

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
Planning Commission Meeting
Thursday, October 10, 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

Item 1 Michael and Sharon Seiter request Commercial Development Approval of a Cabinet Shop Addition for property located at 790 South 300 West

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 October 3, 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://pmn.utah.gov>. Notice provided to the Wasatch Wave on October 3, 2013.
Karen Tozier, Planning Commission Secretary

Heber City Planning Commission
Meeting date: October 10, 2013
Report by: Anthony L. Kohler

Re: Seiter Shop Addition at 790 South 300 West

The petitioner is requesting approval of a 70' by 70' cabinet shop addition behind the existing shop. Curb, gutter, and sidewalk exist along the frontage of the streets. The proposed site will have 6 painted parking stalls in the front of the building on existing asphalt. The code requires 1 stall per 2 occupants of the building. The site will have up to 6 employees; additional parking area will be paved to the south of the new addition and will be available for additional parking if needed in the future.

The proposed addition will be wood framing with hardi-plank siding colored to match the existing building. The building is setback 10 feet from the side property line as required by the code.

The petitioner will be installing new sewer and water laterals. A fire hydrant exists to the north on the Aactiva Plaza street frontage within 250 feet of this property. The new addition will be fire sprinkled like the existing building.

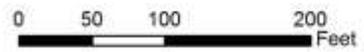
Engineering has no issues with the proposal since it is a minor addition, but has asked the petitioner to grade the rear of the property to contain the runoff from the new parking area and new addition.

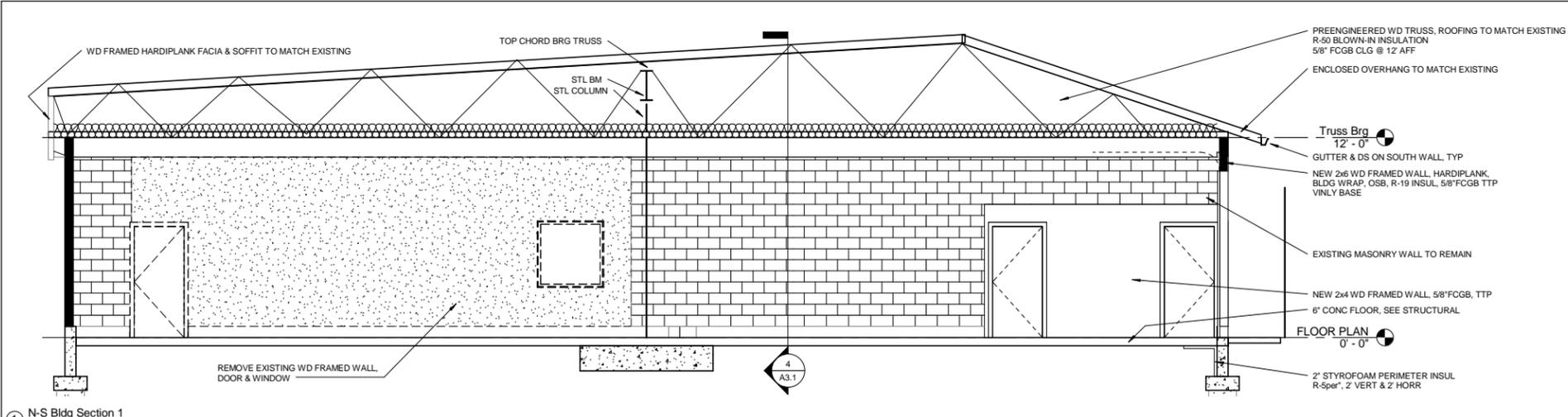
RECOMMENDED MOTION

Motion to approve the proposed development as consistent with the applicable codes, Chapter 18.48 Business and Manufacturing Zone.

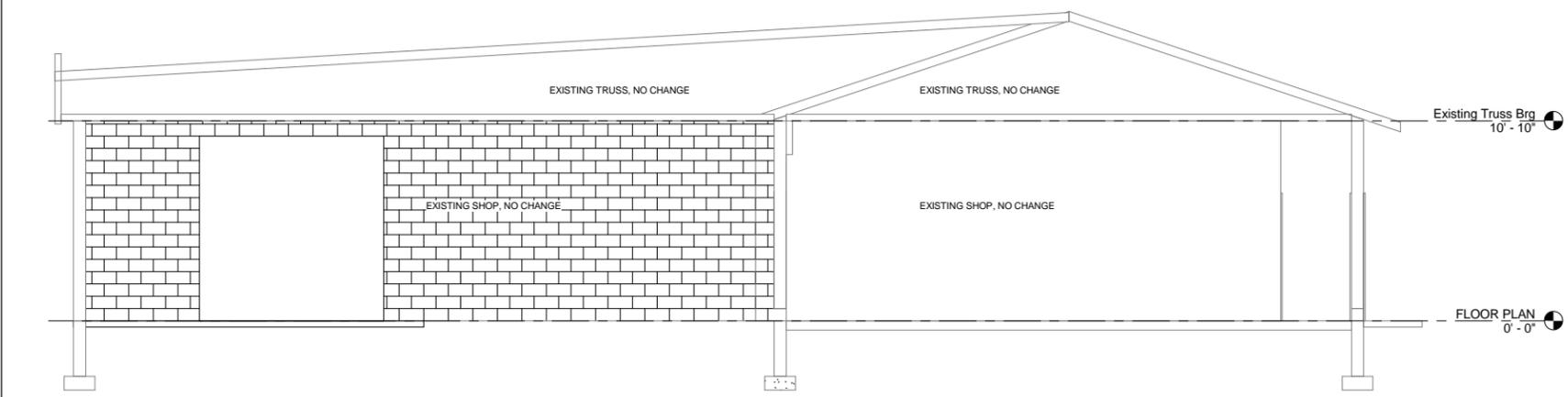


Heber City, Utah

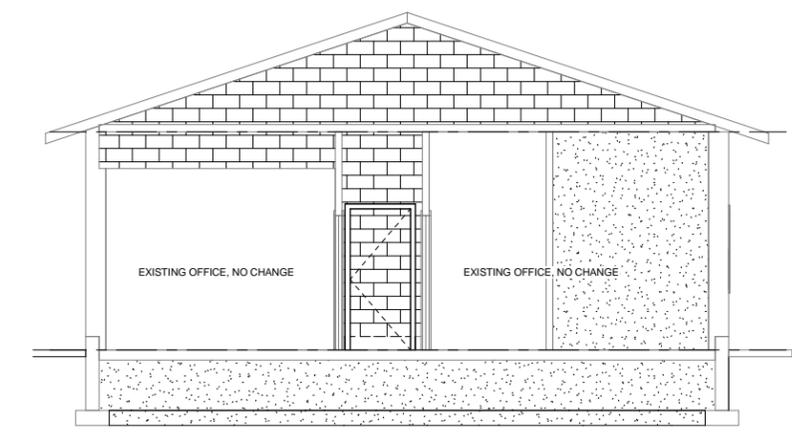




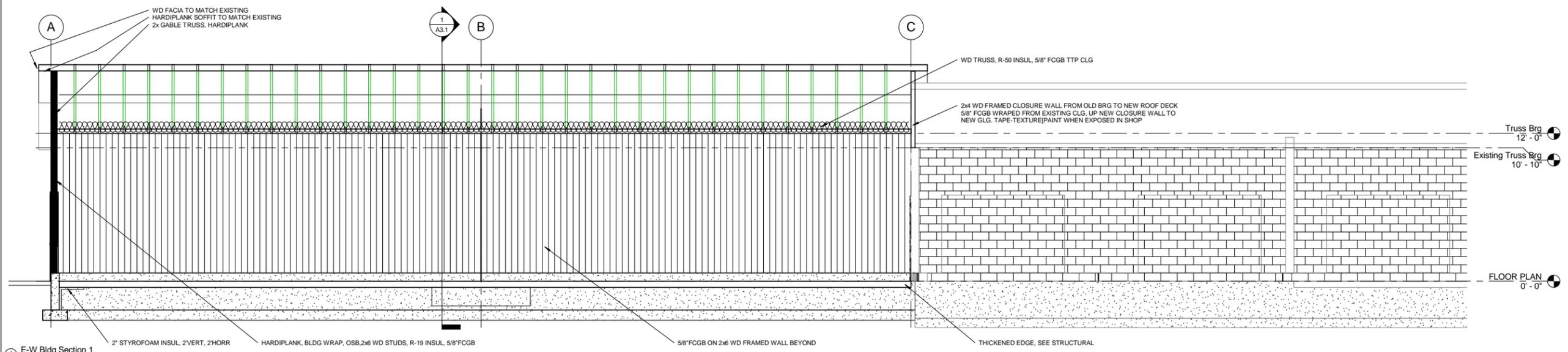
1 N-S Bldg Section 1
1/4" = 1'-0"



2 N-S Bldg Section 2
1/4" = 1'-0"



3 N-S Bldg Section 3
1/4" = 1'-0"



4 E-W Bldg Section 1
1/4" = 1'-0"

BY	REVISION	DATE

George E. Bennett
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 DEVELOPMENT
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Building Sections
70' x 70' Shop Addition
 Michael Seiter & Co
 790 South 300 West, Heber City, UT

DATE: 29 Aug 2013
 DRAWN BY: GB
 PROJ. 1307
 SHEET A3.1
 OF PERMIT



October 2, 2013

Anthony Kohler, Heber City Planner

ref: Seiter Shop Addition at 790 South 300 West, Heber City, UT

Mr Kohler,

These are my official responses to the concerns brought up at the DRC held October 1, 2013.

- 1 show (6) stripped parking stalls
- 2 show asphalt paving to west edge of building addition.
- 3 new 4" sewer lateral will connect to existing sewer main in 300 West. If a 6" sewer lateral is installed, it will go into the existing sewer man hole.
- 4 there is an existing fire hydrant on the NE corner of the property
- 5 changes to the existing fire sprinkler system will be submitted to the County Fire Marshal for his approval prior to any work on the existing fire sprinkler system. Add a FDC to the system.
- 6 a new water yard line will be installed. Public Works will decide if a new water meter can will be installed.
- 7 show retention berm on west side of addition to contain surface and roof run off water.

I have attached a revised site plan showing these corrections.

Thanks again.

George Bennett
George Bennett Architecture/Development

proj 1307-DRC L1

