

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
Planning Commission Meeting
Thursday, November 14, 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: September 12, 2013, Regular Meeting
 October 17, 2013, Regular Meeting

Item 1 Red Ledges requests Subdivision Final Approval of Red Ledges Phase 1P located on Copper Belt Drive near the intersection of Red Ledges Village Way. The main entrance to the Red Ledges Development is at 1851 East Center Street (Lake Creek Drive)

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 November 7, 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 November 7, 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, September 12, 2013
6

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

Present: Planning Commission: Harry Zane
Michael Thurber
Kieth Rawlings
Craig Hansen
Mark Webb
Darryl Glissmeyer

Absent: David Richards
Clayton Vance

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

10
11 Others Present: Casey Shaw, Jeff Randall, Lance Shields, Josh Alum, Dee Hansen, Connie
12 Christensen, Todd Cates, Joe Serry, Scott Phillips, and Paul Berg.
13

14 Chairman Rawlings convened the meeting at 7:00 p.m. with a quorum present. Commissioners
15 Webb, Vance, and Richards were not present. Commissioner Glissmeyer was present via
16 telephone. Commissioner Webb had informed Chairman Rawlings that he would be arriving to
17 the meeting a little later.
18

19 **Pledge of Allegiance: Commissioner Thurber**
20 **Approval of Minutes: August 8, 2013, Regular Meeting**
21

22 Commissioner Thurber moved to approve the Meeting Minutes from the August 8, 2013 Regular
23 Meeting. Commissioner Hansen seconded the motion. Voting Aye: Commissioners Zane,
24 Thurber, Rawlings, and Hansen. Voting Nay: None. The motion passed.
25

26 **Item 1 Public Hearing to consider Subdivision Preliminary Approval of the Ranch**
27 **Landing Cottages, a single-family home subdivision located at approximately**
28 **970 South and 500 East**
29

30 Anthony Kohler introduced information on the proposal. Paul Berg indicated he would like to
31 make his comments after the public hearing. Chairman Rawlings opened the public hearing.
32

33 Connie Christensen indicated they were concerned with the same issues as they'd had on the
34 Swift Creek hearing. Christensen informed the Commission that they wanted to avoid the same

35 problems that they'd had from the other developers, builders and owners that border their farm
36 ground. These problems include trespassing, dumping of rocks and trash, complaints of their
37 farming activities, complaints about their watering, and damage from farm activities and
38 livestock into their barbwire fence. They were asking for the Commission to request that the
39 Developer provide an eight foot high solid fence wall along borderlines in addition to the
40 existing livestock fence. She stated that the subdivision plat must carry the same warning
41 language about farming activities that the Commission approved in the Swift Creek area. Ms.
42 Christensen indicated she was going to provide them a copy of what they'd done on August 8th
43 and (regarding) the damages they'd occurred; so the Commission could see what the problems
44 are and her concerns. Ms. Christensen passed out a document entitled "Ranch Landing
45 Cottages"; the document contained a number of photographs illustrating the problems that had
46 been occurring. Commissioner Webb arrived to the meeting at 7:09 p.m.
47

48 Connie Christensen verified she had not given this to anyone at the City thus far as she had just
49 put this together. She indicated they wanted to use the same language that the Commission had
50 approved with Devin McKrola. This was the "right-to-farm" clause. She indicated she had put
51 the letter to George Holmes who runs their farm so that he could see what her concerns have
52 been. She indicated that they could see the problems she'd had; this was three developers back
53 starting with Hat Creek, the developer after him, and now Swift Creek. She indicated they'd had
54 an agreement with the second developer but then they'd lost all their money and it got turned
55 over to another.
56

57 Chairman Rawlings did not feel they had an issue with the right to farm clause. He also noted
58 his thought was that an eight foot fence wall was not allowed per ordinance. This was confirmed
59 with Anthony Kohler; a six foot fence height is the limit. Chairman Rawlings noted they'd also
60 asked for a construction containment fence. Connie Christensen indicated she was asking for an
61 eight feet fence because of the irrigation water issue; this was to keep irrigation water off of the
62 neighbors' property when the wind starts to blow. Christensen confirmed that the people
63 complaining are the ones without fences. She spoke about the problems that she'd had with
64 Edge Homes. Paul Berg confirmed he'd received a copy of Christensen's document.
65

66 There were no further comments from the public. Chairman Rawlings closed the public hearing.
67

68 Paul Berg addressed the Commission. Berg indicated he'd like to look at Christensen's
69 comments for Final Approval. There was discussion on fence height. Most of the problems
70 discussed would be in the second phase. Chairman Rawlings asked Berg if they would be
71 opposed to the right to farm clause. Berg replied they would not be opposed to the right to farm
72 clause. Berg indicated his only concern was the fence height and coordinating this with Russ
73 Watts regarding how and when the fence would go in. He indicated he would like to present
74 these details when they come back for final. Commissioner Webb expressed concerns over a
75 fence during the construction phase. Paul Berg thought this would only be pertinent to the
76 second phase. Berg commented they'd been working with City Engineering staff and there were
77 a few things they would continue to work with them on, storm drainage, and they would come
78 back with those details at final.
79

80 There were questions from the Commissioners at this time regarding location of trees and storm
81 drain plans. Discussion on storm drains being considered open space. Ranch Landing HOA will
82 maintain the retention pond. Emergency vehicle turnarounds for Phase 2 were discussed; this
83 would not be required for Phase 1 because in Phase 1 the road loops through to 500 East. Bart
84 Mumford indicated because it is over one lot, the City will require a temporary turnaround but it
85 will stay in the right of way. He explained that basically you hold the curb and gutter short and
86 asphalt up to the sidewalk; this would be on each of the stub roads in Phase 2. Discussion on
87 how snow plowing would occur; Bart Mumford indicated they would push the snow up against
88 the end and usually there is room that they can store a little bit. He indicated he did not think he
89 would put this on the plat.

90
91 Connie Christensen commented this raises a concern with her because they would be pushing
92 snow onto her field and fence. Commissioner Thurber indicated Public Works could handle this.
93 This was only in Phase 2. Bart Mumford explained that they will push the snow to the end and if
94 there is a lot of accumulation they will haul the snow off. Commissioner Glissmeyer indicated
95 the Commission had already asked all the questions that he'd had. No further questions or
96 comments from the Commission.

97
98 Commissioner Zane moved that we recommend preliminary approval of Ranch Landing
99 Cottages, a single-family home subdivision located at approximately 970 South and 500 East,
100 in consideration that they just adhere to the Section 18.68.175 Open Space and particularly C and
101 B and that they meet all the requirements of Staff and City Engineer. Chairman Rawlings asked
102 if Commissioner Zane would like to add at this point that they recommend the right to farm
103 clause be put on the plats. Commissioner Zane answered in the affirmative, "Yeah, and all that
104 stuff similar to the previous subdivision". (The previous subdivision was Swift Creek
105 Subdivision.) Chairman Rawlings stated at this time, "We are going to add the right to farm
106 clause, at least at this point right now. And then we'll have a discussion on that fence, when it
107 comes back for final after he talks with the developer about that. Okay?"

108
109 Paul Berg replied that if they wanted to put that as a condition, that we come back with a fencing
110 plan, I think that's pertinent. Chairman Rawlings asked Commissioner Zane if he wanted to add
111 this to his motion and Commissioner Zane indicated in the affirmative. There was clarification
112 with the Planning Commission Secretary, Karen Tozier, on one comment Commissioner Zane
113 had made during the motion. The clarification was that the recommendation be similar to the
114 previous subdivision, Swift Creek Subdivision. Commissioner Webb seconded the motion.
115 Commissioner Hansen asked Bart Mumford if he was okay engineering-wise with this
116 preliminary. Bart Mumford answered, "At this point, yeah". Voting Aye: Commissioners Zane,
117 Thurber, Rawlings, Webb, Glissmeyer, and Hansen. Voting Nay: None. The motion passed.

118
119 Commissioner Thurber asked for them to discuss the right to farm topic on a future agenda..
120 This is an issue that would likely crop up again.

121
122
123

124 **Item 2** **America First Credit Union requests Final Commercial Development**
125 **Approval for a credit union located at 235 West 1300 South, Lot 1 of the**
126 **Valley Station 2 Subdivision**
127

128 Jeff Randall of Great Basin Engineering was present representing America First Credit Union.
129 Mr. Randall indicated that the architect, Lance Shields of HKS Architecture, was present as well.
130 Randall reviewed the site plans and explained traffic flow and access/egress to the site and
131 around the site on 300 West, 1300 South, and Highway 189. Commissioner Thurber asked once
132 they had received approval from UDOT on Highway 189 if this would be a right-only (lane).
133 Mr. Randall expressed that UDOT had indicated to them this would be full access, they are
134 requiring them to put in a right turn lane. So they are widening the roadway in this location
135 about 10 feet to put another lane in for a right turn lane. He stated that with the meetings they'd
136 had with UDOT and their submittal, UDOT has indicated that this will be approved to them at
137 this time as a full access; he noted they (UDOT) always reserve the right to restrict it later down
138 the road, but at this time it will be approved as a full access. The Commission asked where
139 approvals with UDOT stand. Jeff Randall answered that they'd met a couple of times with
140 UDOT and their only request was to add the right turn lane and UDOT is also asking them to
141 join into the shared access agreement with the Price property, the remaining Boyer property, and
142 their own property; a three-party agreement that everybody shares that driveway.
143

144 The engineering report was referenced; Jeff Randall had received this and had not had any
145 questions. He indicated they were fine with the three required streetlights and noted this gives
146 the same spacing as with the Boyer property. It was noted the trees along 1300 South will be
147 moved behind the sidewalk because the comment was 1300 South potentially widens in the
148 future. Bart Mumford asked for the trees along the four foot planter strip (along Highway 189)
149 to be moved as well. Bart Mumford and Jeff Randall were to look at this further for final review.
150 The areas for snow storage were shown. Chairman Rawlings thought that taking a couple of
151 parking stalls for snow storage during the winter would be acceptable.
152

153 Commissioner Webb moved that we recommend Final Commercial Development Approval for
154 a credit union located at 235 West 1300 South, Lot 1 of the Valley Station 2 Subdivision; that it
155 meet all staff and engineering requirements and that it is consistent with Chapter 18.42 of the
156 MURCZ and Title 17 Subdivisions, conditional upon the trees which have been moved on 1300
157 South and that discussion continue and that the Developer work out an arrangement with Bart
158 (Mumford) and Planning on the relocation of those trees on (Highway) 189, moving them back
159 behind the sidewalk, if that is a possibility. I'll just include this, we didn't talk about it, the
160 freestanding sign...the development's freestanding sign be a monument sign with a brick/rock
161 base, parking lot lighting be consistent with the Boyer Development, three historic dual acorn
162 light poles be installed along the frontage, spaced 100 feet apart are consistent with the Boyer
163 Development along 189, a bike rack be installed by the main door, that the shared access
164 agreement be signed and approved by UDOT before building permit and a copy be provided to
165 the City. Commissioner Hansen seconded the motion. Voting Aye: Commissioners Zane,
166 Thurber, Rawlings, Webb, Glissmeyer, and Hansen. Voting Nay: None. The motion passed.
167
168

169 **Item 3** **Boyer Company requests concept approval of a single family home**
170 **development located at Industrial Parkway and 1200 South, in Valley**
171 **Station, which is in the Mixed Use Residential Commercial Zone**
172

173 The subdivision plans were reviewed closely with respect to the ordinance. There was
174 discussion and debate on the 20 foot lot setback from the streets on corner lots and on setbacks in
175 general. Anthony Kohler pointed out the zone does not have as many setbacks as a typical zone
176 because it was originally written for townhomes and apartments.

177
178 Scott Phillips pointed out in Section 18.42.040(B)(2) Site Design – Building Setbacks that it said
179 all residential buildings shall be located at least 30 feet from any public street property line. He
180 confirmed with Anthony Kohler that the roads/streets within the project were public roads.
181 Kohler related the issue with Garbett Homes whose development had parking access from the
182 rear when this had been approved. He pointed out that the beginning of (B)(2) specifies that this
183 paragraph is applicable to residential buildings which have parking areas accessed from the rear
184 of the building. Garbett Homes’ plans had had rear access to parking areas and garages from
185 shared private driveway access lanes; thus this was only applicable in this scenario.

186
187 Joe Serry asked whether that would apply to setbacks on either side of the road. Anthony Kohler
188 indicated he did not read the ordinance in this manner. Joe Serry thought the lots should have lot
189 setbacks on corners no closer than 30 feet to the streets; reflecting what the setbacks are across
190 the street in Alpine Meadows. Chairman Rawlings pointed out that Alpine Meadows is in an R-
191 1 Residential Zone. Other pertaining sections of the Mixed Use Residential Commercial Zone
192 (MURCZ) ordinance were looked at and examined with respect to setbacks. Pat Moffatt from
193 Boyer Company suggested making a condition for any lots that border Industrial Parkway that
194 these lot setbacks be 30 feet on the side; this would not be applicable to any lots on the interior.
195 This could possibly result in the elimination of a lot or two but Moffatt was willing to do this as
196 long as he could keep the language in for the interior corner lots. The Planning Commission
197 agreed with this.

198
199 The Commission asked for the driveway of Lot 148 to access the main street and not the cul-de-
200 sac. Cul-de-sac and snow plowing was discussed. Bart Mumford indicated it was a 100 feet
201 diameter radius for right-of-way; the asphalt is less than that. Mumford thought their proposal
202 was acceptable. Commissioner Glissmeyer asked why Lots 150/151 and 152/153 couldn’t be
203 combined. Pat Moffatt related how many lots they’d already lost. He did not want to lose any
204 more lots. Chairman Rawlings reiterated what he’d said at the last meeting on this item
205 regarding his desire for everything to be internal with no driveway access onto Industrial
206 Parkway because of his concern for the safety of school children going to and from school who
207 walk along Industrial Parkway.

208
209 Commissioner Thurber brought up a number of traffic and street related issues. He discussed the
210 merge/right hand turn at the intersection of 1300 South onto Industrial Parkway. Concern was
211 expressed over speeding at this location. Discussion on the fire hydrant at 1200 South; the fire
212 hydrant will need to be moved because it will be in the middle of the street. Bart Mumford
213 indicated that when they do the detailed design drawings they will have to show this as being
214 adjusted. Thurber thought the unsupervised intersection at 1000 South needed a crosswalk and

215 that sidewalk was needed on 1000 South to this intersection. This needs to be rectified for
216 proper protection. Industrial Parkway was discussed in conjunction with the Heber City Master
217 Road Plan. It was thought there be would lots of traffic; the anticipated aquatic center and soccer
218 fields would be accessed this way and the bypass would be in this area. The road plan designates
219 Industrial Parkway as a collector with 72 feet of right-of-way. Commissioner Thurber agreed
220 with Chairman Rawlings; he did not like all the driveways spilling into Industrial Parkway.
221

222 Commissioner Hansen quoted Section 18.42.100(A) Residential Standards - Vision Statement,
223 “The residential portion shall be walkable and pedestrian friendly, with well maintained, high
224 quality buildings and ample landscaped and open areas, including well designed parking and
225 recreation facilities, and seamlessly integrate into the commercial portion of the zone.” He then
226 asked, “Where are the recreation facilities? I don’t see any provision for anything like that.”
227 Anthony Kohler indicated that the first plans had included some pocket parks and open space.
228 Anthony Kohler stated that the City has given them the direction that the City does not really
229 want to maintain several pocket parks through here. Kohler indicated the Petitioner does have an
230 obligation to build a trail along the (canal). Commissioner Hansen asked if this was the
231 recreation facility. Kohler answered, unless the Developer could come up with a HOA or
232 convince the City that the City wants to take on that obligation. Pat Moffatt pointed out that
233 there was a playground shown on Open Space A. Commissioner Thurber asked if this met the
234 30% requirement for open space. Pat Moffatt indicated that when Garbett Homes had had plans
235 to develop they included (in their calculations for open space) anything that wasn’t hard surface
236 and using same metric as Garbett Homes, this does meet the 30% open space. This sparked
237 discussion and debate on how open space is determined.
238

239 Joe Serry referenced that open space includes the canal, park strip, and front yard setbacks; he
240 was not supportive of this. He thought the community would like to see somewhere that children
241 can play with a little larger open space and indicated he would like to see Open Space A enlarged
242 and be a place where children and people can go to. Scott Phillips agreed with Serry’s comments
243 on the canal, park strip, and front yard setbacks being considered open space. He thought the
244 subdivision needed to have some aspect of (traditional) open space; a community area where we
245 can go. He stated, “I know the City doesn’t maintain my front yard and I’m sure that they’ve
246 increased their tax revenue with this development enough to maintain a few places of open
247 space; that is what I would expect. Thank you.” Commissioner Zane expressed that he thought
248 Open Space A might be dangerous being so close to the busy intersection at 1300 South
249 discussed earlier.
250

251 Pat Moffatt of Boyer Company indicated they would be happy to look at the plans and add more
252 public dedicated open space if the Planning Commission wanted this but the tradeoff would be
253 higher densities. Based on earlier conversation they thought that this was a plan that would
254 allow for lower densities to meet in the middle so to speak. He indicated that if the Commission
255 wanted to see this with the open space and access issues they could certainly look at that.
256

257 Bart Mumford commented at this time that he would like to see the road that intersects with 300
258 West at approximately 1200 South moved to align with the east/west running road on the east
259 side of 300 West. Pat Moffatt agreed with this. Mumford also indicated that as discussion had
260 taken place he had thought about Open Space A; he had originally thought the HOA or the

261 Developer would maintain and take care of this. He asked Pat Moffatt what they were thinking.
262 Pat Moffatt indicated that Open Space B was already dedicated but with Open Space A they
263 could look at doing that under an HOA. Commissioner Webb asked if this would be available to
264 subdivision residents only. Pat Moffatt answered that if it was a private HOA then yes.
265 Commissioner Webb was concerned with the HOA falling off and upkeep coming back to the
266 City.

267
268 There was discussion on the current subdivision design and on the transition idea. Harry Zane
269 mentioned alleyways. Pat Moffatt did not think they would do alleys. He indicated with these
270 comments the product they were probably looking at would have buffers and berms. If the desire
271 was to go to high density (in order to have public parks); there is a tradeoff. There was concern
272 from the Commissioners they would get into something they don't like either. Commissioner
273 Webb commented that the Boyer Company had followed the majority of requests the
274 Commission had made from the last meeting. It was noted the Commission was split.

275
276 Anthony Kohler referenced some other City ordinances that defined open space and showed
277 them on the overhead; specifically the Clustered Open Space Zone (COSZ) definitions in Section
278 18.22.030. One of the things they had done was to widen the planter strip; this made the area
279 more walkable. This definition would not preclude what was being proposed. The open space
280 issue, subdivision design, and children and pedestrian safety were debated at length. Chairman
281 Rawlings stated he would like to see a clause about a recreation facility if there is more density.
282 Commissioner Hansen asked the residents who lived across Industrial Parkway who have
283 children what they thought. Joe Serry discussed this. His concern was that parks were great for
284 a community; he preferred these plans as opposed to attached homes. Scott Phillips mentioned
285 putting a four-way stop at the corner of 1100 South.

286
287 Pat Moffatt mentioned that if Industrial Parkway is increased to a 100 foot width he would then
288 lose two more lots. Phasing the subdivision in four phases was discussed. The Commissioners
289 weighed in on whether they wanted to look at less density or more density keeping in mind
290 comments that had been made throughout the meeting. One idea thrown out during debate was
291 to increase the size of Lots 105 and 208 so there could be a 30 foot setback along Industrial
292 Parkway which left the lots along Industrial Parkway with 80 feet of frontage and have to a park
293 on the interior somewhere. Pat Moffatt agreed to this. Chairman Rawlings and Commissioner
294 Webb indicated they were looking at lots similar in size to Lot 197 or Lot 185. Issue: HOA to
295 maintain or City to maintain the park questioned. Pat Moffatt indicated if the HOA was to
296 maintain (the parks) then the answer was no. Commissioner Webb stated he thought the City
297 needs to take care of it. Anthony Kohler expressed with as many residents as there are in this
298 sector including Liberty Station that maybe the City should look at this. He could not speak
299 from the fiscal side of things but from a planning perspective this made sense. Pat Moffatt
300 commented that in Lehi that the parks doubled as detention ponds and it was never an issue if
301 they had heavy rains. He indicated that he thought in this scenario it would be fantastic if those
302 three lots were a park. Chairman Rawlings suggested making Open Space A larger by
303 eliminating a few lots close to it. The pros of this idea were commented on by Commissioner
304 Webb; if maintained by the City it would provide access to others who did not live in the
305 subdivision, was right next to canal/trail, etc. Pat Moffatt preferred this as well. Bart Mumford
306 liked the idea of eliminating Lot 213 for visibility. There was further discussion of this. Adding

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
Planning Commission Meeting
Thursday, October 17, 2013

6:00 p.m.
Regular Meeting

Present: Planning Commission: Harry Zane
Michael Thurber
Kieth Rawlings
Clayton Vance
Mark Webb (arrived at 6:17 p.m.)

Absent: Craig Hansen
David Richards
Darryl Glissmeyer

Staff Present: Planning Director Anthony Kohler
Deputy Recorder Amanda Anderson

Others Present: George Bennett and Michael W. Seiter.

Chairman Rawlings convened the meeting at 6:00 p.m. with a quorum present and excused Craig Hansen, Mark Webb, David Richards and Daryl Glissmeyer.

Michael and Sharon Seiter Request Commercial Development Approval of a Cabinet Shop Addition for Property Located at 790 S. 300 W.: Chairman Rawlings apologized to Mr. Seiter for the lack of a quorum which caused a delay of the previously scheduled meeting. George Bennett took the floor and explained to the Planning Commission members this was an existing business and that they were adding a 70' x 70' addition to the rear of the building. The Development Review Committee had made review comments, some of which included additional parking, fire hydrant, striping of the parking lot, connection to the sewer main, as well as other comments which had all been addressed. The print was returned to the DRC and the plans presented at the meeting were the approved final plans. Michael Thurber asked if they would consider the addition of pressurized irrigation at the same time as the sewer line. Mr. Seiter indicated he would consider looking into pressurized irrigation at the property. There was some discussion with regard to the City code as it pertained to pressurized irrigation.

Commissioner Thurber made a motion to approve the proposed development as consistent with the applicable code, Chapter 18.48 Manufacturing and Business Park Zone (M&BP). Commissioner Zane made the second.

Voting Aye: Commissioners Zane, Thurber, Rawlings and Vance.

Chairman Rawlings asked the Planning Commission members how they felt about a change in the meeting time from 7:00 p.m. to 6:00 p.m. Planning Director, Tony Kohler, informed the Planning Commission that the City Council would like to meet with the Planning Commission to discuss future plans and so forth.

With no further business, Commissioner Thurber made a motion to adjourn the meeting at 6:19 p.m. Commissioner Zane seconded the motion. Voting Aye: Commissioners Zane, Thurber, Rawlings, Webb and Vance.

Amanda Anderson
Deputy Recorder

Re: Red Ledges Phase 1P Final

Red Ledges is proposing a 25 Lot subdivision of lots sized 1/3 to 3/4 acre. The city’s water tank resides within the plat. Some of the lots are located topographically below the roads and will need ejector pumps for sewer access.

Horrocks has covered most of the issues for the proposed subdivision. Lot 780 meets the requirements for width as required by Section 18.61.040, requiring the building pad to be at least 65 feet wide for Traditional Lots.

Lots 780-783 are Traditional Lots with 30 foot front setbacks and 20 foot side setbacks (10 on each side) and 20 foot rear setbacks. Lots 758-779 are Estate Lots requiring 30 foot front setbacks, 24 foot side setbacks (10 minimum, 14 on the other side), and 30 foot rear setbacks. The building pads on Lots 758-779 need to be modified to match these requirements. Lot 774 is not wide enough for the 100 foot width requirement at the front of the building pad, but there should be sufficient width in surrounding lots to make these adjustments.

The city has followed the county road standards for the private roads in Red Ledges as set forth in the interlocal agreement. That permits 1300 foot long cul-de-sacs. This measurement would be taken at the first intersection at Lot 762 and the streets would fall within the 1300 foot length.

Recommendation

The proposed subdivision is consistent with the Red Ledges Master Plan, Interlocal Agreement, and Chapter 18.61, conditional upon Lots 758-779 showing Building Pads 30 feet from the right of way, with 10 foot and 14 foot side setbacks and 30 foot rear setbacks, and Lot 774 being widened to 100 feet.

Section 18.61.040 Development Requirements

	One-Family Lots/Dwellings		
	<i>Patio Lots</i>	<i>Traditional Lots</i>	<i>Estate Lots</i>
Minimum Area	5,500 s.f. (Maximum Patio Home Lot Size 8,000 s.f.)	8,000 s.f. (Maximum Village Lot Size 19,999 s.f.)	20,000 s.f.
Minimum Lot Width	50 l.f. at front of building pad	65 l.f. at front of building pad	100 l.f. at front of building pad
Minimum Unit Size (per unit):			
Single-Story	850 s.f.	950 s.f.	1,200 s.f.
Multi-Story	1,450 s.f.	1,600 s.f.	1,800 s.f.
Minimum Yard Setbacks			
Front Yard	20 feet from front r-o-w	30 feet from front r-o-w	30 feet from front r-o-w
Side Yard	16 feet total with no less than 6 feet on one side	20 feet total with no less than 10 feet on one side	24 feet total with no less than 10 feet on one side
Rear Yard	15 feet	20 feet	30 feet
Corner Lots	20 feet total with no less than 14 feet for side yard fronting a street and 6 feet on other side.	25 feet total with no less than 15 feet for side yard fronting a street and 10 feet on other side.	30 feet total with no less than 20 feet for side yard fronting a street and 10 feet on other side.
The buildable area is the portion of land located within the property boundary setbacks. The building pad is the portion of land located within the buildable area setbacks.			

November 1, 2013

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

Subject: Red Ledges Phase 1P – Review

Dear Bart:

Horrocks Engineers recently reviewed the plat and concept plans for Red Ledges Phase 1P. The following items should be addressed.

General

- A complete set of the plans have not yet been submitted or reviewed. Any redline comments will need to be addressed and incorporated into the plans.
- The plat needs to show street names and addresses.
- Lot 780 is a flag type lot, and the allowance of this type of lot should be verified.

Heber City Tank Parcel:

- The plat may need more specific language for the access of the tank parcel.
- A development agreement should be created to allow for the overflow of the tank into the private storm drain system.
- The development agreement should also address access to the parcel for maintenance of the tank.
- A power and phone service should be provided to the tank parcel.
- The new access location for the tank needs to be shown on the plans and provided by the developer.
- The existing fence on the parcel should be shown on the plans. The fence may need to be moved or additional fence added.
- The overflow structure/box and design needs to be completed and approved by Heber City Public Works.

Streets

- There is not a paved outlet at the end of Copper Belt Drive. The cul-de-sac lengths are longer than 1300 if measured from the round-about. At a minimum,

Copper Belt Drive should be connected to the north to Flat Top Mountain Drive with an approved access road. This road will need to be maintained in the winter for emergency access. The fire chief and fire marshal should also approve of the roads and the cul-de-sac lengths.

- A temporary turn-around should be designed at the end of Copper Belt Drive.

Storm Drain

- A storm drain report and final design needs to be submitted and reviewed.

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

Sincerely,

HORROCKS ENGINEERS

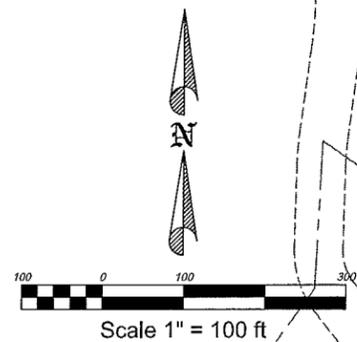


Willa Motley

cc: file
Wilding Engineering
Red Ledges
Heber Planning Department

RED LEDGES PHASE 1P

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



Line #	Length	Direction
L1	56.50	S71°21'12"W
L2	46.22	N07°01'05"W
L3	69.26	N40°15'22"W
L4	19.32	N14°49'43"W
L6	33.15	N49°44'38"E
L7	36.97	S14°25'57"W
L8	3.21	N15°07'31"E
L9	76.73	S59°49'05"E
L10	31.59	S71°00'25"E
L11	94.86	S59°49'05"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	597.25'	800.00'	42°46'31"	S83°29'15"W	583.46'
C2	291.57'	800.00'	20°52'56"	S72°32'27"W	289.96'
C3	305.68'	800.00'	21°53'35"	N86°04'18"W	303.83'
C4	269.13'	460.00'	33°31'18"	N88°06'51"E	265.31'
C5	155.23'	400.00'	22°14'08"	N60°14'08"E	154.26'
C6	87.02'	150.00'	33°14'17"	N23°38'13"W	85.80'
C7	432.55'	160.00'	154°53'38"	S37°11'27"W	312.35'
C8	322.33'	160.00'	115°25'39"	S17°27'28"W	270.52'
C9	110.21'	160.00'	39°27'59"	N85°05'43"W	108.04'
C10	200.51'	500.00'	22°58'36"	S76°51'02"E	199.17'
C11	176.25'	750.00'	13°27'51"	N81°36'24"W	175.84'
C12	94.64'	200.00'	27°06'46"	S01°16'20"E	93.76'
C13	83.60'	500.00'	9°34'49"	N07°29'39"E	83.51'
C14	261.38'	825.00'	18°09'10"	S71°10'34"W	260.29'
C15	191.28'	825.00'	13°17'02"	S88°44'31"W	190.85'
C16	70.10'	825.00'	4°52'07"	S77°49'05"W	70.08'
C17	22.85'	15.00'	87°16'14"	N36°37'02"E	20.70'
C18	72.51'	125.00'	33°14'17"	N23°38'13"W	71.50'
C19	75.47'	115.23'	37°31'38"	N60°40'02"W	74.13'
C20	75.17'	55.23'	77°59'05"	S49°49'45"E	69.50'
C21	49.84'	113.02'	25°16'10"	S01°47'52"W	49.44'
C22	41.25'	113.02'	20°54'42"	S00°22'51"E	41.02'
C23	8.60'	113.02'	4°21'28"	S12°15'13"W	8.59'
C24	338.00'	185.00'	104°03'42"	S11°46'29"W	291.69'
C25	134.89'	185.00'	41°46'35"	S19°22'04"E	131.92'
C26	116.52'	185.00'	36°42'25"	S19°52'28"W	116.51'
C27	47.36'	156.24'	17°22'02"	N05°44'56"E	47.18'
C28	73.80'	538.00'	7°51'33"	S00°58'42"W	73.74'
C29	24.07'	538.00'	2°33'50"	S08°12'23"W	24.07'
C30	82.59'	185.00'	25°34'42"	S51°00'59"W	81.90'
C31	19.54'	15.00'	74°37'51"	N26°29'25"E	18.19'
C32	90.75'	225.00'	23°06'33"	S00°43'46"W	90.14'
C33	79.42'	475.00'	9°34'49"	N07°29'39"E	79.33'
C34	10.02'	475.00'	1°12'30"	N11°40'48"E	10.02'
C35	69.41'	475.00'	8°22'19"	N06°53'24"E	69.34'
C36	59.60'	88.00'	38°48'09"	N16°41'50"W	58.46'
C37	89.70'	538.00'	9°33'09"	S12°15'52"W	89.59'
C38	256.28'	57.00'	257°36'18"	N87°17'46"W	88.84'
C39	34.68'	57.00'	34°51'52"	S18°39'59"E	34.15'
C40	51.75'	57.00'	52°00'54"	S24°46'24"W	49.99'
C41	61.55'	57.00'	61°51'54"	S81°42'48"W	58.60'
C42	66.27'	57.00'	66°36'41"	N34°02'54"W	62.60'
C43	42.03'	57.00'	42°14'57"	N20°22'55"E	41.09'
C44	59.60'	88.00'	38°48'09"	S22°06'19"W	58.46'
C45	87.78'	525.00'	9°34'49"	N07°29'39"E	87.68'
C46	64.77'	175.00'	21°12'26"	S01°40'50"W	64.40'
C47	22.02'	15.00'	84°07'13"	S50°58'59"E	20.10'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C48	89.38'	185.00'	27°40'52"	N79°12'10"W	88.51'
C49	190.48'	475.00'	22°58'36"	S76°51'02"E	189.21'
C50	101.34'	475.00'	12°13'27"	S71°28'28"E	101.15'
C51	89.14'	475.00'	10°45'08"	S82°57'45"E	89.01'
C52	113.36'	775.00'	8°22'52"	N84°08'54"W	113.26'
C53	68.76'	775.00'	5°04'59"	N77°24'58"W	68.73'
C54	56.42'	88.00'	36°44'00"	N86°45'32"E	55.46'
C55	256.18'	57.00'	257°30'44"	N17°08'54"E	88.90'
C56	63.01'	88.00'	41°01'41"	N54°36'34"W	61.68'
C57	167.22'	725.00'	13°12'55"	N81°43'52"W	166.85'
C58	29.92'	57.00'	30°04'24"	S83°25'44"W	29.58'
C59	66.99'	57.00'	67°20'29"	N47°51'50"W	63.20'
C60	74.13'	57.00'	74°30'46"	N23°03'47"E	69.01'
C61	85.14'	57.00'	85°35'06"	S76°53'17"E	77.45'
C62	34.21'	88.00'	22°16'23"	N63°59'13"W	33.99'
C63	210.53'	525.00'	22°58'36"	S77°51'02"E	209.13'
C64	124.85'	725.00'	9°51'04"	N80°02'56"W	124.50'
C65	42.57'	725.00'	3°21'52"	N86°39'24"W	42.57'
C66	98.52'	525.00'	10°45'08"	S82°57'45"E	98.38'
C67	112.01'	525.00'	12°13'27"	S71°28'28"E	111.80'
C68	364.96'	135.00'	154°53'38"	S37°11'27"W	263.55'
C69	145.55'	135.00'	61°46'31"	S83°45'01"W	138.81'
C70	218.41'	135.00'	93°07'07"	S06°18'12"W	196.04'
C71	101.52'	175.00'	33°14'17"	N23°38'13"W	100.10'
C72	7.00'	175.00'	21°7'34"	N39°06'35"W	7.00'
C73	94.52'	175.00'	30°56'42"	N22°29'26"W	93.37'
C74	22.85'	15.00'	87°16'14"	S50°39'12"E	20.70'
C75	275.94'	825.00'	19°09'49"	N84°42'25"W	274.65'
C76	129.49'	825.00'	8°59'35"	N89°47'32"W	129.36'
C77	135.83'	825.00'	9°26'01"	N80°34'44"W	135.68'
C78	10.61'	825.00'	0°44'13"	N75°29'37"W	10.61'
C79	254.50'	435.00'	33°31'18"	N88°06'51"E	250.89'
C80	4.37'	435.00'	0°54'33"	S75°24'46"E	4.37'
C81	199.37'	435.00'	26°15'38"	S88°49'51"E	197.63'
C82	50.76'	435.00'	6°41'08"	N74°41'46"E	50.73'
C83	145.53'	375.00'	22°14'08"	N60°14'08"E	144.62'
C84	164.93'	425.00'	22°14'08"	N60°14'08"E	163.90'
C85	283.76'	485.00'	33°31'18"	N88°06'51"E	279.73'
C86	578.59'	775.00'	42°46'31"	S83°29'15"W	565.25'
C87	346.75'	775.00'	25°38'06"	N87°56'33"W	343.86'
C88	29.86'	775.00'	21°2'28"	S78°08'10"W	29.86'
C89	49.72'	775.00'	3°40'33"	S75°11'39"W	49.71'
C90	100.07'	775.00'	7°23'53"	S69°39'25"W	100.00'
C91	52.19'	775.00'	3°51'29"	S64°01'44"W	52.18'
C92	78.44'	337.99'	13°17'51"	S81°27'18"W	78.27'

