

HEBER CITY CORPORATION  
75 North Main Street  
Heber City, Utah  
Planning Commission Meeting  
Thursday, January 9, 2014

6:00 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: November 14, 2013, Regular Meeting (tabled from December 12, 2013)  
December 12, 2013, Regular Meeting

- Item 1      Wasatch County School District requests Commercial Development Concept Approval / Approval of the Master Plan for property located at 600 South Main (The Old High School)
- Item 2      Red Ledges requests Subdivision Final Approval for Red Ledges Phase 2E – Juniper Hills located in the Red Ledges Development in the vicinity of Copper Belt Drive, the entrance to Red Ledges is located at 1851 East Center Street
- Item 3      Oakwood Homes of Utah requests Small Subdivision Approval for The Cottages at Valley Station Phase 1 located on 300 West between 1000 South and 1300 South
- Item 4      Public Hearing to consider Oakwood Homes of Utah request Subdivision Preliminary Approval of The Cottages at Valley Station Phases 2 and 3, single-family home subdivisions, located at 300 West and 1300 South
- Item 5      Blackstone Creek LLC requests Subdivision Final Approval for Stone Creek Subdivision Phase 1 Plat A, located at 550 North 1400 East
- Item 6      Amanda Wright requests Small Subdivision Approval for property located at 77 West 400 North
- Item 7      Discussion about C-3 Design Criteria and Downtown Parking
- Item 8      Election of Planning Commission Chair and Vice-Chair
- Item 9      Adoption of the 2014 Annual Planning Commission Meeting Schedule and Work Plan

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 January, 2, 2014 in the Wasatch County Community Development Building, Wasatch County Library, Heber City Hall, the Heber City Website at [www.ci.heber.ut.us](http://www.ci.heber.ut.us) and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave on January 2, 2014.

Karen Tozier, Planning Commission Secretary

# **MINUTES**

1 HEBER CITY CORPORATION  
2 75 North Main Street  
3 Heber City, Utah  
4 Planning Commission Meeting  
5 Thursday, December 12, 2013  
6

7 7:00 p.m.  
8 Regular Meeting  
9  
10

Present: Planning Commission: Clayton Vance  
Craig Hansen  
Harry Zane  
Mark Webb

Absent: Darryl Glissmeyer  
David Richards  
Kieth Rawlings  
Michael Thurber

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

11 **Others Present:** Joe Serri, Ron Phillips, Ramon Gomez Jr., Todd Cates.  
12  
13

14 Chairman Rawlings was not present and Vice-Chairman Hansen convened the meeting at 7:05  
15 p.m. with a quorum present.  
16

17 **Pledge of Allegiance:** Clayton Vance  
18 **Minutes:** November 14, 2013, Regular Meeting  
19

20 Vice-Chairman Hansen asked for the minutes to be tabled to the meeting in January due to the  
21 fact that there was not a quorum of members present who had attended the November meeting to  
22 vote.  
23

24 **Item 1 Presentation by Oakwood Homes on the Cottages at Valley Station**  
25 **Subdivision, located in the Valley Station Subdivision between 1000 South**  
26 **and 1300 South and between 300 West and Industrial Parkway.**  
27

28 Mike Stewart introduced himself and gave information regarding the company, Oakwood  
29 Homes. He indicated this presentation was to familiarize those present with changes made to  
30 the project and to address comments made earlier in the year when the Boyer Company had  
31 presented concept plans to the Commission. He noted they had met with staff at DRC  
32 Meeting prior to this meeting and that there had been several Planning Commissioners present  
33 at the DRC Meeting. Mr. Stewart then started a slide presentation on the overhead which  
34 showed components of:

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- Open Space / Park
- Detention basins
- Addition of trail from the subdivision to the master trail along the canal

Key issues to discuss were street design, the intersection at 1260 South and 300 West, and driveway access specific to the bypass and Industrial Parkway. He noted the goal was to keep the driveways as far away from the intersections as possible. Stewart explained this plan has been reduced by seven lots. He then discussed where the sewer service would come from; it sewers from two directions. The park had been moved in order to provide a park that could be accessed by other people including those who live across the street and made the corner at 1300 South safer. Open Space A and trail allows use by others in the area beside those living in the subdivision. Fencing and minimized number of driveways off 300 West had also been looked at. The lots on Industrial Parkway are planned to be 8,000 square feet and are wide enough to have three car garages. The profile for Industrial Parkway is 30 foot setbacks with six foot planter strips.

Mike Stewart indicated they plan to submit a preliminary plat with the exception of eight lots, and do a small subdivision with those eight lots in it. The first of the larger phases (a little more than 50 lots per phase) will have a park in it and the area of the park is approximately 17,000 square feet. There is no retention area in the Open Space A Park. Storm water and sewer were discussed. Stewart expressed that they are obligated to not do any commercial.

Joe Serri who lives across the street was present. He indicated he was happy with what was being shown. He was pleased with the lots that would allow for a three car garage and the park was what they'd talked about (at the meeting earlier in the year). He'd looked at Oakwood Homes' website and was "more than thrilled with what has been presented tonight".

Ron Phillips was in the process of moving into the home on the corner of 600 West/Industrial Parkway. He indicated he agreed with everything Mr. Serri said. He wanted to know the anticipated price range of the homes in this area, from the larger homes and the model home area and smaller lots to know what was anticipated.

Stewart answered they had not set the prices yet, but guessed they would be in the mid to upper 2's. He spoke of their program. The homes across the street from where Mr. Phillips resides would probably be in the low 3's.

Anthony Kohler indicated the park location is good for transportation reasons, for this staff would recommend that the park remain where they've located it. He also noted that he still needed to talk to the City Parks Department. The retention pond at 1000 South / 600 West may be maintained by the Home Owners Association. Bart Mumford addressed the park / maintenance issue; this had not been determined yet.

Joe Serri commented that this keeps kids off the main roads. Commissioner Webb thought it was better than what had been approved before. Vice-Chairman Hansen was also pleased.

81 Vice-Chairman Hansen asked about snow removal, and fire department matters on the cul-de-  
82 sac. Bart Mumford indicated it meets the City's standards.

83  
84 **Item 2** **Peter Bollenbecker requests approval of a Small Subdivision / Lot Split,**  
85 **Lot 39 and 39A of Red Ledges Phase 1 Amended Subdivision Plat. Lots**  
86 **39 and 39A located at the intersection of Chimney Rock and Flat Top**  
87 **Mountain Drive. The main entrance to the Red Ledges Development is at**  
88 **1851 East Center Street (Lake Creek Drive).**  
89

90 Ramon Gomez was present representing Peter Bollenbecker. He indicated that Red Ledges  
91 had agreed it would be better to separate these lots as they had been before. Anthony Kohler  
92 noted that staff was concerned that there might not be a lateral to the second lot; staff thought  
93 laterals needed to be put on the plat. Bart Mumford indicated that they needed to clarify that  
94 if they were going to sell it then it needs to be a final approved platted lot. Water and sewer  
95 were discussed; Todd Cates thought there would not be an issue with water rights but there  
96 might be with utilities. Frontage, accessibility, and the cul-de-sac were discussed. Ramon  
97 Gomez explained that they would make this (placing a note on the plat about laterals to put  
98 potential buyers on notice) a condition because they would disclose this. The owner will bear  
99 the costs of the laterals. There are no laterals on the lots around the cul-de-sac. Todd Cates  
100 indicated that if they wanted laterals off the cul-de-sac they would probably ask the buyer to  
101 participate; ballpark the cost is about \$10,000.

102  
103 Commissioner Zane moved that we recommend approval for Peter Bollenbecker's request for  
104 Small Subdivision / Lot Split of Lot 39 and 39A of Red Ledges Phase 1 Amended  
105 (Subdivision Plat). Commissioner Vance seconded the motion. Voting Aye: Commissioners  
106 Vance, Hansen, Zane, and Webb. The motion passed. Commissioner Webb commented he  
107 wanted to make sure that utilities were noted on the plat.

108  
109 **Item 3** **Red Ledges requests Subdivision Final Approval of the Red Ledges Phase**  
110 **1R Subdivision Plat located at Explorer Peak Drive and Chimney Rock**  
111 **Road. The main entrance to the Red Ledges Development is at 1851 East**  
112 **Center Street (Lake Creek Drive).**  
113

114 Todd Cates indicated this was a phase of 38 lots. This plat will finish the loop in one of the  
115 roads. In 2014 the infrastructure will be completed for this road. He explained that this  
116 followed along the ridgeline and there was nothing different than the master plan.

117  
118 Anthony Kohler indicated this was consistent with the master plan and maybe would be  
119 considered a superior change. He noted there were less cul-de-sacs and the road loops through  
120 which is better for fire protection, access, etc.

121  
122 Discussion on phasing and naming of Red Ledges phases relating to this and on tying the trail  
123 to areas that are being developed instead of trails going from nowhere to nowhere. The  
124 thought was that phasing was set up during a different time period (2006) and has changed  
125 dramatically. The way phasing, etc., is done should be looked at in depth. Trails, amenities,  
126 and the conservation easement were discussed. The park, the trail on the west side, and the

127 development agreement were referenced. Commissioner Webb asked for the phasing to be  
128 updated. It was noted the revised master plan agreement may be tied to phasing. Discussion  
129 on this; this is what Anthony Kohler had been driving toward.

130  
131 Commissioner Vance thought a possible way to do this would be amenities on a lots  
132 completed basis. Cates spoke about "critical mass"; having enough residents there to use the  
133 facilities to make it make sense. Commissioner Vance wanted to have a draft presented the  
134 next time Cates was in front of the Commission which showed when the developed amenities  
135 were going to come on based on pertinent statistics. Cates agreed with this.

136  
137 Commissioner Webb moved that we recommend Final Approval of Red Ledges Phase 1R  
138 located at Explorer Peak Drive and Chimney Rock Road. The entrance is 1851 East Center  
139 Street (Lake Creek Drive) and that it be contingent upon it meeting all staff and engineering  
140 requirements. Commissioner Zane seconded the motion. Voting Aye: Commissioners Vance,  
141 Hansen, Zane, and Webb. Voting Nay: none. The motion passed.

142  
143 Commissioner Zane moved to adjourn the meeting. Commissioner Webb seconded the  
144 motion. Voting Aye: Commissioners Vance, Hansen, Zane, and Webb. Voting Nay: none.  
145 The motion passed. The meeting adjourned at 8:18 p.m.

# **ITEM 1**

Heber City Planning Commission  
Meeting date: January 9, 2014  
Report by: Anthony L. Kohler

**Re: High School Development Master Plan**

The School District is proposing a development Master Plan for the old high school location. The property is located in the C-2 Commercial Zone. The proposal would remove entirely the existing buildings. Development Pads would be built along Main Street and new public and private roads throughout the property. After the plan is adopted, the School District would have developers construct the improvements associated with each particular pad a developer purchases.

**ISSUES**

The Transportation Element of the General Plan identifies a future road connecting at 600 South and 100 East and traversing southerly to 1200 South. The purpose of the road is to improve access to overly deep properties to the south (and the old high school property), and to offer alternative transportation connectivity in the area. The proposed location of a public street in the center of this property does not meet the intent of the General Plan, as the road does not align with 100 East and is located closer to the front of the properties, and its location should be closer to the rear of the properties to keep options open for connectivity to the south.

December 30, 2013

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

**Subject: Old Wasatch High School Redevelopment Commercial Concept – Review**

Dear Bart:

Horrocks Engineers recently reviewed the concept plans for the Old Wasatch High School Redevelopment Concept Master Plan. The following items should be addressed.

**General**

- The phasing note on sheet 1 says the development will be constructed in phases. This “as-needed” process for development should be discussed. This uncertainty for each phase may cause concern if the roads and/or utilities are only partially completed for each phase. Will there be proper access or will there be dead end roads with no outlet? An actual phasing plan may need to be presented and approved so as each development comes in there is not confusion on requirements.
- A geotechnical report should be completed for the site.
- The overhead power and phone lines on Main Street, 600 South, and through the property need to be put underground.
- A development agreement will need to be put in place.

**Streets**

- The plan shows some of the streets as public and some as private. If any of the roads that tie into 800 South are public than 800 South should also be platted and constructed as a public street. The option of having either 50 East or 100 East as a public street should be discussed.
- Aligning the new public north south road (100 East) with the exiting 100 East street should also be discussed.
- UDOT will need to approve of the access points on Main Street.
- A traffic study will need to be completed. The traffic study should consider the various types of business that could be developed at this site and the potential impact to turning lanes on 600 South and Main Street.
- The condition of the sidewalk on Main Street and 600 South will need to be checked, and any deficient sidewalk replaced as part of this project.

- The plan should consider five foot sidewalks throughout the interior roads of the development.

#### **Sewer**

- Portions of the sewer main line in 600 South, downstream of this development, may need to be upsized due to the ultimate projected flows for this line and the potential development of this site. This line will need to be checked as developments are approved.

#### **Storm Drain**

- If some of the streets are public, the storm water design may need to separate the public water from the private systems.

#### **Water**

- The fire hydrant spacing needs to be modified per the Fire Marshal's requests at DRC.
- The water services need to be updated per the current standard specifications.
- Fire lines should be shown.

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

Sincerely,

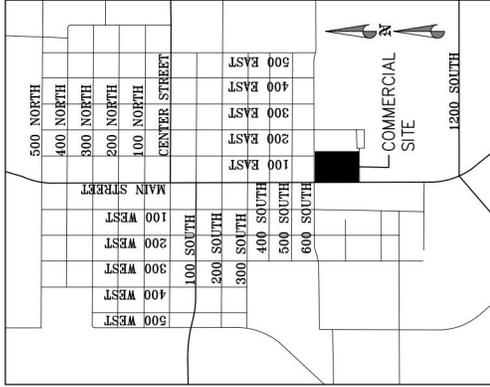
HORROCKS ENGINEERS



Willa Motley

cc: file  
Berg Engineering  
Wasatch County School District

# OLD WASATCH HIGH SCHOOL REDEVELOPMENT COMMERCIAL CONCEPT PLAN



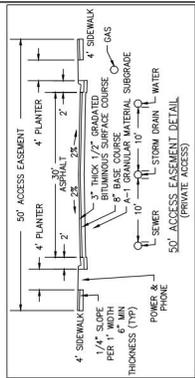
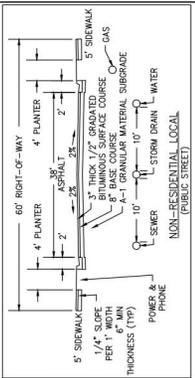
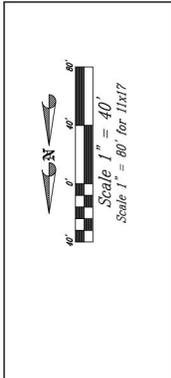
VICINITY MAP

## SHEET INDEX

1. COMMERCIAL CONCEPT PLAN
2. SIGN PLAN
3. UTILITY PLAN
4. STORM DRAIN CONSTRUCTION DETAILS

THIS DOCUMENT IS RELEASED  
INTENDED FOR CONSTRUCTION  
IT HAS BEEN CHECKED AND SCALED.  
DRAWN BY: \_\_\_\_\_ P.L.  
SERIAL NO.: 202050  
DATE: 15 DEC 2013

OLD WHS REDEVELOPMENT	DATE: 15 DEC 2013	SHEET 0
COVER SHEET	DESIGNED BY: DRAWN BY: CNB	REV:
BERG ENGINEERING RESOURCE GROUP P.C. 1000 N. 1500 E. SUITE 204 MURKIN, UT 84649 PHONE: 435.639.9799		



THIS TABLE PROVIDES THE COMPARISON WITH OTHER COMMERCIAL LOTS WITHIN HEBER CITY.

HEBER CITY BUSINESS AND PARCEL SIZES	AREA
HOLIDAY INN	1.58 ACRES
WALGREENS	1.16 ACRES
CLOCK TOWER BLDG	1.14 ACRES
MALDEN'S	0.97 ACRES
CHASE BANK	0.97 ACRES
AT&T	0.97 ACRES
BOYCE COMMERCIAL LOTS	0.54 ACRES
GOLIVE IDENTIST	0.54 ACRES

LAND USE: CALDEX COMMERCIAL C-2  
 ZONING: COMMERCIAL C-2  
 AREA: 10.16 ACRES

LOT 7-9 ARE RESTRICTION LOTS.  
 LOTS 7-9 ARE RESTRICTED TO RETAIL OR OFFICE TO PROVIDE A COMPATIBLE NEIGHBOR TO THE SCHOOL DISTRICT PROPERTY.

PARCELS:  
 1. EACH LOT SHALL COMPLY WITH SECTION 18.72 OF THE HEBER CITY CODE REGARDING THE NUMBER OF PARKING SPACES.  
 2. USES AND ANTICIPATED PARKING FOR SAID USE. LOT OWNER IS RESPONSIBLE FOR COMPLIANCE OF BILLING AND PARKING TO HEBER CITY CODES.

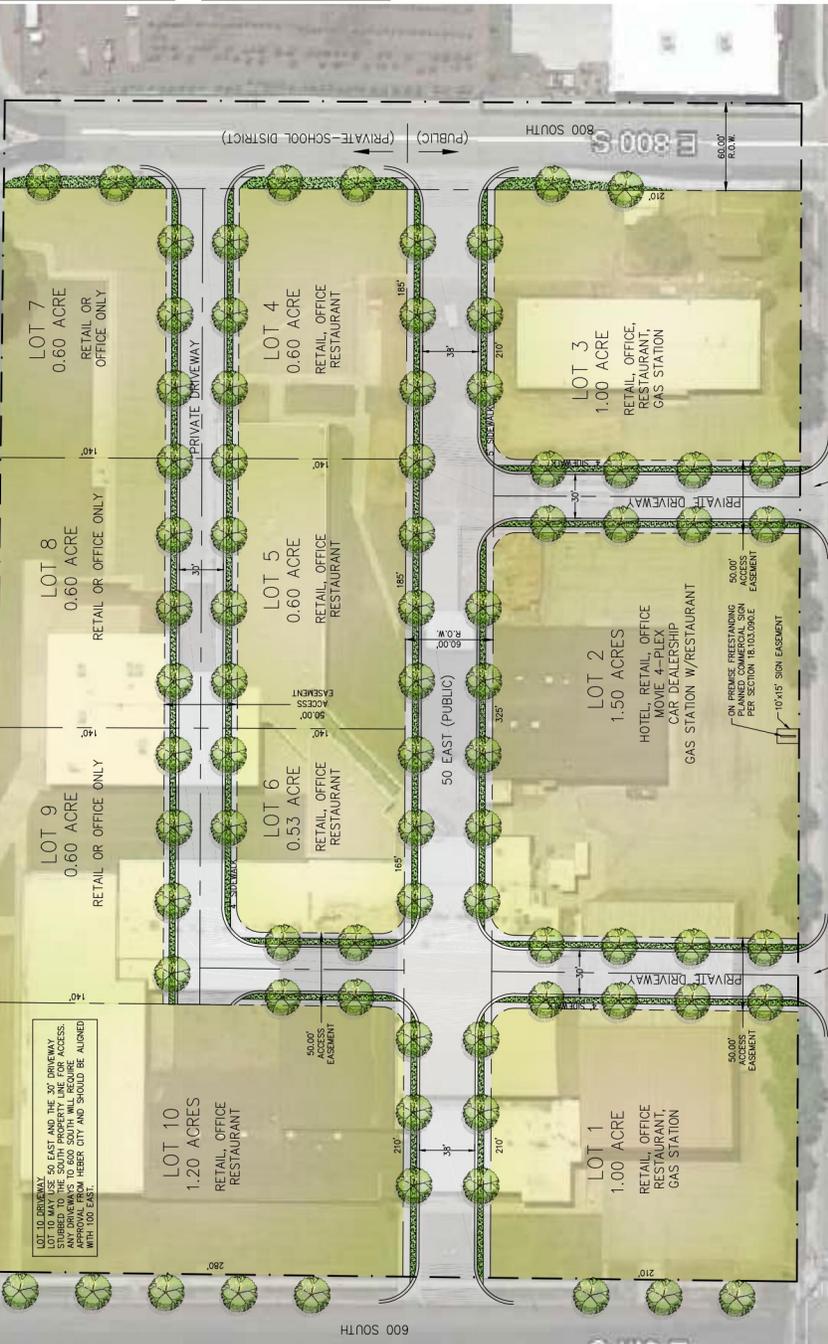
THIS COMMERCIAL DEVELOPMENT WILL BE CONSTRUCTED IN PHASES, POSSIBLY (1) ONE LOT AT A TIME. LOT OWNER / PURCHASER WILL BE RESPONSIBLE TO IMPROVE EXISTING MAIN STREET ACCESS TO MAIN STREET (PUBLIC) AND IMPROVE NEW ACCESS TO MAIN STREET (PUBLIC). PURCHASER WILL BE RESPONSIBLE FOR FINAL APPLICATION AND APPROVALS FROM HEBER CITY. PURCHASER WILL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE WASHCATCH SCHOOL DISTRICT TO ENSURE COMPLIANCE WITH THE MASTER PLAN.

OLD WHS  
 REDEVELOPMENT  
 COMMERCIAL  
 CONCEPT PLAN

**BERG**  
 ENGINEERING  
 RESOURCE GROUP P/C  
 1400 N. 1000 W.  
 MOUNTAIN VIEW, UT 84040  
 SERIAL NO. 2025000  
 DATE: 10-DEC-2013

THIS DOCUMENT IS RELEASED  
 INTENDED FOR CONSTRUCTION  
 AND SHALL BE USED AND REPRODUCED  
 IN FULL OR IN PART WITHOUT THE  
 WRITTEN PERMISSION OF BERG  
 ENGINEERING RESOURCE GROUP P/C

DESIGNED BY: BERG  
 DRAWN BY: CNB  
 CHECKED BY: JDC/DC/MS  
 SHEET: 1



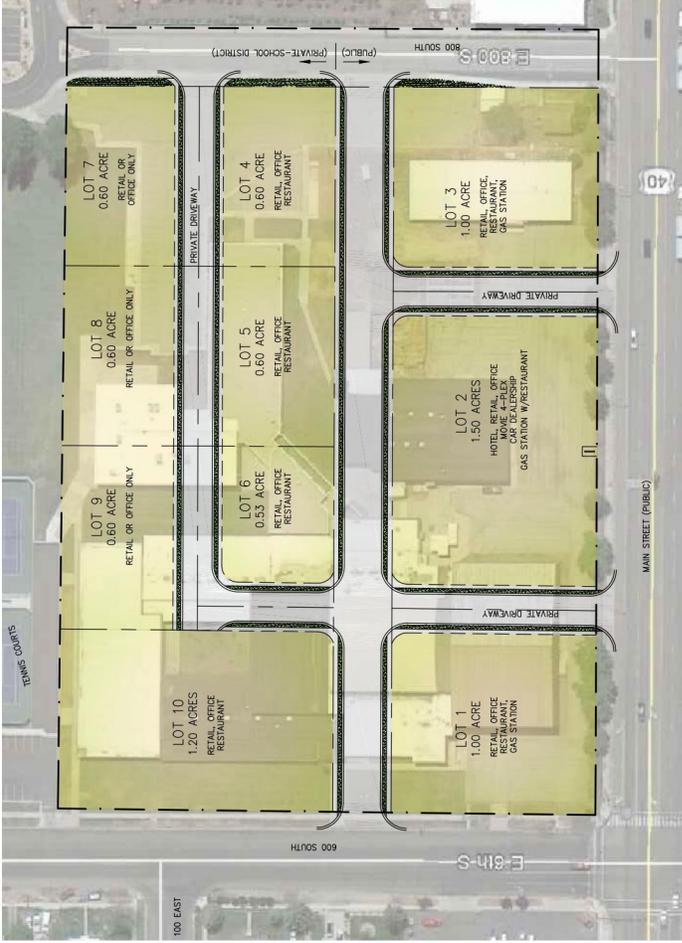
LOT 10 DRIVEWAY AS EAST AND THE 1ST DRIVEWAY STUBBED TO THE SOUTH PROPERTY LINE FOR ACCESS. ANY DRIVEWAYS TO 600 SOUTH WILL REQUIRE HEBER CITY AND SHOULD BE ALIGNED WITH 100 EAST.

A FENCE SHALL BE INSTALLED ALONG THE EAST PROPERTY BOUNDARY

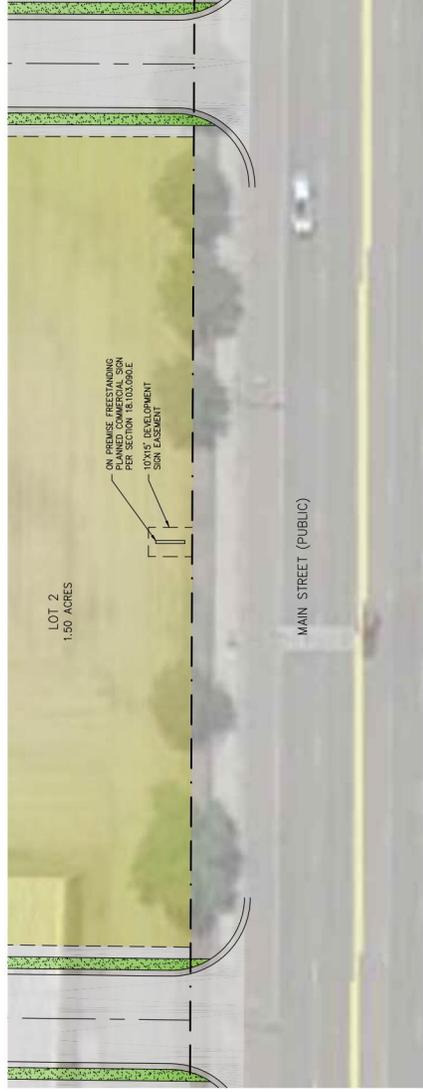
IMPROVE EXISTING MAIN STREET ACCESS

PROPOSED NEW ACCESS TO MAIN STREET

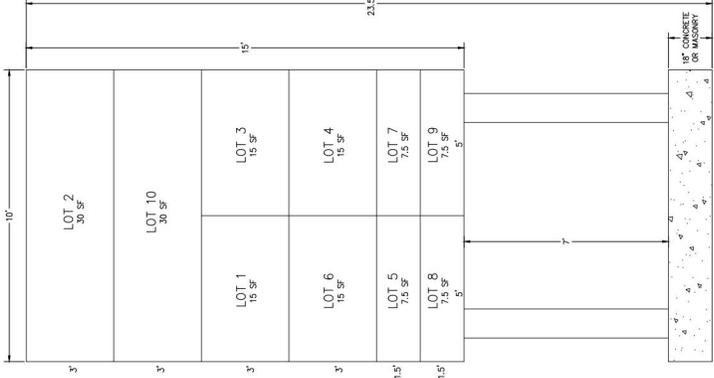
TENNIS COURTS



DEVELOPMENT PLAN  
SCALE 1" = 60'



DEVELOPMENT SIGN LOCATION PLAN  
SCALE 1" = 20'



DEVELOPMENT SIGN DETAIL

- SIGN NOTES: THIS MESSAGE CENTER OR READER BOARD ARE PROPOSED.
1. MAXIMUM HEIGHT ALLOWED BY ORDINANCE IS 28'.
  2. MAXIMUM SIGN AREA IS 150 SQUARE FEET.
  3. MAXIMUM SIGN AREA IS 150 SQUARE FEET.

PROPOSED SIGN AREA: 150 SQUARE FEET  
ALLOWED SIGN AREA: 150 SQUARE FEET

SIGN MASTER PLAN: THE SIGN MASTER PLAN FOR THE DEVELOPMENT SIGN ALONG MAIN STREET, THIS DETAIL PROVIDES THE SIGN AREA ALLOCATION IS BASED ON THE SIZE OF THE LOT AND THE PROPOSED USES FOR EACH LOT.

OTHER NOTES: 1. MONUMENT SIGN AS ALLOWED IN HEREBY CITY CODE 16.10.030. 2. THE BUILDING AS ALLOWED IN HEREBY CITY CODE 16.10.030. 3. MONUMENT SIGN AS ALLOWED IN HEREBY CITY CODE 16.10.030. 4. MONUMENT SIGN AS ALLOWED IN HEREBY CITY CODE 16.10.030. 5. MONUMENT SIGN AS ALLOWED IN HEREBY CITY CODE 16.10.030. 6. MONUMENT SIGN AS ALLOWED IN HEREBY CITY CODE 16.10.030. 7. MONUMENT SIGN AS ALLOWED IN HEREBY CITY CODE 16.10.030. 8. MONUMENT SIGN AS ALLOWED IN HEREBY CITY CODE 16.10.030. 9. MONUMENT SIGN AS ALLOWED IN HEREBY CITY CODE 16.10.030. 10. MONUMENT SIGN AS ALLOWED IN HEREBY CITY CODE 16.10.030.

OLD WHS REDEVELOPMENT  
SIGN PLAN

**BERG**  
ENGINEERING  
RESOURCE GROUP P.C.  
1000 EAST 1000 SOUTH  
MARIETTA, GA 30067  
PHONE: 404-875-9799  
FAX: 404-875-9799

DESIGN BY: BERG ENGINEERING  
DATE: 10/15/2013  
DRAWN BY: CNB  
DATE: 10/15/2013  
SHEET: 2

THIS DOCUMENT IS RELEASED  
INTENDED FOR CONSTRUCTION  
AND SHALL BE USED AS SUCH.  
SERIAL NO. 202009  
DATE: 10/15/2013





# **ITEM 2**

Heber City Planning Commission  
Meeting date: January 9, 2014  
Report by: Anthony L. Kohler

**Re: Red Ledges Phase 2E**

Phase 2E consists of 8 lots. The proposed road configuration changes the Master Plan by removing a cul-de-sac and replacing it with a through road and moving a proposed road to align with an existing intersection.

**RECOMMENDATION**

The proposed Phase 2E, consisting of 8 Lots, is consistent with the Red Ledges Master Plan, the PC Planned Community Zone, Interlocal Agreement, and Master Plan Agreement, conditional upon:

- a. The driveway serving lots 4 and 5 meeting the width requirements of the fire code;  
and
- b. addresses being placed on the final plat for each lot.

Red Ledges has submitted a revised phasing plan and Master Plan amendment regarding amenities as requested last month by the Planning Commission, but it needs to be refined. It will be brought to Planning Commission next month for review.

December 30, 2013

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

**Subject: Red Ledges Phase 2E Juniper Hills – Final Review**

Dear Bart:

Horrocks Engineers has partially reviewed the Red Ledges Phase 2E – Juniper Hills final plans. The following items need to be addressed.

**General**

- The limited common area hatching on the plat needs to be further explained. Is this area for driveway purposes only?
- The red line comments to the plan and plat need to be addressed once the review is completed.
- It should be noted that phases 1H and 1L will need to be completed prior to this phase being accepted.
- The addresses for the plat need to be obtained from the County.

**Streets**

- The plan proposes lots 5 and 6 to have a longer shared driveway. The allowance of shared driveways in Red Ledges needs to be discussed. The length of the driveway and number of homes should be discussed.
- For driveways longer than 150 feet long, the fire department needs the driveway to be paved 20 feet wide. 18 feet pavement with 1 foot base shoulder on each side is acceptable.
- Will Copper Belt Drive be paved and 100 percent completed before this phase is accepted or is it also planned to be a temporary access road to the south? The need for Copper Belt Drive to be complete should be discussed.

**Storm Drain**

- The storm drain calculations need to be submitted and reviewed.

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

Sincerely,

HORROCKS ENGINEERS



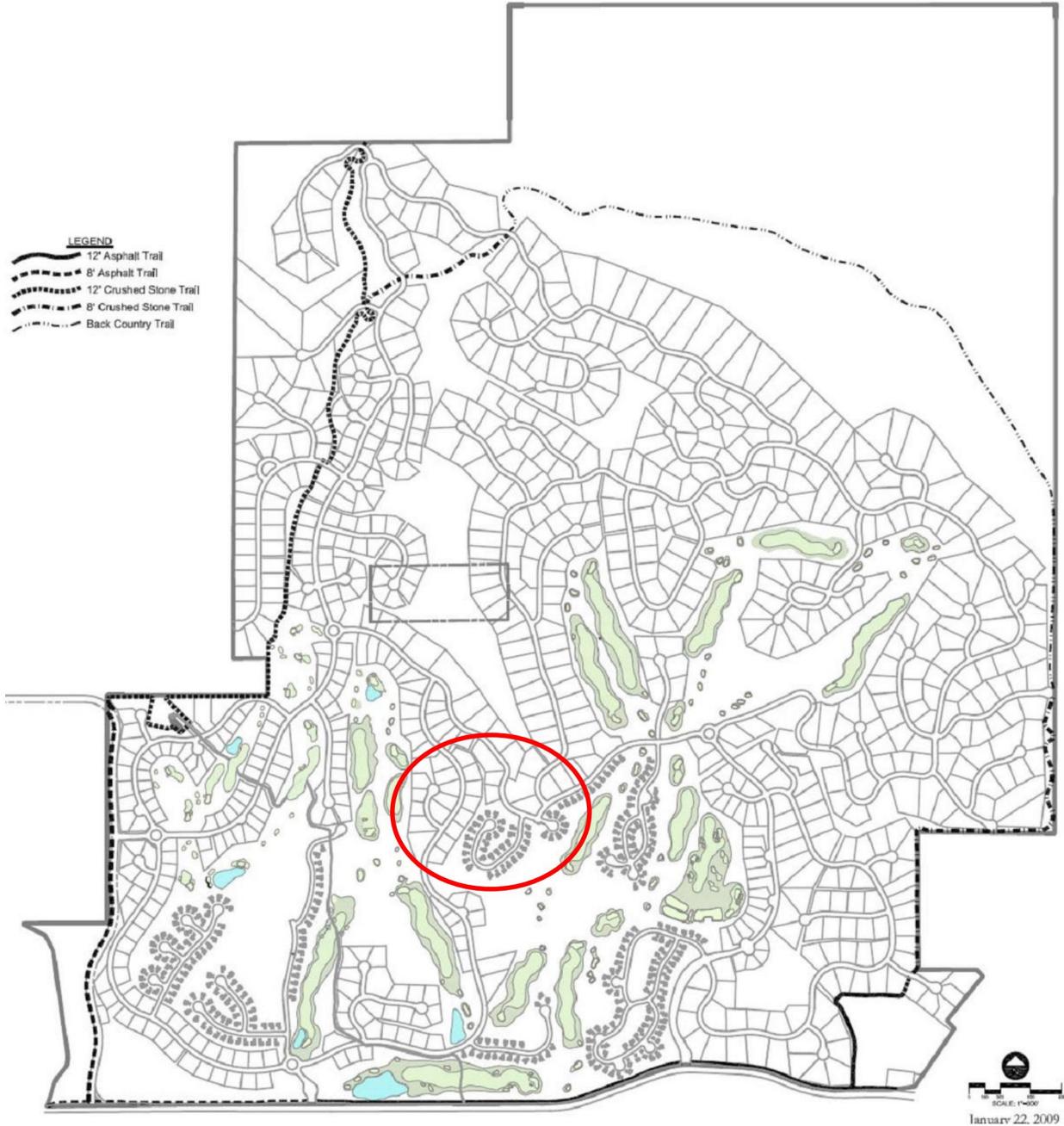
Willa Motley, P.E.

cc: file  
Wilding Engineering  
Red Ledges

# Red Ledges Phase 2 E Vicinity Maps

January 9, 2014

## 1. Red Ledges Master Plan



## 2. Location of Phase 2 E



### 3. Phase 2 E and Future Adjoining Lots



#### 4. Home Layout for Phase 2E







# **ITEM 3**

Heber City Planning Commission  
Report by: Anthony L. Kohler  
Meeting date: January 9, 2014

### **Re: Cottages at Valley Station Small Subdivision**

The petitioner is proposing a small scale subdivision consisting of 8 lots along an existing street, 300 West. These lots were considered in the density and open space calculations with the rest of the subdivision. Since these lots front along an existing street and the subdivision contains fewer than 10 lots, this plat can be considered for approval with the preliminary/final process.

### **RECOMMENDATION**

The proposed small scale subdivision application is consistent with Section 18.42.100 Mixed Use Residential Standards, Chapter 17.40 Improvements, Section 17.12.010, and the Valley Station Development Agreement; that that the setback area around the homes and proposed park, trail, and landscaped retention areas be utilized to meet the requirement for 30% open space; that given inflation and current moderate income levels, the developer's proposed price point of approximately \$250,000 suffices in meeting the intent of the development agreement for meeting Affordable Housing requirements; contingent upon a recorded development agreement between the developer and the City, applicable to future buyers of lots in the development that specifies: (same conditions as Cottages at Valley Station Preliminary Approval) :

1. developer creating a home owners association to collect dues and maintain the private storm water retention areas;
2. developer shall install landscaping, irrigation, and park amenities for the park and storm water retention areas as shown on the Preliminary Plat;
3. developer shall install an asphalt trail along the irrigation easement from 600 West to 300 West in Parcel A, and install a landscaping surface acceptable to the City;
4. The City shall accept dedication of Parcel A following completion of the landscape and park and trail improvements;
5. developer shall install a 6 foot tall privacy fence along the rear of lots 223 through 235 and along lots 235, 236, and 248 (around the park), and place a note on the plat and in the agreement requiring that fence color, material and height remain consistent in perpetuity;
6. provide front yard setbacks for all structures located along the 600 West right of way at 30 feet minimum;
7. provide a planter strip at least 8 feet wide along 600 West;
8. provide that all planter strips in the development be planted with at least 1 tree for each home when landscaping is installed;
9. consistent with the MURCZ, homes are to be constructed "with a combination of stucco, hardy board, brick and/or stone as outlined in the design criteria, with the use of vinyl, aluminum, and steel siding along any public street facing building façade prohibited";
10. the existing sewer line in part be abandoned where it traverses under lots 238-242, 247, 206-208, 305, 306, 317, and 318;

11. the existing sewer line located along lots 334-337 and 343 contain a dedicated easement that ensures the sewer line easement will be protected from encroachment (i.e. with a dedicated trail or other device);
12. each single family dwelling be at least eight hundred-fifty (850) square feet, exclusive of basements and garages. All two-story or multi-story single-family dwellings shall contain at least one thousand four hundred-fifty (1,450) square feet of living space, exclusive of basements and garages. Basements do not qualify as or for ground floor living area.
13. each lot is approved for and contains only one (1) single family home (no duplexes, condominiums, twin home, multi-family homes, or businesses, etc. are permitted), and no re-subdivision of any lot is permitted, excluding typical plat amendments to rectify property line issues;
14. additional soils testing shall be provided at lots 223-235 during peak water run-off season to determine if a sump pump in the basement shall be required to address the increased potential for high ground water entering the basement due to the proximity of seasonal waters in the adjoining flood channel;
15. all corner lots establish driveways to internal streets within the development and not from 600 West, 1000 South and 300 West;
16. that lot 248 establish the driveway on the north side of the lot and lot 247 establish the driveway on the south side of the lot;
17. all garages shall be setback at least 30 feet from any public street, and other portions of residential buildings be setback at least 15 feet from any public street (except those located along 600 West);
18. each lot have a 10 foot minimum rear yard setback and five foot side yard setback;
19. setback/building pads shall be specified on the final plat for ease in administration of setbacks during construction;
20. accessory buildings such as sheds shall only be allowed in the rear yards of the homes ;  
and
21. concurrent with final subdivision application, developer submit the remainder of the required Environmental Impact Statement, including:
  - a. Control of erosion within the subdivided area;
  - b. Reseeding of cuts and fills
  - c. Prevention and control of fire and control of dust;
  - d. Prevention of the accumulation of weeds and debris; and
  - e. Prevention of the destruction of vegetation or else the establishing of new vegetation;

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



Heber Office  
Tel: 435.654.2226  
Fax: 435.657.1160

December 30, 2013

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

**Subject: Cottages at Valley Station Phase 1 – Final Review**

Dear Bart:

Horrocks Engineers recently reviewed the Cottages at Valley Station Phase 1 small subdivision plan located on 300 West 1300 South. The following items need to be addressed.

**General**

- The plat and plans need to be updated with all the December 20, 2013 redline comments sent via email including easement wording and detail requirements.

**Streets**

- The currently proposed plan shows 18 asphalt pavement road cuts in a 400 foot stretch of roadway. We recommended that 300 West be rotomilled, 1.5 inches deep, the entire width of the road along the frontage of the property. The asphalt patches would be left low prior to rotomill, and then the road milled and paved with 1.5 inch new asphalt pavement.

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".

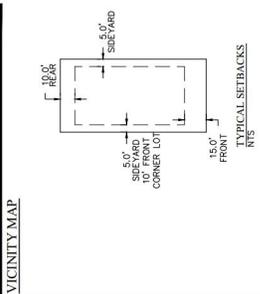
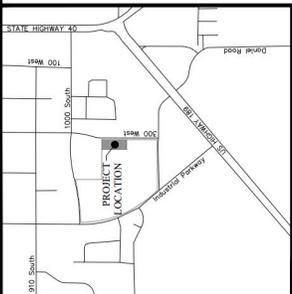
Willa Motley, P.E.

cc: file  
Focus Engineering  
Oakwood Homes of Utah  
Heber Planning Department

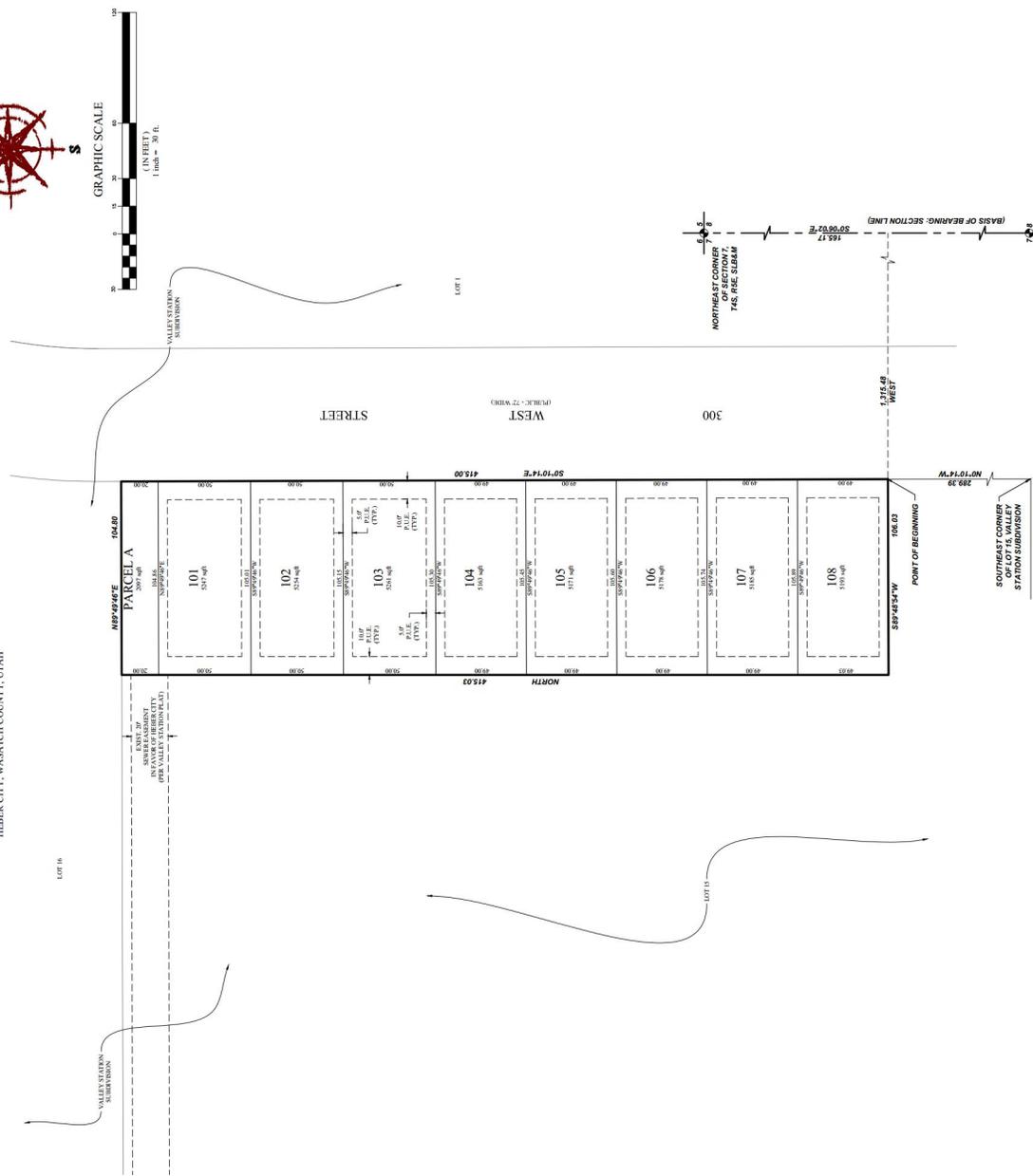


# COTTAGES AT VALLEY STATION PHASE 1

(INCLUDES THE AMENDMENT OF A PORTION OF LOT 15, VALLEY STATION SUBDIVISION)  
LOCATED IN A PORTION OF THE NE1/4 OF SECTION 7 & THE SE1/4 OF SECTION 6, 14S, R5E, S1&M  
HEBER CITY, WASATCH COUNTY, UTAH



- NOTES:
1. PARCEL "A" SHALL HEREBY BE DEDICATED TO THE COTTAGES AT VALLEY STATION HOA AS A PUBLIC PARK.
  2. PARCEL "A" IS HEREBY A EASEMENT GRANTED TO HEBER CITY, A PERMANENT EASEMENT OF EGRESS AND UTILITIES TO BE USED FOR THE PURPOSE OF LAYING SEWER MAIN LINES, LATERALS, SEWER MANHOLES, AND SURFACE STRUCTURES, INCLUDING BUT NOT LIMITED TO THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND IMPROVE SUCH STRUCTURES AND THE RIGHT TO INGRESS AND EGRESS FOR SUCH PURPOSES. GRANTOR OF EASEMENT SHALL NOT INCREASE OR DECREASE THE GRANTOR'S INTEREST IN THE PROPERTY, NOR SHALL THE EASEMENT BE SUBJECT TO ANY TIME, DATE, OR EVENT OF TERMINATION. THIS EASEMENT SHALL BE CONSIDERED AS A PERMANENT EASEMENT, AND SHALL NOT BE SUBJECT TO ANY LANDS LIFTING, IMPROVEMENTS OR OTHER ENCROACHMENTS WORKS AND EASEMENTS WITHOUT THE WRITTEN CONSENT OF THE GRANTOR. GRANTOR SHALL INSTALL A TWELVE (12) FOOT HIGH FENCE ALONG THE ENTIRE PERIMETER OF THE EASEMENT. IT IS ALLOWED TO BE INSTALLED ACROSS THE EASEMENT.



**SURVEYOR'S CERTIFICATE**  
I, Dennis P. Cardale, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 172925 in compliance with the Utah Professional Land Surveyors Act, Chapter 10, Title 48, Utah Code, and have completed a Survey of the property described on this Plat in accordance with Section 17-221-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, hereinafter to be known as:

**COTTAGES AT VALLEY STATION  
PHASE 1**

and the same has, or will be correctly surveyed, plotted and measured on the ground as shown on this Plat, and that this Plat is true and correct.



Dennis P. Cardale  
Professional Land Surveyor

## BOUNDARY DESCRIPTION

A portion of Lot 15, VALLEY STATION Subdivision, according to the Official Plat thereof on file in the Office of the Wasatch County Recorder, located in the NE1/4 of Section 7 and the SE1/4 of Section 6, Township 4 South, Range 5 East, Meridian 12 West, County of Wasatch, State of Utah, and the SE1/4 of Section 7, Township 4 South, Range 5 East, Meridian 12 West, County of Wasatch, State of Utah, beginning at a point on the westerly line of 300 West Street located N89°10'47"W, 289.39 feet from the southeast corner of Lot 15, VALLEY STATION Subdivision, and point is also located S0°00'00"W, 71 feet from the southeast corner of Lot 15, VALLEY STATION Subdivision, and point is also located S89°09'46"W, 165.17 feet from the southeast corner of Lot 15, VALLEY STATION Subdivision, and point is also located S89°09'46"W, 165.17 feet along the north line of Lot 16 of said Plat, thence N89°09'46"W, along said lot 164.80 feet to the west line of 300 West Street; thence S89°10'47"E along said Street 415.00 feet to the point of beginning.

Contains: 1.001± acres

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREINAFTER MENTIONED,

## COTTAGES AT VALLEY STATION PHASE 1

DO HEREBY HEREBY BY WASATCH COUNTY, ALL THESE TRACTS OF LAND HEREBY SET AS STREETS, TO CONVEY TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL EASEMENT TO BE USED FOR THE PURPOSES OF LAYING SEWER MAIN LINES, LATERALS, AND SURFACE STRUCTURES, INCLUDING BUT NOT LIMITED TO THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND IMPROVE SUCH STRUCTURES AND THE RIGHT TO INGRESS AND EGRESS FOR SUCH PURPOSES. GRANTOR OF EASEMENT SHALL NOT INCREASE OR DECREASE THE GRANTOR'S INTEREST IN THE PROPERTY, NOR SHALL THE EASEMENT BE SUBJECT TO ANY TIME, DATE, OR EVENT OF TERMINATION. THIS EASEMENT SHALL BE CONSIDERED AS A PERMANENT EASEMENT, AND SHALL NOT BE SUBJECT TO ANY LANDS LIFTING, IMPROVEMENTS OR OTHER ENCROACHMENTS WORKS AND EASEMENTS WITHOUT THE WRITTEN CONSENT OF THE GRANTOR. GRANTOR SHALL INSTALL A TWELVE (12) FOOT HIGH FENCE ALONG THE ENTIRE PERIMETER OF THE EASEMENT. IT IS ALLOWED TO BE INSTALLED ACROSS THE EASEMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ BY: \_\_\_\_\_ BY: \_\_\_\_\_

## LIMITED LIABILITY ACKNOWLEDGMENT

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF WASATCH, STATE OF UTAH, \_\_\_\_\_, OF THE COUNTY OF WASATCH, STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE SUBJECT HEREIN OF THE SEVERAL PLEDGEMENTS FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

## COTTAGES AT VALLEY STATION PHASE 1

(INCLUDES THE AMENDMENT OF A PORTION OF LOT 15, VALLEY STATION SUBDIVISION)  
A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 7 & THE SE1/4 OF SECTION 6, 14S, R5E, S1&M, HEBER CITY, UTAH

## RECORDED #

STATE OF UTAH COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \_\_\_\_\_ WASATCH COUNTY RECORDER

## HEBER CITY APPROVAL

PRESENTED TO HEBER CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER \_\_\_\_\_ HEBER CITY MAYOR \_\_\_\_\_

## PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE HEBER CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIRPERSON \_\_\_\_\_ HEBER CITY ENGINEER \_\_\_\_\_

## HEBER CITY ENGINEER

HEBER CITY ENGINEER HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

HEBER CITY ENGINEER \_\_\_\_\_

## COUNTY SURVEYOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

WASATCH COUNTY SURVEYOR \_\_\_\_\_

PREPARED BY

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

PREPARED FOR

**OAKWOOD HOMES**  
16-B PINEBROOK ROAD  
84098, PH: 649-2519



