE AND IMPOSES REGULATIONS APPLICABLE WITHIN RED LEDGES.

6. ALL ROADS WITHIN RED LEDGES ARE PRIVATE AND WILL BE MAINTAINED BY THE ASSOCIATION SUBJECT TO THE TERMS OF THE DECLARATION. PRIVATE DRIVEWAYS SERVING INDIVIDUAL RESIDENCES AND THE LANDSCAPING ON EACH LOT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE LOT OWNER. GUARDBOUSES, GATES, LANDSCAPING, SIGNAGE AND OTHER SIMILAR FACILITIES MAY BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY OR ADJOINING COMMON AREA PARCELS. PRIVATE DRIVEWAYS AND OTHER IMPROVEMENTS SERVING MORE THAN ONE LOT SHALL BE THE SHARED MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE LOTS SERVED THEREBY. PROVIDED THE ASSOCIATION MAY, IN ITS SOLE DISCRETION, UNDERTAKE THE MAINTENANCE OF SUCH SHARED FACILITIES AND ESTABLISH SPECIAL ASSESSMENTS APPLICABLE TO THE BENEFITED LOTS TO COVER THE COSTS OF SUCH MAINTENANCE. AT THE TIME OF ANY RESURFACING OF ROADS WITHIN RED LEDGES, THE ASSOCIATION SHALL BE RESPONSIBLE TO RAISE MANHOLES TO GRADE, ACCORDING TO HEBER CITY SPECIFICATIONS. COMMON AREA TRACTS ARE NOT TO BE CONSTRUED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE ASSOCIATION AND LOT OWNERS WITHIN THE ENTIRE RED LEDGES COMMUNITY.

7. RED LEDGES CONTAINS EXTENSIVE AREAS OF OPEN SPACE. OPEN SPACE AREAS DESIGNATED ON THE PLAT SHALL BE PRESERVED IN OPEN SPACE CONDITION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT, DESIGN GUIDELINES AND THE DECLARATION.

8. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN RED LEDGES. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES.

9. EACH LOT IS SUBJECT TO ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THE PLAT. DECLARANT ALSO RESERVES PERMANENT EASEMENTS ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD CORRIDOR FOR THE FINISHING OF CUT AND FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY HEBER CITY.

10. TWIN CREEKS, HEBER CITY AND PUBLIC UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DEDICATED EASEMENTS IDENTIFIED ON THIS PLAT MAP. PRIVATE ROADS, TRAIL EASEMENTS AND OPEN SPACE AREAS AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

11. ALL LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND ORANGE CAP MARKED WILDING ENGINEERING INC

12. THE RECREATIONAL FACILITIES DEVELOPED ON THE SUBJECT PROPERTY AND OPERATED AS PART OF THE RED LEDGES CLUB ARE NOT COMMON AREA OF PROPERTY OWNERS' ASSOCIATION, BUT RATHER ARE PRIVATELY OWNED. THE USE OF SUCH FACILITIES MAY ONLY BE OBTAINED BY ACQUIRING A MEMBERSHIP AT RED LEDGES CLUB AND PAYING THE REQUISITE FEES AND CHARGES ASSOCIATED THERE WITH. OWNERSHIP OF A RESIDENCE OR HOMESTEAD IN RED LEDGES DOES NOT GIVE ANY VESTED RIGHT OR EASEMENT, PRESCRIPTIVE OR OTHERWISE, TO USE SAID RECREATIONAL FACILITIES AND DOES NOT GRANT ANY OWNERSHIP OR MEMBERSHIP INTEREST IN THE RED LEDGES CLUB OR ITS FACILITIES. THE DECLARATION ESTABLISHES CERTAIN RIGHTS AND EASEMENTS IN FAVOR OF THE RED LEDGES CLUB.

13. ALL STORM WATER IMPROVEMENTS AND EASEMENTS ARE DEDICATED TO RED LEDGES COMMUNITY ASSOCIATION, INC. AND ARE TO BE MAINTAINED BY THE ASSOCIATION.

14. ALL UNITS WITHIN THIS DEVELOPMENT SHALL BE FIRE SPRINKLED.



VICINITY MAP

G:\DATA\10093 Red Ledges\dwg\Plat\RL Phase 1E Plat.dwg
PLOT DATE: Feb 20, 2013



COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS ____ DAY OF _____, 20__.
ROS# _____
_____ COUNTY SURVEYOR

APPROVAL AS TO FORM
APPROVED ON: THIS ____ DAY OF _____, 20__.
_____ HEBER CITY MAYOR
_____ TWIN CREEKS SPECIAL SERVICE DISTRICT MANAGER

APPROVAL AS TO FORM
APPROVED AS TO FORM ON: THIS ____ DAY OF _____, 20__.
_____ HEBER CITY RECORDER

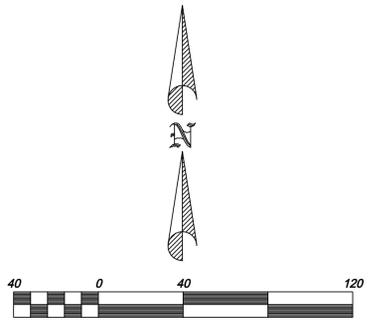
APPROVAL AS TO FORM
APPROVED ON: THIS ____ DAY OF _____, 20__.
_____ CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AND ACCEPTED BY: THE HEBER CITY PLANNING CHAIRMAN. THIS ____ DAY OF _____, 20__.
_____ CHAIRMAN

RECORDED
ENTRY NO. _____, BOOK _____, PAGE _____
STATE OF _____ UTAH _____ COUNTY OF _____ WASATCH
DATE _____ TIME _____
RECORDED AND FILED AT THE REQUEST OF: _____

RED LEDGES PHASE 1E

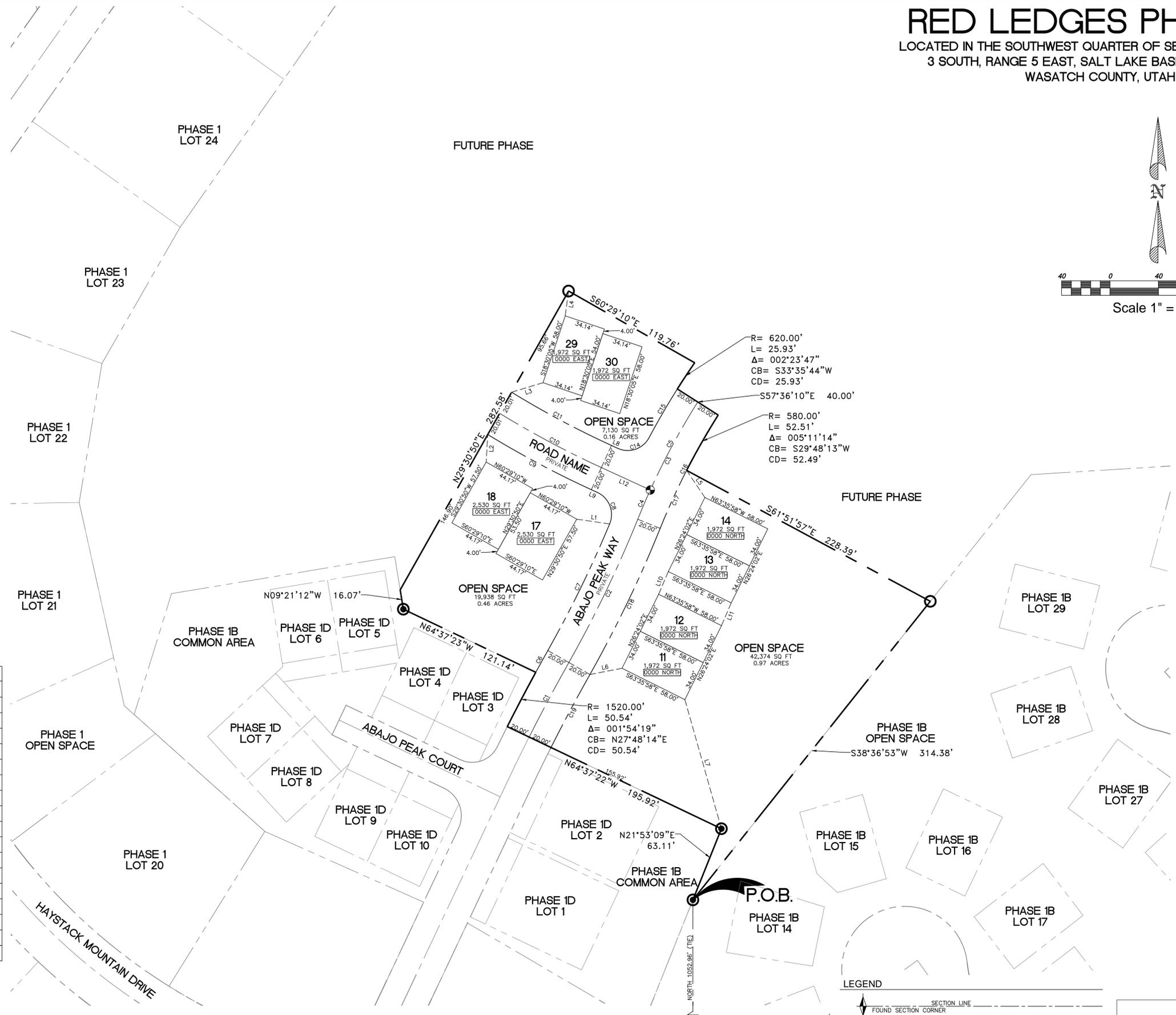
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP
3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



Scale 1" = 40 ft

LINE #	LENGTH	DIRECTION
L1	27.48	S81°44'20"E
L2	22.68	N03°20'48"E
L3	27.12	S73°11'48"W
L4	20.59	N07°42'13"E
L5	26.93	S34°10'31"E
L6	27.01	S79°10'22"W
L7	110.37	S15°51'26"E
L8	5.67	N65°28'17"W
L9	5.48	N65°28'17"W
L10	20.37	S23°12'44"W
L11	20.37	S23°12'44"W
L12	44.42	N65°28'17"W

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	70.14'	1500.00'	2°40'44"	S28°11'27"W	70.13'
C2	130.96'	1000.00'	7°30'13"	N25°46'43"E	130.87'
C3	108.60'	600.00'	10°22'14"	S27°12'43"W	108.45'
C4	26.20'	600.00'	2°30'07"	S23°16'40"W	26.20'
C5	82.40'	600.00'	7°52'07"	S28°27'46"W	82.33'
C6	20.53'	1520.00'	0°46'26"	S29°08'36"W	20.53'
C7	116.02'	980.00'	6°46'59"	N26°08'19"E	115.95'
C8	30.79'	20.00'	88°13'07"	N21°21'44"W	27.84'
C9	96.98'	820.00'	6°46'35"	S62°05'00"E	96.92'
C10	95.24'	800.00'	6°49'16"	S62°03'39"E	95.18'
C11	93.50'	780.00'	6°52'06"	S62°02'14"E	93.44'
C14	30.17'	20.00'	86°25'00"	N71°19'13"E	27.39'
C15	46.37'	620.00'	4°17'07"	S30°15'16"W	46.36'
C16	104.98'	580.00'	10°22'14"	S27°12'43"W	104.84'
C17	52.47'	580.00'	5°11'00"	S24°37'06"W	52.45'
C18	133.58'	1020.00'	7°30'13"	N25°46'43"E	133.49'
C19	69.20'	1480.00'	2°40'44"	S28°11'27"W	69.19'



R= 620.00'
L= 25.93'
Δ= 002°23'47"
CB= S33°35'44"W
CD= 25.93'

S57°36'10"E 40.00'

R= 580.00'
L= 52.51'
Δ= 005°11'14"
CB= S29°48'13"W
CD= 52.49'

R= 1520.00'
L= 50.54'
Δ= 001°54'19"
CB= N27°48'14"E
CD= 50.54'

- LEGEND
- SECTION LINE
 - FOUND SECTION CORNER
 - SET 5/8 REBAR AND CAP (WILDING ENGINEERING) PROPERTY LINE
 - FOUND REBAR AND CAP (JACK JOHNSON COMPANY OR ENSIGN ENGINEERING) PROPERTY LINE
 - STREET MONUMENT (TO BE SET) FOUND STREET MONUMENT

G:\DATA\10093 Red Ledges\dwg\Plat\RL Phase 1E Plat.dwg
PLOT DATE: Feb 20, 2013



S89°48'55"W 2660.74' (MON TO MON)
(BASIS OF BEARING)

SOUTHWEST CORNER SECTION 33, TOWNSHIP
3 SOUTH, RANGE 5 EAST, SALT LAKE BASE
AND MERIDIAN
FOUND 3" ALUMINUM CAP PER RED LEDGES
PHASE 1 AMENDED SUBDIVISION PLAT

SOUTH QUARTER CORNER SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT
LAKE BASE AND MERIDIAN
FOUND 2" ALUMINUM CAP PER RED LEDGES
PHASE 1 AMENDED SUBDIVISION PLAT

SHEET 2 OF 2

RECORDED

ENTRY NO. _____ BOOK _____ PAGE _____
STATE OF _____ COUNTY OF _____ WASATCH
DATE _____ TIME _____
RECORDED AND FILED AT THE REQUEST OF: _____

Tab 3

Planning Commission Report - 2012

<i>Planning Commission Request Report</i>	<i>2012</i>
<i>General Plan Amendments</i>	
<i>Amend Zoning Ordinance</i>	
<i>Apartment Project Approval</i>	
<i>Commercial Developments</i>	11
<i>Development Approval</i>	6
<i>Lot Line Adjustment</i>	1
<i>Lot Split / Small Lot Subdivision</i>	5
<i>Plat Amendment</i>	1
<i>Road Dedication</i>	
<i>Subdivision Concept Approval</i>	
<i>Subdivision Preliminary Approval</i>	
<i>Subdivision Final Approval</i>	6
<i>Text Amendments</i>	5
<i>Zone Change</i>	
<i>Master Plan Submittal</i>	
<i>Discussions</i>	12
<i>Conditional Use Approval</i>	2
<i>Condominiumization</i>	
<i>New Zone Creation</i>	
<i>Final Recreation Vehicle Park Fee</i>	
<i>Total</i>	44
<i>Public Hearings Held</i>	6

Planning Commission Review of Actions – 2012

January:

- CBJ 500 Requests Small Subdivision of property located at 94 North 500 East
- Public Hearing to consider amendment to Section 18.56.020 R-2 Residential Zone Permitted Uses to remove the pasturing of animals, and replace it with a new Section, 18.68.135, permitting limited grazing animal rights in non-agricultural zones, and to consider amendment to Section 18.64.020 RA-2 Residential Zone Permitted Uses to specify a limit of no more than five pigs per property in the RA-2 Residential Agriculture Zone.
- Public Hearing to consider a proposed amendment to Chapter 18.102 Affordable Housing
- Review of 2011 Planning Commission Actions
- Discussion of Goals for 2012
- Election of Planning Commission Chair and Vice-Chair
- Adoption of the 2012 Annual Planning Commission Meeting Schedule and Work Plan
- Consideration of Amendments to the Planning Commission Bylaws

February:

- Request for approval of a Small Subdivision, Watson Farms, to be located at approximately 400 East 600 South
- Request for Final Approval of a Commercial Development, Wasatch Orthodontics, located at 493 South Main Street
- Consideration of amendment to Section 18.56.020 R-2 Residential Zone Permitted Uses to remove the pasturing of animals, and replace it with a new Section, 18.68.135, permitting limited grazing animal rights in non-agricultural zones, and consideration of amendment to Section 18.64.020 RA-2 Residential Zone Permitted Uses to specify a limit of no more than five pigs per property in the RA-2 Residential Agriculture Zone (Public Hearing was held on 1/12/2012)

- Public Hearing to consider amendment of the Heber City Planning Commission Bylaws

March:

- Request for Final Subdivision Approval for Red Ledges Phase 1 G located on Squaw Peak Drive
- Millstream Properties LLC requests Commercial Concept Approval for Timpview RV Resort, located at approximately 2120 South Highway 40
- CBJ West requests conditional use approval for an eating establishment and associated activities at approximately 401 West 600 South.
- Discussion on a proposed amendment to the Sign Ordinance regarding Electronic Reader Board Signs
- Consideration of amendment to the Heber City Planning Commission Bylaws (public hearing was held on January 12, 2012).

April:

- Request for approval of a Small Subdivision, Heber Homes No. 5 to be located at approximately 318 South 500 East
- Request for Final Subdivision Approval for Red Ledges Phase 1 H located off of Squaw Peak Drive/Flat Top Mountain Drive
- Cocosky LLC requests conditional use approval for a private day school, Wasatch Sky Academy, and associated activities at approximately 906 South 300 West
- Millstream Properties LLC requests Commercial Final Approval for Timpview RV Resort, located at approximately 2120 South Highway 40

May:

- Public Hearing to consider amendment of Lot 78 of Red Ledges Phase 2 Subdivision Plat located on Flat Top Mountain Road formerly known as Squaw Peak Drive.
- Heber Light and Power requests commercial final approval for proposed building located at 300 South 600 West.

June:

- Request for Final Subdivision Approval for Red Ledges Phase 1 J, two lots, Lot 667 and 668. Lot 667 is located where Flat Top Mountain Drive and Explorer Peak Drive meet Red Knob Way, and Lot 668 is located to the northwest of Lot 667.
- Zion's Bank requests Commercial Development Approval for a building located at approximately 10 North Main Street, the northeast corner of Center Street and Main Street

July:

- Questar Gas requests a Lot Line Adjustment to Lot 2 Brown Subdivision located at 555 South 100 West
- Red Ledges Land Development requests Subdivision Final Approval for Red Ledges Phase 2B; a phase consisting of 11 lots located north of the round-about where Chimney Rock Road and Haystack Mountain Drive converge
- Discussion of Heber City Municipal Code Section 18.86.010 Day Care Facilities and Nursery Schools – Requirements
- Discussion about duplexes

August:

- Public Hearing to consider a proposed amendment to Heber City Municipal Code Title 18 Section 108 Conditional Uses to add an additional Section; Section 18.108.115 Two-family Dwelling Special Exception to permit compatible uses for vacant lots in subdivisions that contain primarily existing two-family dwelling units.

September:

- Zion's Bank requests Commercial Final Approval for a building located at approximately 10 North Main Street, the northeast corner of Center Street and Main Street
- The Boyer Company requests Commercial Final Approval of Valley Station Buildings "J" and "L" located on Pads J and L of the Valley Station Plat located at approximately 1000 S. Highway 40
- Discussion regarding the Moderate Income Housing Plan including topics such as multifamily housing zoning standards, infill strategies, and residential zoning standards

October:

No meeting in October

November:

- Watts Enterprises requests approval of a Small Subdivision for Ranch Landing Plat “B” also known as the Abbington Commons Phase 1, an Assisted Living Center, located at the northeast corner of 500 East and 1200 South.
- Watts Enterprises requests Final Commercial Development Approval for a proposed Assisted Living Center located at 500 East and 1200 South.
- Coyote Development requests a Plat Amendment/Small Subdivision, The Cove at Valley Hills Plat Amendment #1, which amends Lots 38, 41, 42, and creates Lots 66 and 67 and a Water Tank Lot, located from 1642 North Valley Hills Boulevard to 1840 North Valley Hills Boulevard and at 698 East Callaway Drive.
- Discuss proposed Bee Keeping Ordinance.
- Discuss proposed Transfer of Development Rights (TDR) Ordinance.
- Discuss proposed amendment to the Zoning Ordinance to repeal Manufactured Home Parks from the R-3 Zone as a permitted use (Section 18.60.020 F.) and repeal Chapter 18.92 Manufactured Home Parks.

December:

- Public Hearing to consider amendment of Heber City Municipal Code Section 18.60.020 R-3 Residential Zone - Permitted Uses to repeal Subsection F to remove Manufactured Home Parks from the R-3 Residential Zone as a permitted use and to consider repealing Heber City Municipal Code Chapter 18.92 Manufactured Home Parks.
- Red Ledges Land Development requests Subdivision Final Approval for Subdivision Plat 1K of
- Red Ledges Land Development requests Subdivision Final Approval for Subdivision Plat 1L of
- Mountain View Fellowship Church requests Final Commercial Development Approval for a church to be located at 171 North 600 West
- Discuss emergency generators for critical facilities

Tab 4

2013 HEBER CITY PLANNING COMMISSION

MEETING DATES AND SUBMITTAL DEADLINES

Meeting Date		Submittal Deadline		Development Review Committee (DRC) Meeting	
January	10, 2013	December	13, 2012	December	18, 2012
February	14, 2013	January	17, 2013	January	29, 2013
March	14, 2013	February	14, 2013	February	26, 2013
April	11, 2013	March	14, 2013	March	26, 2013
May	09, 2013	April	11, 2013	April	23, 2013
June	13, 2013	May	16, 2013	May (wed)	29, 2013
July	11, 2013	June	13, 2013	June	25, 2013
August	08, 2013	July	11, 2013	July	17, 2013
September	12, 2013	August	15, 2013	August	27, 2013
October	10, 2013	September	12, 2013	September	24, 2013
November	14, 2013	October	17, 2013	October	29, 2013
December	12, 2013	November	14, 2013	November	20, 2013
January	09, 2014	December	12, 2013	December	18, 2013

*** May 29th, July 17th, November 20th, and December 18th DRC Meetings have been moved from the regular Tuesday due to Holidays**

Tab 5

HEBER CITY PLANNING COMMISSION BYLAWS

Adoption Date: March 8, 2012

Article 1:

Authority

These rules and procedures are adopted pursuant to Section 10-9-202 (2a), of the Utah State Code, and 18.12.180, and 2.48 of the Heber City Code.

Article 2:

Jurisdiction

The physical jurisdiction of the Planning Commission is the Heber City Limits.

Article 3:

Appointment and Terms of Members

- A. The Planning Commission shall consist of seven (7) regular members and one (1) alternate member.
- B. Planning Commission members shall be residents of Heber City.
- C. The terms of office for Planning Commission members shall be six (6) years.
- D. Improper conduct and non-performance of duties shall result in removal for cause as stated in 2.48.020. Members may be removed after a public hearing, by a majority vote of the City Council.

Article 4:

Planning Commission Officers and their Duties

- A. Chairperson
 - 1. The Planning Commission shall elect a Chairperson and a Vice-Chairperson from among its members at the first regular meeting in January.

2. The Chairperson and Vice-Chairperson shall serve for a term of two (2) years, beginning the first regular meeting in February, and may be re-elected.
3. The Chairperson shall preserve order, and decide all points of order, subject to appeal of the membership. Such an appeal shall be decided by a majority vote of the members present. The Chairperson may vote on all matters before the Planning Commission.
 - a. The Chairperson with the concurrence of a majority vote of the Planning Commission may create such special subcommittees as he/she may, from time-to-time, deem necessary or desirable.
 - b. The Chairperson or Vice-Chairperson shall sign all final plats and transmittals to the City Council.
 - c. In the event of absence or disability the Chairperson, the Vice-Chairperson shall preside. In the absence of both, the members shall appoint a Chairperson for that meeting.
4. The Chairperson shall sign all documents of the Planning Commission that require a signature.

B. Vice-Chairperson

1. Perform all of the above duties in the absence of the Chairperson;
2. Conduct the annual review of the Planning Commission actions;
3. Coordinate and conduct the annual meeting of the Commission; and
4. Provide orientation to new Planning Commission members.

C. Secretary

1. Assure true construction and maintenance of the public record, record the proceedings of all hearings and meetings; and prepare the minutes of the Commission.
 - a. Minutes shall include:
 - i. Findings or conclusions;
 - ii. Ordinance used as basis for decision;
 - iii. Motions made, seconded, voting, abstentions, reasons for.

D. Chairperson Pro-Tempore

In extraordinary cases, where both the Chairperson and Vice-Chairperson are absent from a meeting or hearing, the remainder of the Commission shall elect a Chairperson Pro-Tempore by majority vote.

Article 5:

Staff of the Commission and their Duties

A. Planning Staff

1. Shall advise the Planning Commission or Municipal Council, and Chief Administrative Officers regarding Planning, regulation of development, development and re-development.
2. Shall prepare all documents for presentation to the Planning Commission; and;
3. Assist the Chairperson and Vice-Chairperson of the Commission in the exercise of their duties.
4. All recommendations to the City Council, where necessary, shall be submitted by the Staff to the City Attorney for review. Once reviewed shall be returned to the Chairperson for verification before submittal to the City Council.

B. Legal Counsel

The City Attorney or his designee shall be the legal counsel for the Planning Commission and its committees.

Article 6:

Meetings

- A. The Planning Commission shall meet as set forth in the annual notice of meeting schedule to conduct its duly appointed business.
- B. A special meeting for any purpose may be held on the call of the Chairperson or of four (4) members of the Planning Commission. Commission members and public shall be notified of such meetings by the Secretary, in accordance with the provision of City and State law.
- C. A quorum of the Planning Commission shall consist of four (4) voting members. A quorum shall be necessary to conduct business. To recuse is to disqualify

oneself in a particular item or matter, and not participate because of possible bias or personal interest by removing oneself from participation to avoid a conflict of interest. Removal from participation in this instance shall mean leaving the chamber while the item or matter is discussed and adjudicated. If a member, after having disclosed a potential conflict, determines not to recuse himself and participates in discussion but chooses not to vote this shall be considered an abstention. A decision by a member to participate in any manner after a disclosure of a conflict does not necessarily, automatically require a recusal, nor does such a disclosure automatically resolve or absolve the issue of a potential conflict. However, whether to remain and vote, remain and discuss but not participate in the vote, or ultimately recuse and leave the chamber shall be left to the discretion of the individual member. All conflicts of interest must be disclosed. Notwithstanding proper disclosure of a potential conflict, participation of a member of the Planning Commission with a conflict of interest that rises to a violation of Utah State Code Sections 10-3-1304 and 10-3-1305 may be cause for removal. The interests of that Planning Commission member may be represented before the Commission by agent or legal representative at the public hearing, regular meeting, or work session and entered into the public record.

1. Any agenda item must receive a majority of votes for approval or recommendation to City Council for approval.
 2. A failure to vote by a member shall be counted as an abstention.
 3. In the case of a tie, the alternate shall break the tie.
 4. In case of a tie vote the item may be continued.
- D. The Planning Commission Secretary shall prepare and deliver or mail an agenda to all necessary parties at least six (6) days prior to each Planning Commission meeting. No material received after this time will be considered unless approved for consideration by the Chairperson.
- E. Order of Business for Regular Meetings
1. Call to order and determination of quorum
 2. Approval of the minutes of the previous meeting
 3. Announcements
 4. Old Business
 - a. Matters regarding the comprehensive plan;

- b. Matters regarding capital improvements;
 - c. Matters related to the subdivision of land;
 - d. Matters related to the zoning ordinance;
 - e. Matters related to other regulatory devices.
- F. New Business
- 1. Matters regarding the comprehensive plan;
 - 2. Matters regarding capital improvements;
 - 3. Matters related to the subdivision of land;
 - 4. Matters related to the zoning ordinance;
 - 5. Matters related to other regulatory devices.
- G. Other Business
- 1. Review of the Planning Commission Calendar
 - 2. Adjournment or Recess at call of Chairperson

Article 7:

Participation by Staff and Public

- A. No person shall be permitted to speak unless recognized by the Chairperson, who shall designate time limits to persons permitted to speak on any matter properly before the Commission. Each person speaking before the Planning Commission shall first state his name, address and then the substance of his remarks.
- B. Matters before the Planning Commission shall be presented in the following manner:
 - 1. Presentation by staff;
 - 2. Presentation by applicant;
 - 3. Comments from the public, where appropriate, (decided by the Chairperson);
 - 4. Comment and questions from the Planning Commission;

5. Further comments by applicant and public; and
6. Concluding comments from the staff.

Article 8:

Form and Character of Motions

The Planning Commission observes Roberts Rules of Order.

1. Upon review of the public record on a request and due deliberation among the members of the Planning Commission, any member of the Commission, except; the Chairperson, may make a motion. The motion shall include not only the direction of the motion (approval, approval with conditions, or denial), but also a recitation of the specific findings and conclusions supporting such motion.
2. A second shall be required for each motion.
3. A motion shall die in absence of a second.
4. Discussion and amendments on the motion.
5. Where a motion to deny a request has been defeated, a member of the Commission initially in opposition shall make a motion to:
 - a. Approve the request;
 - b. To table, or
 - c. To continue the matter for further study or investigation.

Article 9:

Requirements for the Submission of Requests

- A. The Planning Commission shall adopt standard forms for the submission of requests. All requests shall have reasonable advance time requirements;
- B. The Planning Staff shall certify completeness of requests;
- C. Any request denied shall not be resubmitted for a period of six (6) months; and
- D. The Planning Commission may recommend to the City Council a fee schedule for the submission of requests to cover processing, duplication, and distribution of requests and related documents.

Article 10:

Documents of the Commission

- A. Any and all materials submitted to the Planning Commission regarding a request shall be entered into the public record by a motion to “accept for the record”.
- B. All notices, agendas, requests, agency or consultant letters or reports, staff reports, minutes of meetings, and resolutions or record shall constitute the documents of the Planning Commission and shall be indexed as public record.

Article 11:

Administrative Calendar

- A. Notice for all public hearings, work sessions and regular meetings shall conform to requirements of law.
- B. Regular meeting schedule for the calendar year following shall be determined at the annual meeting of the Planning Commission.
- C. The Planning Commission shall have an annual public meeting, to review the work of the previous year and plan the work program for the coming year.

Article 12:

Conduct of Members of the Planning Commission

- A. Members of the Planning Commission shall prepare themselves for hearings and meetings.
- B. An appointed member of the Planning Commission absent from three (3) consecutive regular meetings or four (4) regular meetings within a calendar year without being excused by the Chairperson may be removed from the Planning Commission for cause.
- C. Any Planning Commission member not present at the time the first matter of business is opened shall be replaced by the alternate for that meeting. If the late member shows up for the meeting, that member becomes the alternate.
- D. A Planning Commission member with a potential conflict of interest in a matter before the Commission shall publicly disclose to the members of the body immediately prior to any discussion by such body concerning matters relating to item or entity, the nature of his interest in that item or entity. The disclosure statement shall be entered in the minutes of the meeting. Disclosure by a member under this section is satisfied if the member makes the disclosure in the manner

required by Sections 10-3-1305 and 10-3-1306 of the Utah Code Annotated. To recuse is to disqualify oneself in a particular item or matter, and not participate because of possible bias or personal interest by removing oneself from participation to avoid a conflict of interest. Removal from participation in this instance shall mean leaving the chamber while the item or matter is discussed and adjudicated. If a member, after having disclosed a potential conflict, determines not to recuse himself and participates in discussion but chooses not to vote this shall be considered an abstention. A decision by a member to participate in any manner after a disclosure of a conflict does not necessarily, automatically require a recusal, nor does such a disclosure automatically resolve or absolve the issue of a potential conflict. However, whether to remain and vote, remain and discuss but not participate in the vote, or ultimately recuse and leave the chamber shall be left to the discretion of the individual member. All conflicts of interest must be disclosed.

1. Notwithstanding proper disclosure of a potential conflict, participation of a member of the Planning Commission with a conflict of interest that rises to a violation of Utah State Code Sections 10-3-1304 and 10-3-1305 may be cause for removal. The interests of that Planning Commission member may be represented before the Commission by agent or legal representative at the public hearing, regular meeting, or work session and entered into the public record.

Article 13:

Changes Affecting the General Plan

Anytime the Planning Commission would make a decision affecting the General Plan, it is the Planning Commission's intent to hold a public hearing.

Article 14:

Adoption and Amendment of Bylaws

- A. Bylaw adoption, or amendment, shall be made by the Planning Commission following review by the Commission's legal counsel.
- B. The Planning Commission bylaws shall be adopted or amended upon a vote of a majority plus one of the appointed members. Such shall take effect immediately after a successful vote to adopt or amend.

Article 15:

The Planning Commission complies with current statutory requirements of the public and open meetings act.