



SCALE: $r^2 = 10.0$

PRELIMINARY - NOT FOR CONSTRUCTION

A1.1

RC ORNAMENTAL
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 4000 1/2" x 1000 1/2" x 1/4"

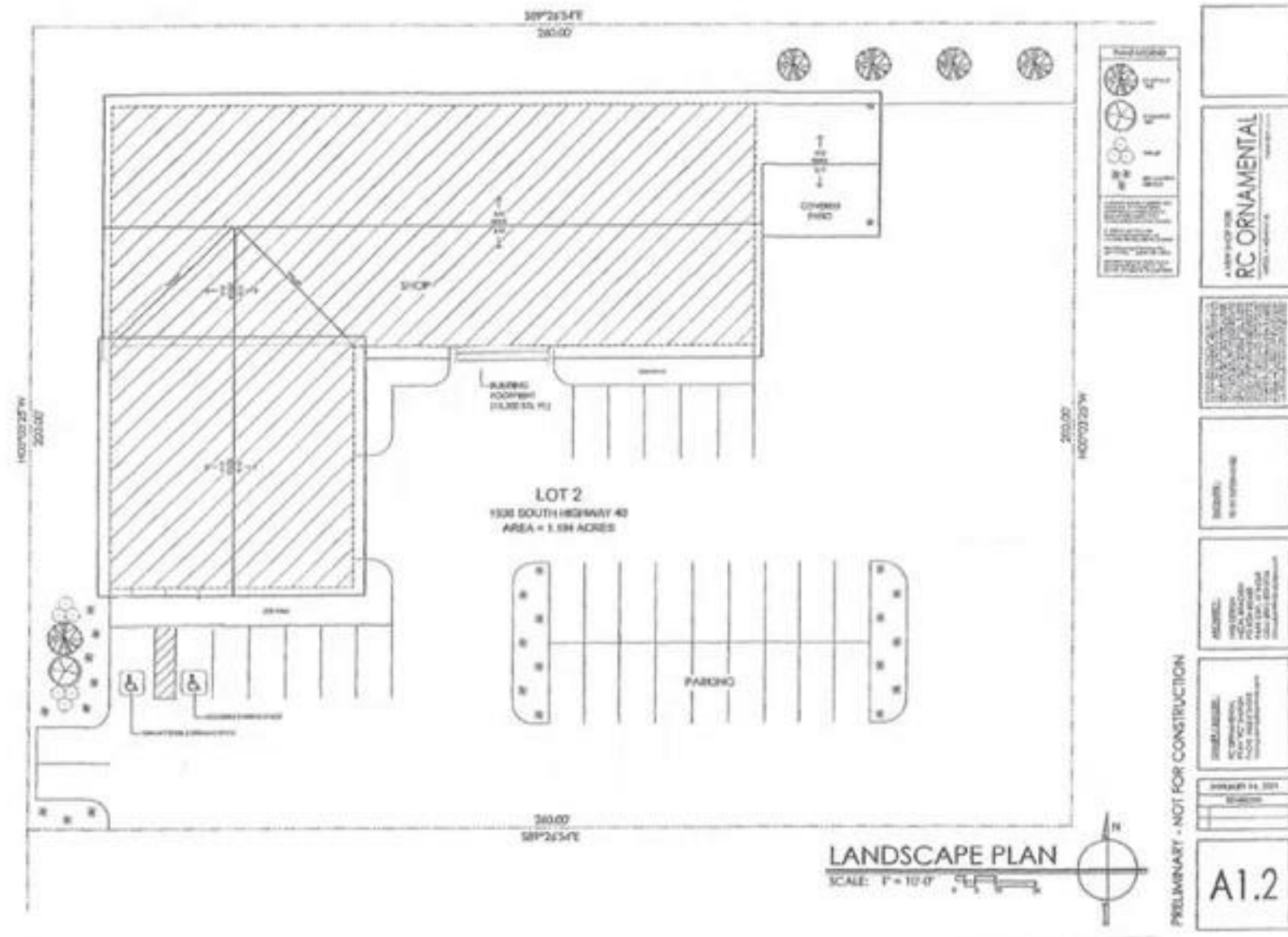


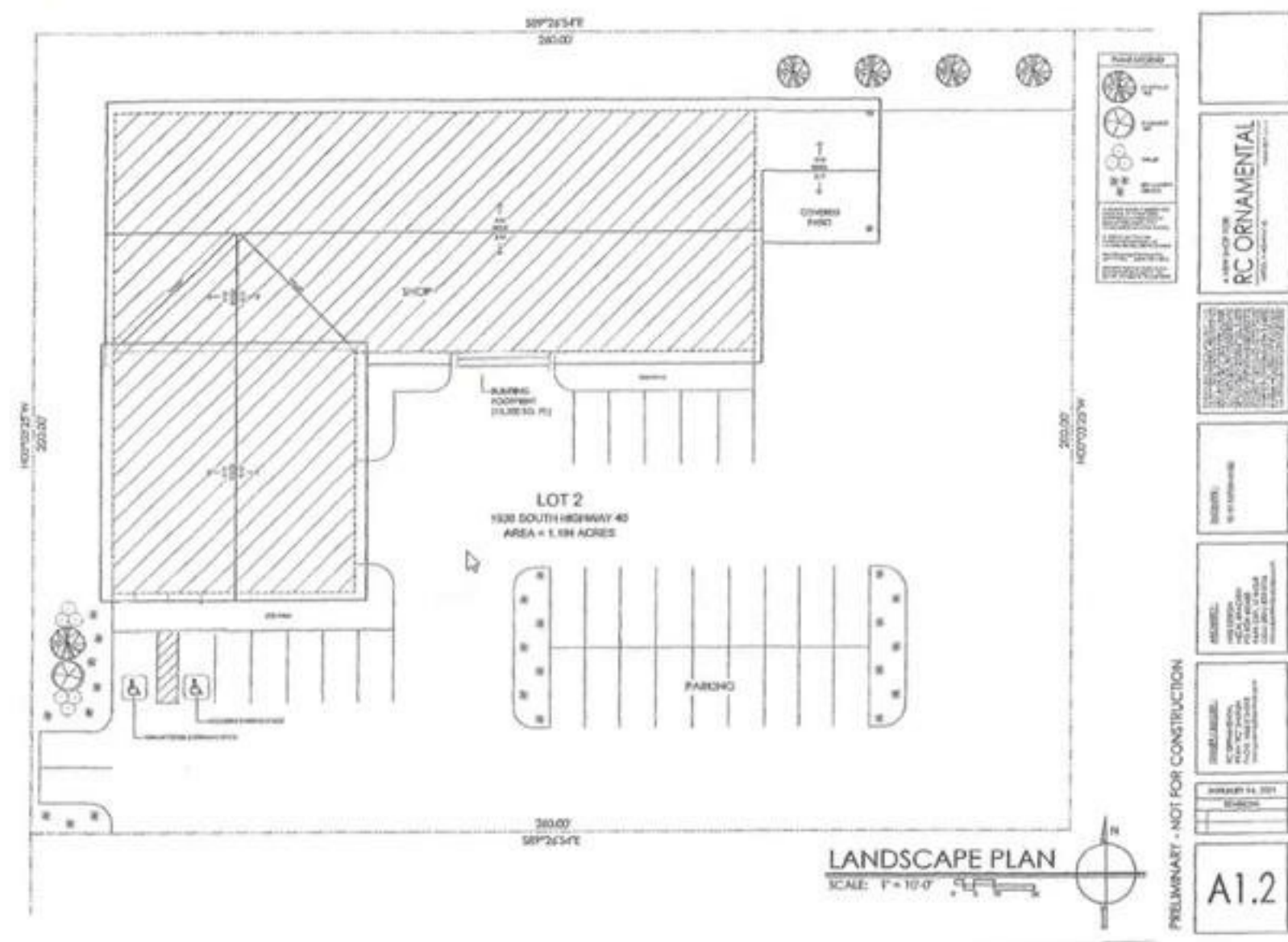
Abstract.

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JANUARY 14, 2001	
BIRMINGHAM	
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Recycle Bin



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City Council
2021 - Sh...

Council's Land Use Quadrants

Quadrant 1 Criteria

- Time Sensitive
- Legislative Discretion
- Most Administrative Discretion
- Flexibility in Council Priorities
 - o Open Space
 - o Trails
 - o Parks
 - o Sensitive Lands
 - o Traffic
 - o Architectural Standards
 - o Affordable Housing

Quadrant 2 Criteria

- Not Time Sensitive, no pending development or timelines
- Legislative Discretion
- Address Strategic Priorities

Quadrant 3 Criteria

- Time Sensitive
- Little to no discretion
- Little to no flexibility in Council Priorities from quadrant 1

Quadrant 4 Criteria

Processes that are not necessary to carry out the code or priorities:

Covey Quadrants: City Council Time Management

Q1: DO

- Annexations
- Zone Changes and General Plan Amendments
- Code Amendments to address an urgent need
- Street Vacations
- Master Plans/Concept plans w/zone change or annexation
- Master Plans, non legislative

Q2: PLAN

- Annexation Policy Plan
- Code Amendments that achieve a strategic priority, (i.e. Downtown Code, Sign Code, etc.)
- Large General Plan Updates

Q3: Delegate

- Concept, administrative
- Preliminary Plat
- COSZ Preliminary Plat
- Final Plats, mixed use
- Final Plats, single use
- Plat Amendments
- Lot Line Adjustments
- Commercial Development Approval (Site Plans)
- Conditional Use Permit
- Telecommunication Permit
- Sign Permit

Q4: Eliminate

- Fence Permits – Already Eliminated

Green – Legislative, only the council can act.

Orange – Administrative, important to council priorities.

Red – Administrative, not important to council priorities.

Black – Currently PC or staff action, administrative

Covey Time Management Quadrants

		URGENT	NOT URGENT
IMPORTANT	URGENT	<u>Quadrant I</u> <i>urgent and important</i> DO	<u>Quadrant II</u> <i>not urgent but important</i> PLAN
	NOT URGENT	<u>Quadrant III</u> <i>urgent but not important</i> DELEGATE	<u>Quadrant IV</u> <i>not urgent and not important</i> ELIMINATE

Legislative vs Administrative

LEGISLATIVE ACTIONS (AMENDMENTS TO LAW, PUBLIC HEARING REQUIRED)

- Annexation Policy Plan
- Annexations
- General Plan Text and Map Amendments
- Zone Map and Text Amendments
- Vacations of Subdivision by Ordinance
- Street Vacations
- Associated Agreements

ADMINISTRATIVE ACTIONS (COMPLIANCE W/ EXISTING LAW)

- Master Plan and Concept (unless approved w/ a legislative action)
- Preliminary Plat
- Final Plats
- Commercial Development Approval (Site Plan)
- Plat Amendments and Lot Line Adjustments
- Conditional Use Permit (CUP)
- Associated Agreements
- Telecommunication Permits
- Sign Permits

Top 5 Issues Amendment Summary Table (Two Track Process)

	Process	Current Land Use Authority	Proposed Land Use Authority
1	Lot Line Adjustments and Plat Amendments	City Council	Staff; City Council when public hearing is required or open space, road or easement vacation or 3 rd party lot
2	Small Subdivision	City Council	Staff
3	Concept Subdivision	Planning Commission	Staff for single use zones; Planning Commission for mixed use zones
4	Preliminary Subdivision	Planning Commission	Planning Commission
5	Final Subdivision	City Council, upon recommendation of Planning Commission	Staff for single use zones; City Council as recommended by Planning Commission for mixed use zones

Earlier this year, the Council was reviewing an administrative item for a mixed use zone when

Top 5 Issues Amendment Summary Table (Two Track Process)

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5	Final Subdivision	City Council, upon recommendation of Planning Commission	Staff for single use zones; City Council as recommended by Planning Commission for mixed use zones

Earlier this year, the Council was reviewing an administrative item for a mixed use zone when concern about reviewing administrative items was expressed.

The Planning Commission forwarded a proposed amendment to move administrative items to the Planning Commission or staff. The Council continued the item and discussed this issue at

RESPONSIBLE: 117 and 124
DEPARTMENT: Jamie Baron
STRATEGIC RELEVANCE: Planning Department
Community and Economic Development

SUMMARY

Regal Homes purchased the Brookside Phase 5 and 6 subdivision and is seeking approval to modify the setbacks on lots 117 and 124, to fit homes on the lots. Regal is proposing a tree voucher program for the home buys of their development to mitigate the impact to the community.

The policy questions include the following:

1. Should the Council modify the setbacks on lots 117 and 124

RECOMMENDATION

Staff recommends the Council approve the proposed setback modifications with a minimum 20' front or 20' garage setback.

BACKGROUND

At the March 16, 2021 council meeting, the council indicated that they would entertain a street tree program for the residents of the subdivision and directed staff to work with the applicant to propose the tree program.

The proposed agreement would provide for 1 tree for interior lots, 2 trees for corner lots, and 3 trees for the corner lots on Becca Rd (main thoroughfare of the phases). The result would be approximately 60 street trees. Each tree would be a 1.5" caliper Autumn Blaze Maple.

DISCUSSION

SETBACK REDUCTIONS

between Heber City, hereinafter referred to as "City" and the undersigned as "Developer".

WHEREAS, the Developer/petitioner has requested a modification of the setbacks on lots 117 and 124, from the zone change agreement;

WHEREAS, the City Council find it necessary to grant the setback modification for the construction of a single family home on the said lots.

WHEREAS, the Zone Change Agreement, entry no. 447068, addresses, among other things, setbacks, which creates two (2) building lots with very small building pads.

WHEREAS, the City and Developer desire to promote quality housing for the development.

WHEREAS, the City Council finds that the implementation of street trees improve the neighborhood and provide mitigation of the impact of the adjusted setbacks.

WHEREAS, unique circumstances warrant an agreement between the parties.

NOW, THEREFORE, the parties hereby agree as follows:

1. This agreement modifies the setback requirements of the recorded Zone Change Agreement, entry no. 447068.
2. The setbacks for lots 117 and 124 of the Brookside Phase 5 subdivision shall be as follows:
 - a. 20' front
 - b. 20' rear
3. The Developer shall provide tree vouchers to the home buyers within phases 5 and 6 of the Brookside Subdivision as follows:
 - a. Three vouchers for lots 111, 135, 136, 147, and 148, with 2 trees to be planted on Becca Road.
 - b. Two vouchers for all other corner lots.
 - c. One voucher for each interior lot and lot 113.
 - d. Each voucher shall be good for one 1.5" caliper or larger Autumn Blaze Maple.
 - e. Frontages on Sawmill Blvd are not subject to this requirement.
 - f. Planting of said trees shall be consistent with the spacing and locations outlined in the Street Tree Ordinance, Chapter 12.20 of the Heber City Municipal Code.
 - g. Vouchers shall be provided with the closing of the home or planted by the developer, if the landscaping is being completed by the developer or their contractor.
4. 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



Vaccine Update

- Vaccine Eligibility Requirements
 - Anyone 18 and older
 - Anyone 16 years of age with certain medical conditions (coronavirus.wasatch.utah.gov)
- Vaccination Appointments
 - Utah residents can make appointments to receive the vaccine anywhere in the state
 - Wasatch County Health Department: **435-657-3276**
 - [Vaccinefinder.org](https://vaccinefinder.org)—to locate providers offering COVID-19 vaccinations
- COVID-19 Testing
 - IHC—9 to 1. [InstaCare](https://www.instagram.com/instacare)—When Open (Monday through Saturday--8 to 8)
 - [Testutah.com](https://testutah.com)



- 1 CoronaVIRUS (COVID 19)
- 2 Wasatch County Health Department (WCHD)
- 3 Utah Governor State of Emergency
- 4 Vaccine Update
- 5 Discussion

CoronaVIRUS (COVID 19)

PUBLIC UPDATE

4/6/21



- 1 CoronaVIRUS (COVID 19)
- 2 Wasatch County Health Department (WCHD)
coronavirus.wasatch.utah.gov
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- 5 Discussion

Wasatch County Health Department (WCHD)

Primary Source of Information for County residents and visitors:
coronavirus.wasatch.utah.gov



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Utah Governor State of Emergency



Wasatch County still classified as a High Transmission County

-Masks required in all public buildings and outdoors when social distancing cannot be maintained.

City Functions/Meetings:

- All City meetings held virtually
- Masks required in all City facilities



Vaccine Update

- Vaccine Eligibility Requirements
 - Anyone 18 and older
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Discussion & Next Steps

Click to add text



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CoronaVIRUS (COVID 19)

PUBLIC UPDATE

4/6/21



2

3

4

EXHIBIT "A"

5

6

HEBER CITY COMMUNITY REINVESTMENT AGENCY

RESOLUTION NO. 2021-03

A RESOLUTION DESIGNATING A SURVEY AREA AND AUTHORIZING RELATED ACTIONS.

WHEREAS Heber City (the "City"), created the Heber City Community Reinvestment Agency (the "Agency") pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act (the "Act") for the purposes of conducting project area development activities within the City, as contemplated by the Act; and

WHEREAS the Agency, having made a preliminary investigation and conducted initial studies and inquiries, desires now to conduct project area development activities in all or a portion of the area depicted on the map attached hereto as **Exhibit A** (the "Survey Area") pursuant to UCA § 17C-5-103, from which the Agency anticipates potentially creating one or more community reinvestment project areas (the "Proposed Project Area(s)"); and

WHEREAS the Agency desires to begin the process of adopting a project area plan the Proposed Project Area(s) by adopting this Resolution authorizing, among other things, the preparation of a Project Area Plan, pursuant to UCA § 17C-5-103.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE HEBER CITY COMMUNITY REINVESTMENT AGENCY AS FOLLOWS:

1. That the Agency designates the approximate geographic area as indicated on **Exhibit A** as a Survey Area as contemplated by the Act.
2. That the Survey Area requires study to determine whether project area development is feasible within the Proposed Project Area(s) within the Survey Area.
3. That Agency consultants, legal counsel, and staff be and are hereby authorized and directed, as deemed appropriate by the Agency:
 - a. to prepare a draft Community Reinvestment Project Area Plan;
 - b. to prepare a draft Community Reinvestment Project Area Budget;

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1. Acknowledge the name of the Agency as the Heber City Community Reinvestment Agency

2. Acknowledge the creation of the Agency by City ordinance and acknowledge the members of the City Council as the Agency governing board

3. Authorize the Agency to obtain an official seal

4. Establish the Agency offices as the Heber City offices

5. Establish offices and officers for the Agency, and provide that those officers change automatically with changes in the corresponding City positions

- a. Mayor = Chair of the Agency governing board
- b. Mayor Pro Tem = Vice Chair
- c. City Treasurer = Agency Treasurer
- d. City Recorder = Agency Secretary
- e. City Manager = Agency Executive Director

6. Authorize the Agency to hire employees as appropriate

7. Authorize the Agency to engage contractors and consultants as appropriate

8. Acknowledge that the Agency board is responsible for governance of the Agency

9. Acknowledge the powers of the Agency as granted by statute

10. Establish the Agency fiscal year to be the same as the City fiscal year

11. Allow the Agency to use City resources (including reimbursement to the City for Agency expenses) and to pay Agency expenses

12. Acknowledge that the Agency is a separate legal entity

13. List Agency responsibilities

14. Allow for the transfer of funds from and to the City as appropriate

15. Establish regular meeting dates as the same as City Council meetings

16. Allow for special meetings

17. Acknowledge that Agency meetings are subject to the Open and Public Meetings Act

18. Establish that Agency quorum and voting requirements mirror those of the City

19. Establish procedures for Agency resolutions, voting, and approval of meeting minutes

20. Require that the adopted bylaws be made available to the public

The key points from the bylaws are those dealing with Agency officers and with voting procedures. Many of the other provisions in the bylaws are essentially already established by state statute. Since the Agency will probably not meet every month, having these administrative issues addressed in the bylaws means that the Agency does not need to address these matters every year. The bylaws also serve as an easy reference for basic Agency procedures.

Most, if not all, Agency actions will be directly authorized by the Board. The amount and variety of decisions that need to be made by the Agency will be much less than for the City.

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HEBER CITY COMMUNITY REINVESTMENT AGENCY

RESOLUTION NO. 2021-04

A RESOLUTION ADOPTING BYLAWS, DESIGNATING A LOCATION FOR AGENCY MEETINGS, AND AUTHORIZING ELECTRONIC AGENCY MEETINGS.

WHEREAS the Heber City Community Reinvestment Agency (the "Agency") has been created to transact the business and exercise all of the powers provided for by the Utah Community Reinvestment Agency Act, as amended (the "Act," Utah Code Annotated, Title 17C); and

WHEREAS the Agency finds it necessary and desirable to adopt bylaws to be followed in the transaction of business and exercise of the powers of the Agency, and to establish the location of the Agency office, and to designate such office as the site for all Agency meetings; and

WHEREAS the Agency finds it necessary and desirable to appoint Agency officers and directors to exercise the powers and to transact the business of the Agency in their official capacities as described and provided for in the Agency Bylaws, and shall serve for the designated term of their respective offices, or until such time as the Agency Board, pursuant to the provisions of the Bylaws, shall call for an election or appointment at an Agency meeting; and

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE HEBER CITY COMMUNITY REINVESTMENT AGENCY AS FOLLOWS:

- The bylaws attached as **Exhibit A** are adopted as the Agency Bylaws.
- The Agency Offices are located at the offices of Heber City, Utah.
- Any meeting of the Agency may be held electronically under Utah Code Ann. § 52-4-207. The principal anchor location, as defined by Utah Code Ann. § 52-4-207, of all electronic meetings is the Agency Offices unless otherwise specified in the notice of each meeting.

This resolution takes effect upon adoption.

APPROVED AND ADOPTED this ____ day of _____, 2021.

HEBER CITY COMMUNITY REINVESTMENT AGENCY

Kelleen Potter, Chair

Attest:

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1. Update regarding Heber City's ongoing response to COVID-19 (Brower) – 5 min
2. Presentation by Wasatch County School District Superintendent Sweat (Paul Sweat) – 10 min
3. Presentations by Peoples Health Clinic Outlining the use of CARES Funding (Beth Armstrong) – 5 min

[Report](#)

4. Presentations by the Children's Justice Center Outlining the use of CARES Funding (Kenna Jones) – 5 min

RECESS AS HEBER CITY COUNCIL

CONVENE AS HEBER CITY COMMUNITY REINVESTMENT AGENCY BOARD

5. Consider Approval of Resolution 2021-03 Designating a Survey Area and Authorizing Related Actions for the Community Reinvestment Project Area (Brower) – 10 min

[Staff Report Resolution 2021-03](#)

6. Consider Approval of Resolution 2021-04 Adopting Heber City Community Reinvestment Agency Bylaws, Designating a Location for Agency Meetings, and Authorizing Electronic Agency Meetings (Brower) – 20 min

[Staff Report Resolution 2021-04 Bylaws](#)

ADJOURN AS HEBER CITY COMMUNITY REINVESTMENT AGENCY BOARD

RECONVENE AS HEBER CITY COUNCIL

7. Consider Approval of Proposed Setback Reduction on Lot 117 and 124 of the Brookside Phase 5 Subdivision (Baron) -10 min

[Staff Report Brookside Setback Reduction](#)



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City Council
2021 - Sh...

Background

- People & Place Contract to update City Codes;
- Recommendation for amending Parking Ordinance
- Jan 5 Council Review
- Jan – Feb Review by Franco & Johnston
- Park Parking Requirements by John Janson
- Mar 17 Council Review

Question 1

- **Question:** Why is there a prohibition on parking lot light poles in the six foot landscaped area along the right of way?
- **Answer:** When you get signs, trees, other landscaping in the 6' buffer area, it gets all congested and cluttered - basically an aesthetic from my experiences in West Valley City, but we had pole signs too.



Question 2

- **Question:** Should parking lot pole light heights be more restricted to better protect the dark sky?
- **Answer:** Lower height for interior poles, is about the dark sky provisions and the small town feel. Huge tall poles are very difficult to keep the light under control as far as penetrating beyond property lines and the height has been such an issue for you all - seems like they should be lower.
- 20 foot height matches dark sky ordinance
- 16 foot adjacent to residential matches dark sky ordinance
- 16 foot at Park City Walmart



Policy Question

- Should the City Council adopt Ordinance 2021-09 amending Chapter 18.72 Parking Requirements?

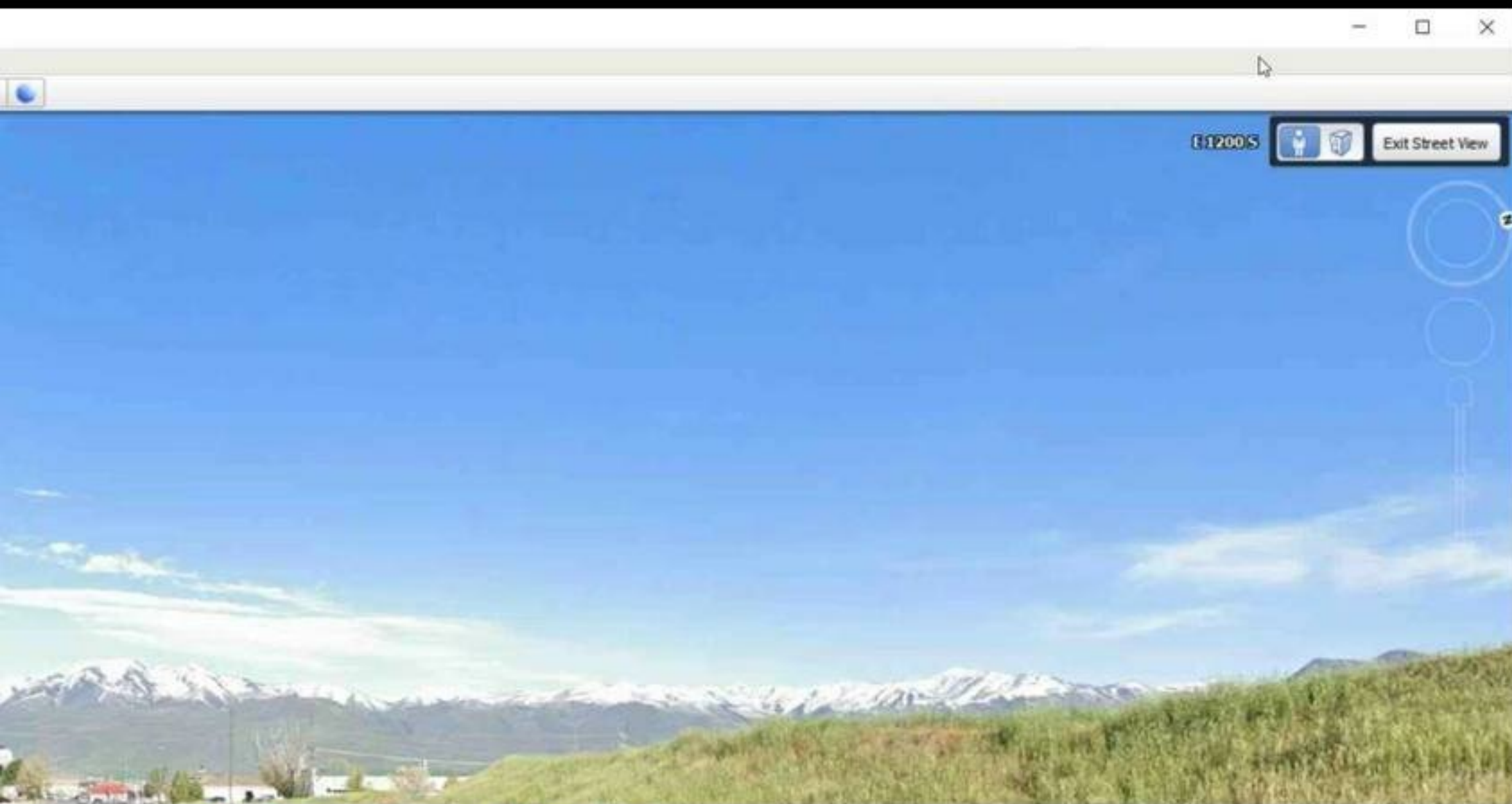
Conclusion

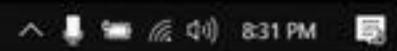
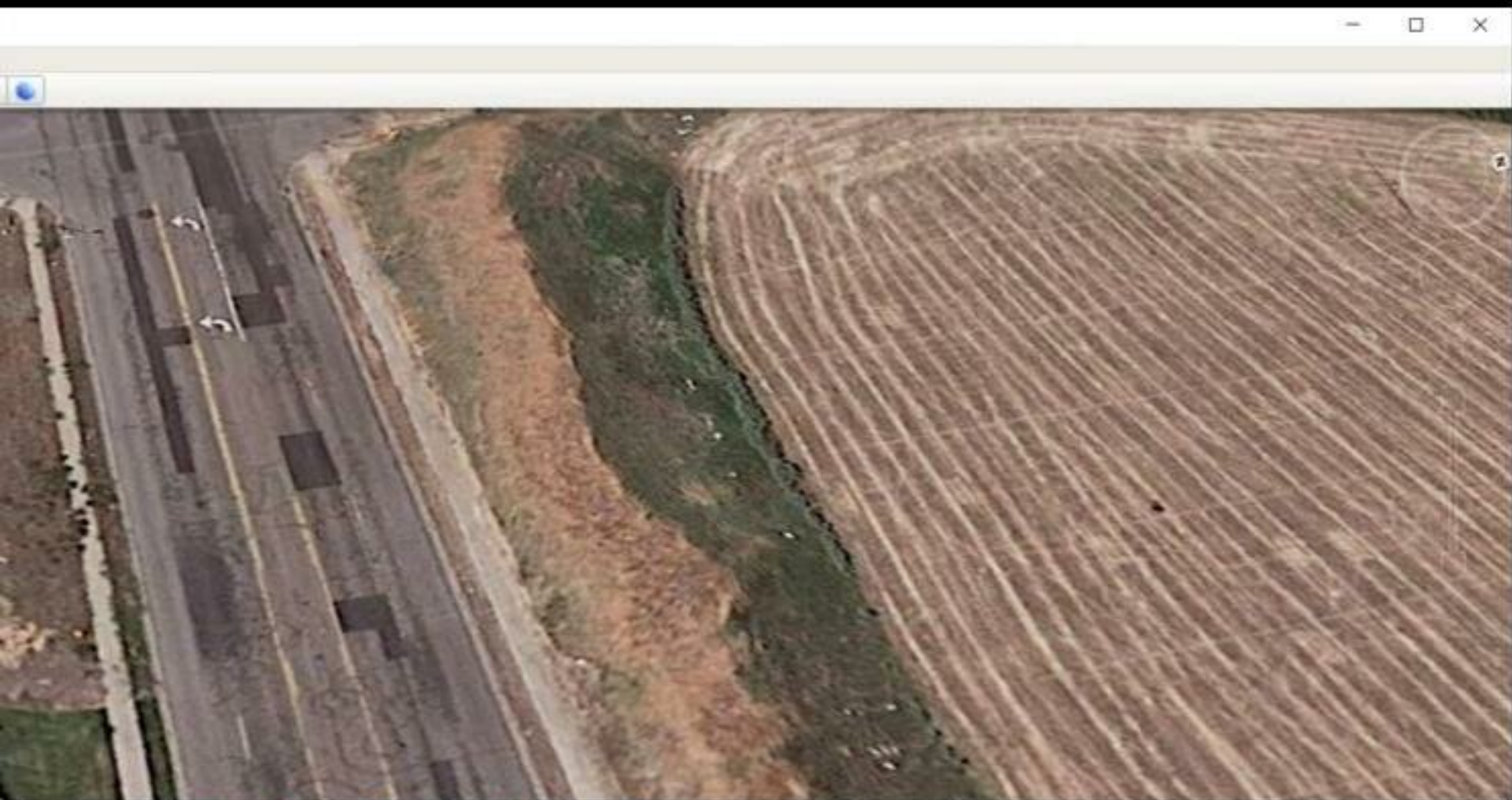
Consistent with General Plan:

- maximize land use intensity
- recognize artificial intelligence
- right size and shared parking standards
- mixed use development
- multi-family dwellings
- dark sky, stall size, connectivity & landscaping

Recommendation

- Staff recommends approval of the proposed Ordinance 2021-09 adopting the Parking Code Amendment.



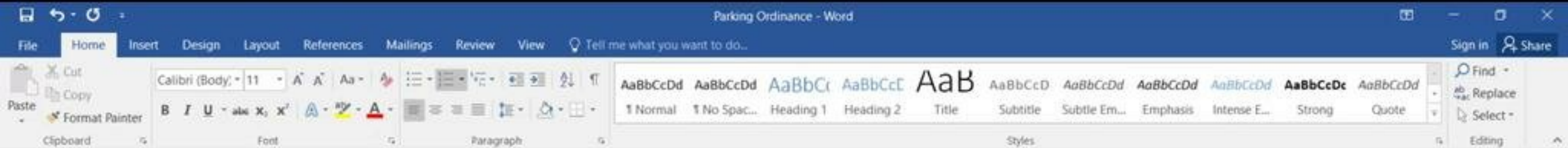


Parking Ordinance 4-6-20

1. Get rid of landscape area light prohibition
2. Have a 16 foot height limit for lights
3. |

Parking Ordinance 4-6-20

1. Get rid of landscape area light prohibition
2. Have a 16 foot height limit for lights
- 3.



Parking Ordinance 4-6-20

1. Get rid of landscape area light prohibition
2. Have a 16 foot height limit for lights
3. Have landscaping along parking lot perimeter, not in middle of parking lot, not diamonds.

1. Get rid of land
2. Have a 16 foot
3. Have landscap



, not diamonds.



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Parking Ordinance



PC



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City Council 2021 - Sh...