

HEBER CITY CORPORATION  
75 North Main Street  
Heber City, Utah  
Planning Commission Meeting  
Thursday, April 11, 2013

7:00 p.m.  
Regular Meeting

Present: Planning Commission: Harry Zane  
Michael Thurber  
Kieth Rawlings  
Darryl Glissmeyer

Absent: Craig Hansen  
David Richards  
Mark Webb

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

Others present: Duke Mossman, Mike Green, Mark Haroldsen, Brad Bryan, and Blake Allen.

Chairman Rawlings convened the meeting at 7:01 p.m. with a quorum present.

**Pledge of Allegiance: Commissioner Zane**  
**Minutes: March 14, 2013, Regular Meeting**

There was no discussion. Commissioner Glissmeyer moved to approve the minutes for the Planning Commission Meeting on March 14, 2013. Commissioner Thurber seconded the motion. Voting Aye: Commissioners Zane, Glissmeyer, Thurber, and Rawlings. Voting Nay: None. The motion passed.

**Item 1** **Michael Green requests Subdivision Final Approval for the Green Condominiums located at 35 South and 45 South Main Street**

Anthony Kohler did not have any comments to add to his staff report and the Petitioner indicated he did not have any comments to make but would be happy to answer any questions the Commission might have. Chairman Rawlings turned discussion over the Commission for comments or questions. It was noted this was very straight forward. No discussion from the Commission.

Commissioner Zane motioned that we recommend approval because it's, the proposed condominium plat is consistent with Chapter 17 with 19 Industrial, Commercial Condominiums, contingent upon they meet all the requirements of staff. Commissioner Glissmeyer seconded the

motion. Voting Aye: Commissioners Zane, Glissmeyer, Thurber, and Rawlings. Voting Nay: None. The motion passed.

**Item 2**      **Blake Allen requests a Lot Split Amendment of property located at 494 East Center Street, also known as the Clyde Property**

Anthony Kohler indicated all the utilities are in Center Street including secondary irrigation but they are going to have to cross Center Street with their laterals because the one that is on the south side of the street is the wrong pressure zone. Kohler showed an older aerial photo on the overhead; the older photo did not show curb and gutter which Kohler indicated the City has put in since the photo was taken. He indicated the curb and gutter wraps to the corner of Center Street and 500 East; sidewalk has not been constructed. Staff is recommending to place sidewalk on Center Street but to deed restrict sidewalk on 500 East. Discussion on where to place the sidewalk along Center Street and decision to have the sidewalk line up with the sidewalk across the street, 500 East, which was the property to the east. When the sidewalk to the west was put in the standard was a four foot park strip. Park strips were discussed. The Commission thought an eight or ten foot planter strip would be good if it could be managed. Blake Allen arrived to the meeting at 7:11 p.m.

Chairman Rawlings indicated he thought sidewalk was not necessary on 500 East but would be desirable on Center Street. Bart Mumford did not think there were any issues; they had worked them out. Question on cutting Center Street. Anthony Kohler summarized prior discussion to Blake Allen. More discussion on placement of the sidewalk. The sidewalk could snake to line up with the sidewalk to the east of this subdivision. Blake Allen indicated he would make this line up in whatever way is recommended. Bart Mumford indicated they would be chipping Center Street this spring and it would be good to make this cut before that time.

Commissioner Zane motioned that we move to approve the subdivision as it is consistent with the applicable codes, Section 18.60 R-3 Residential Zone, and Chapter 17 Subdivisions, contingent upon a deed restriction being recorded for future curb, gutter, sidewalk, and asphalt improvements along the frontage of 500 East, water rights being turned over to the City in an amount determined by the City Engineer, water, and sewer, and irrigation laterals constructed along Center Street, and a sidewalk constructed along Center Street and aligned with the sidewalk to the east contingent upon the, that it meets the requirements of the staff and city engineer. Commissioner Glissmeyer seconded the motion. Commissioner Thurber asked staff if they would explain more about the sidewalk on the east. Bart Mumford said they would go out and field-fit it and make sure it matches on the east when they construct it. Commissioner Zane indicated this was why his motion mentioned that this was contingent upon meeting the requirements of staff and engineer. There was brief discussion on lining up the sidewalk at this time and Bart Mumford indicated that the main thing is for the sidewalk to line up with the other side of the street; the east side. No further discussion and the vote was taken at this time. Voting Aye: Commissioners Zane, Glissmeyer, Thurber, and Rawlings. Voting Nay: None. The motion passed.

**Administrative Items:**

Commissioner Thurber asked if there was any news on someone being appointed as the Planning Commission alternate. Anthony Kohler indicated that a new member had been appointed to the Board of Adjustment.

Anthony Kohler spoke about changes that might have impacts on our valley. They have started discussions with Wasatch County, Summit County, and Park City regarding affordable housing. The Developer of Deer Valley is considering expansion. Commissioner Thurber expressed concern over the possibility of affordable housing being placed on Heber City; he also asked questions about the tax structure. Kohler indicated the biggest impact would be on the school district. Discussion on how this could impact the City's affordable housing resources / options. Kohler reviewed all the existing apartments, R-3 Residential Zoning areas and areas not yet annexed that higher densities could be applied to. It was pointed out that North Village, which is in Wasatch County, has higher densities than the City does.

There was brief discussion on changes in the legislature that will affect land use statutes; the notification requirements for zoning map amendments have changed.

Bart Mumford spoke about upcoming projects and indicated that money is being allocated to look at the environmental and traffic issues associated with trucks coming out of the Uintah Basin from the oil shale industry; the environmental issues involved with a potential pipeline are also being looked at.

Commissioner Thurber wanted to look at the inventory of R-3 Residential Zone lots and quota. Commissioner Glismeyer moved to adjourn the meeting. Commissioner Thurber seconded the motion. Voting Aye: Commissioners Zane, Glismeyer, Thurber, and Rawlings. Voting Nay: None. The motion passed. The meeting adjourned at approximately 7:40 p.m.