

General Business Items

TAB 4

City Council Staff Report

MEETING DATE: May 16, 2023
SUBJECT: Clayton Vance Building
RESPONSIBLE: Anthony L. Kohler
DEPARTMENT: Planning Department
STRATEGIC RELEVANCE: Community and Economic Development



SUMMARY

Clayton Vance is seeking input from the Council on a potential MDA to change the zoning from R-3 residential to C-3 commercial and build a mixed use development on the property located at 22 South 100 West.

The policy questions include the following:

1. Should the City enter into an MDA for the proposed project?
2. Should the City amend the zoning map to zone the property C-3 commercial?

RECOMMENDATION

Staff and the applicant are seeking input from the Council on the proposed MDA prior to making an application, to determine if the Council is open to going through the process.

BACKGROUND

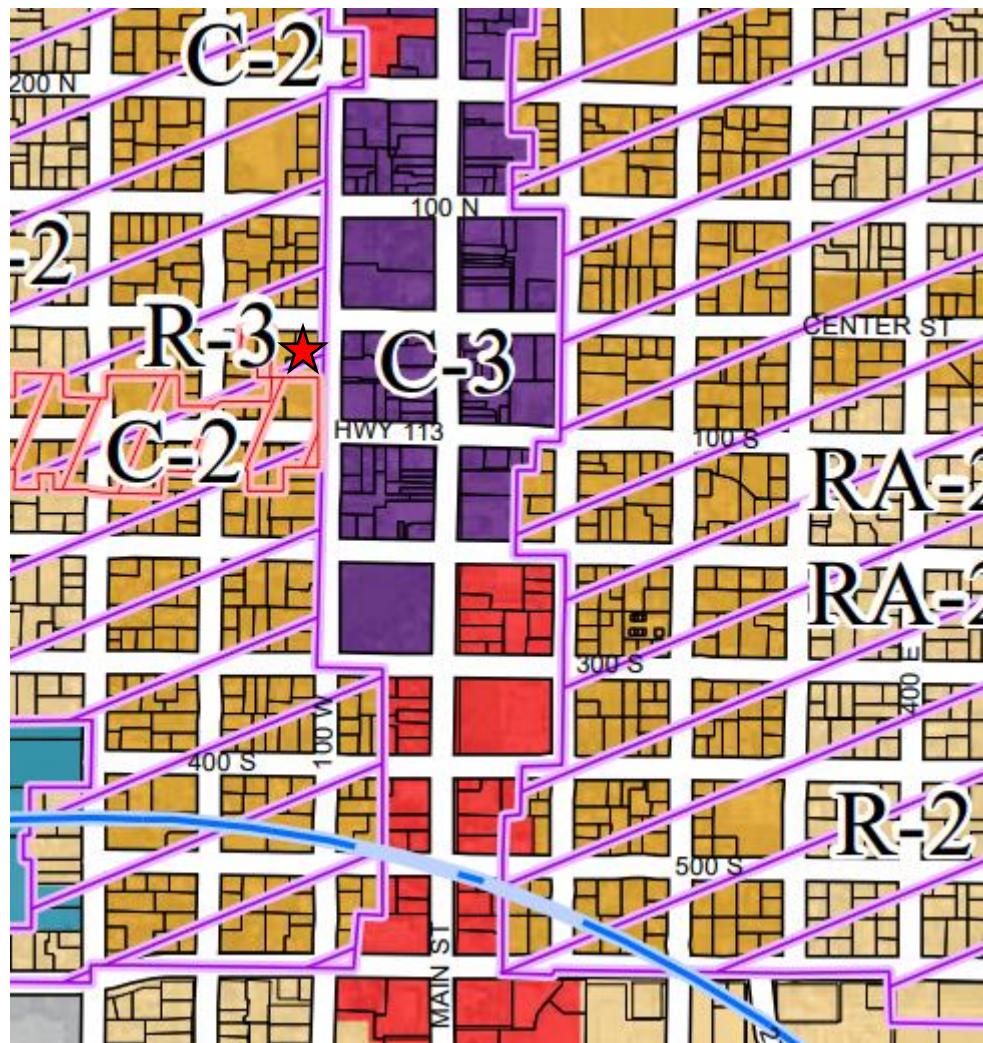
Clayton Vance is the property owner of the small white house located at 22 South 100 West. The home is currently a rental. Mr. Vance would like to do a mixed use development on the property, including retail/office and residential. The property is currently zoned R-3 residential.



DISCUSSION

ZONING

The current zoning of the property is R3 Residential, as shown below. The proposal is to modify the zoning map to C-3 Commercial, with an MDA to allow for the proposed town homes.



ENVISION CENTRAL HEBER

The City is currently working on the Envision Central Heber process. This area is within the study area. The current draft of the scenarios identifies this area as part of the Corridor Transition Area, which would not support the commercial aspect of the project. The Envision Central Heber Plan has NOT yet been adopted by the Council. It will be before the Planning Commission soon for a public hearing.



PROPOSED DEVELOPMENT

The proposed development will consist of 1,500 square feet of retail and office on the corner of the property, with 8 residential units as follows:

- 2 – 3 bdrm
- 2 – 2 bdrm
- 4 – studio apartments

All units would be apartments. The basement would be connected to the ground floor units.

A conceptual rendering of the project is below. The site plan and floor plans are shown in Exhibit 1.



FISCAL IMPACT

N/A

CONCLUSION

Clayton Vance is seeking input from the Council on a potential MDA application to change the zoning from R-3 to C-3, to permit a mixed use development at 22 South 100 West.

ALTERNATIVES

Not an action item.

POTENTIAL MOTIONS

Not an action item.

ACCOUNTABILITY

Department: Planning Department
Staff Member: Anthony L. Kohler

EXHIBITS

1. Proposed Plans

Exhibit 1

Serial # OHE-0553-0-080-045
 Tax District: 3
 Entry Number: 441897
 Certificate of Occupancy:
 Owner: VANCE CLAYTON
 Acres: 0.27
 Situs Address: 22 S 100 W
 Year Built:
 Subdivision:
 Phase:
 Lot:
 Tax Description
 BEGINNING NE CORNER BLOCK 80 HEBER
 CITY SURVEY: S.00 DEGREES
 48'W.118.33FT; N.88DEGREES
 58'W.99.32FT; N.00 DEGREES
 48'E.118.33FT; S.88 DEGREES
 58'E.99.32FT; TO THE BEGINNING AREA:
 0.2698 ACRES

CLAYTON VANCE
 ARCHITECTURE



ARCHITECTURE
 LANDSCAPE DESIGN
 MASTER PLANNING

VANCE DESIGN INC.
 345 W 600 South
 Suite 108
 Heber City, Utah 84032
 PHONE: (801) 830-0072

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DATE ISSUED	Feb 3 2023
SET	sd
REVISION DATES	
1	
2	

PROJECT
Clayton Vance
 22 SOUTH 100 WEST HEBER CITY UTAH 84032
 MIXED USE

Project Number Project Number

30 x 42
 FULL SIZE
 SHEET

C-101
 SITE PLAN





VANCE DESIGN INC.
345 W 600 South
Suite 108
Heber City, Utah 84032
PHONE: (801) 830-0072

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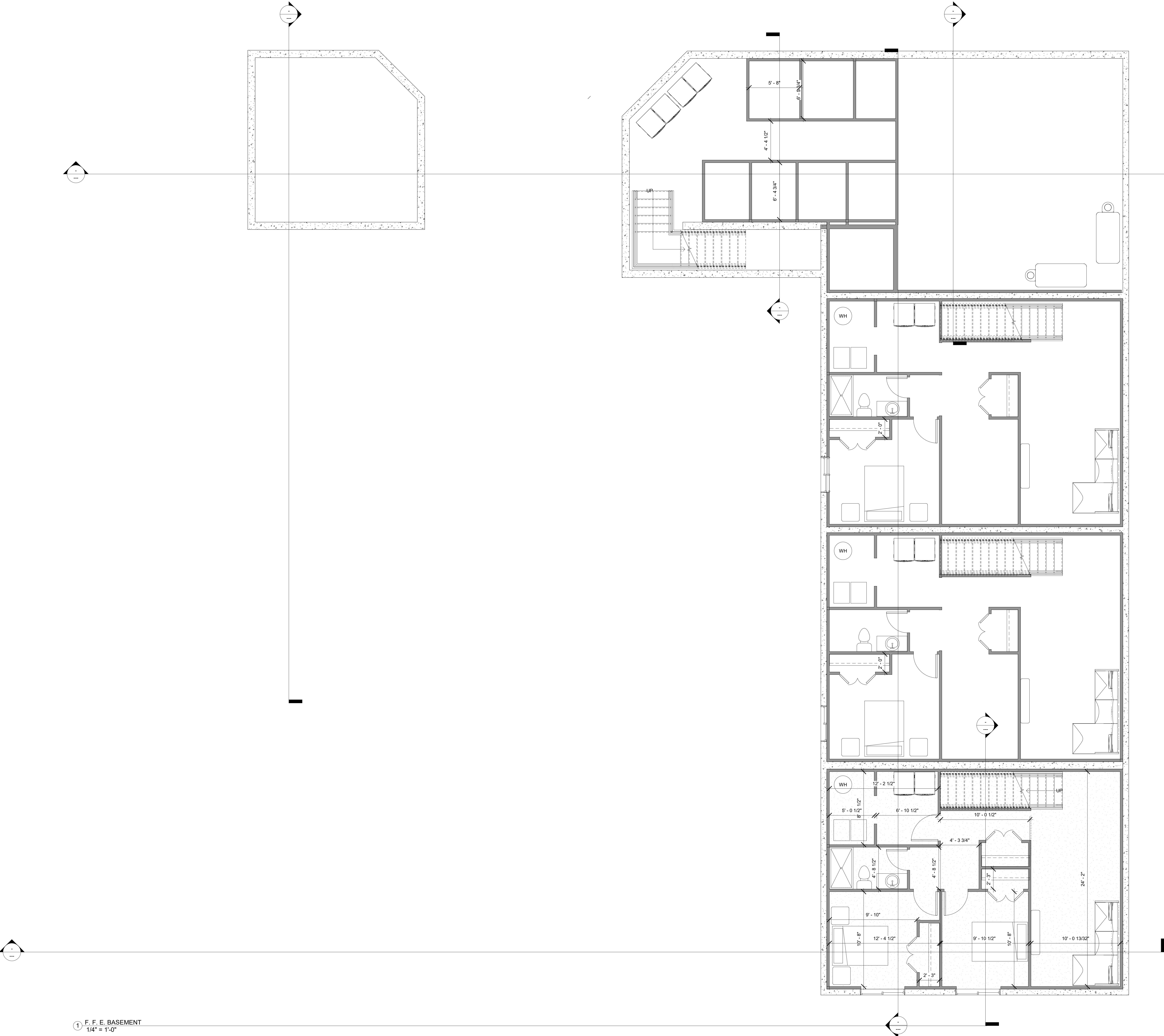
PROJECT
Clayton Vance

22 SOUTH 100 WEST HEBER CITY UTAH 84032
MIXED USE

Project Number Project Number

30 x 42
FULL SIZE
SHEET

A-101
BASEMENT
LEVEL
FLOOR PLAN



PROJECT
Clayton Vance
22 SOUTH 100 WEST HEBER CITY UTAH 84032
MIXED USE

Project Number Project Number

30 x 42
FULL SIZE
SHEET

A-102

MAIN LEVEL
FLOOR PLAN



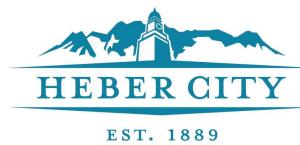
TAB 5

PowerPoint

Presentation:

UNITY

WE'RE
BETTER
TOGETHER



Unity Month: June 2023

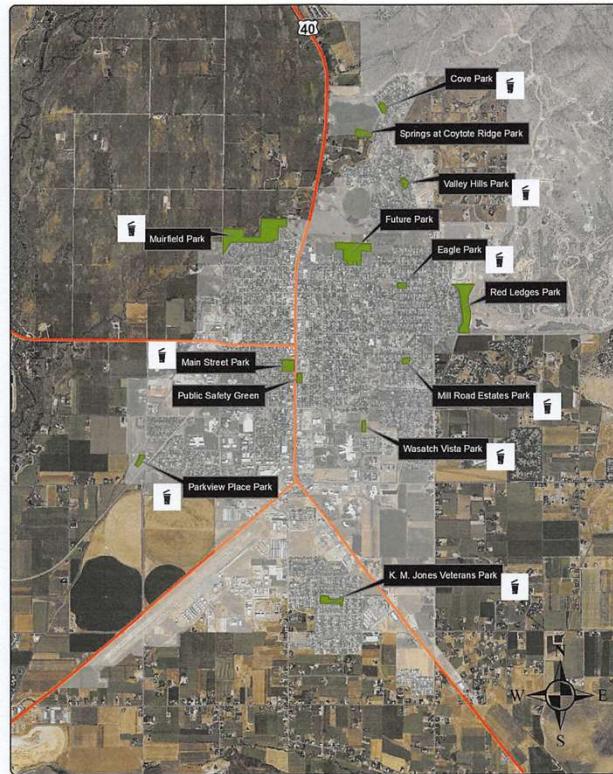
June 1-June 30

- Unity Banners on light poles to be displayed the entire month of June on Main Street.



June 7-13

- Free dumpsters at city parks available to the public



Free Dumpster Locations

June 10

- **Day of Service:**

- gam- Meet at Town Hall for a FREE breakfast and get a volunteer assignment to help beautify the community (planting, cleaning, painting, sandbag clean-up etc.)
- Bring your own gardening tools
- Finish with a FREE LUNCH for all volunteers
- Leadership Academy “Flip the Strip” Project at the PD will also be happening at the same time.
- Marketing to promote Unity Day of Service will take place at the HMOM June 8. Social media marketing started last week.
- Possible additional projects- home/yard in the downtown area that needs clean-up help(yard work, painting, branch cleanup, etc.)

ACTION ITEMS

TAB 1

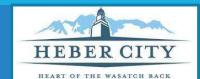
PowerPoint

Presentation:

Interactive Water Feature at Heber City Town Hall

MAY 16, 2023

PRESENTER: BLAKE WALTON



Talking Points

- Project History
- Water Feature Design/Location
- Funding Partners: CAMS, Heber Valley Tourism, Chamber and Economic Development
- Costs/Timeline
- Asking for City Contribution to CAMS Project

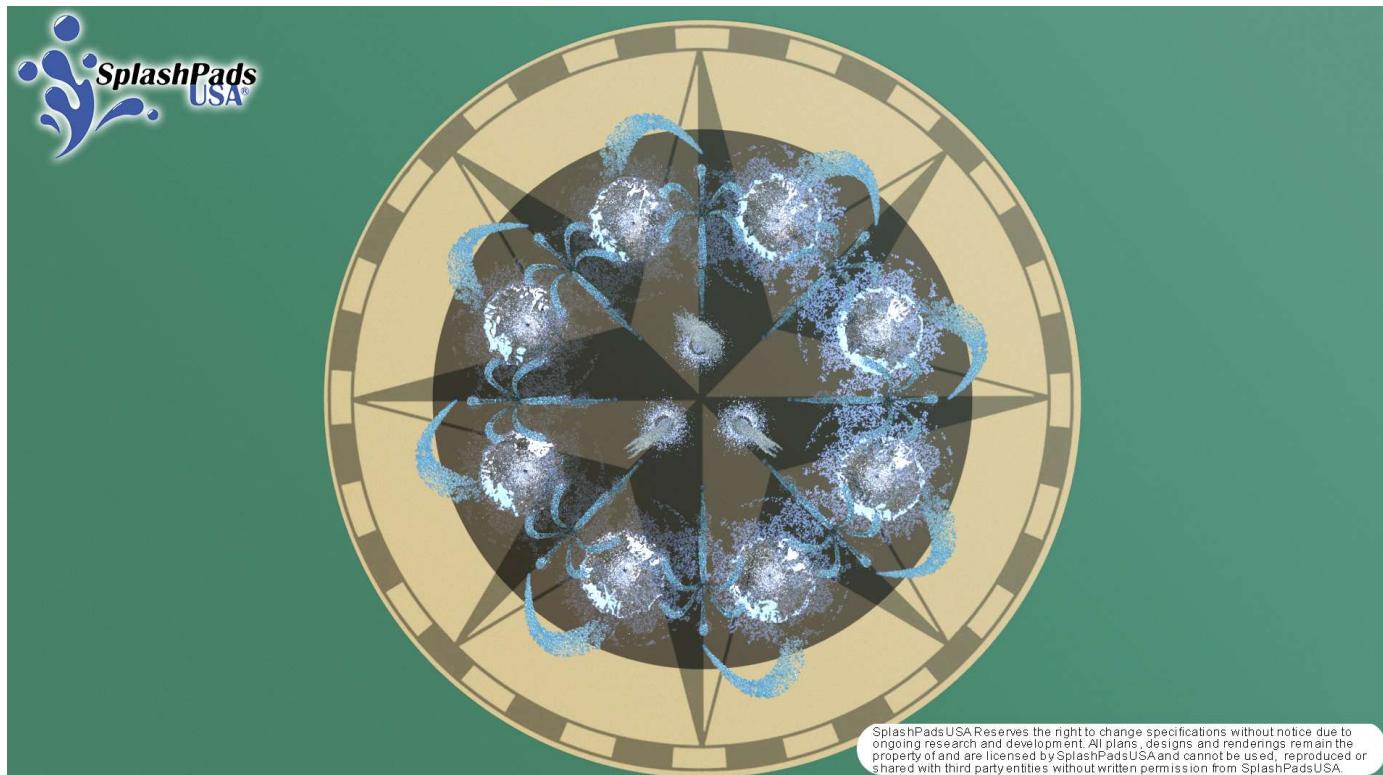


Project History

- CAMS inspired project, later combined with the first Heber City Leadership Academy class, wherein members of the community came together and agreed on a project that would add value to the City hall block.
- Latest project planning efforts.



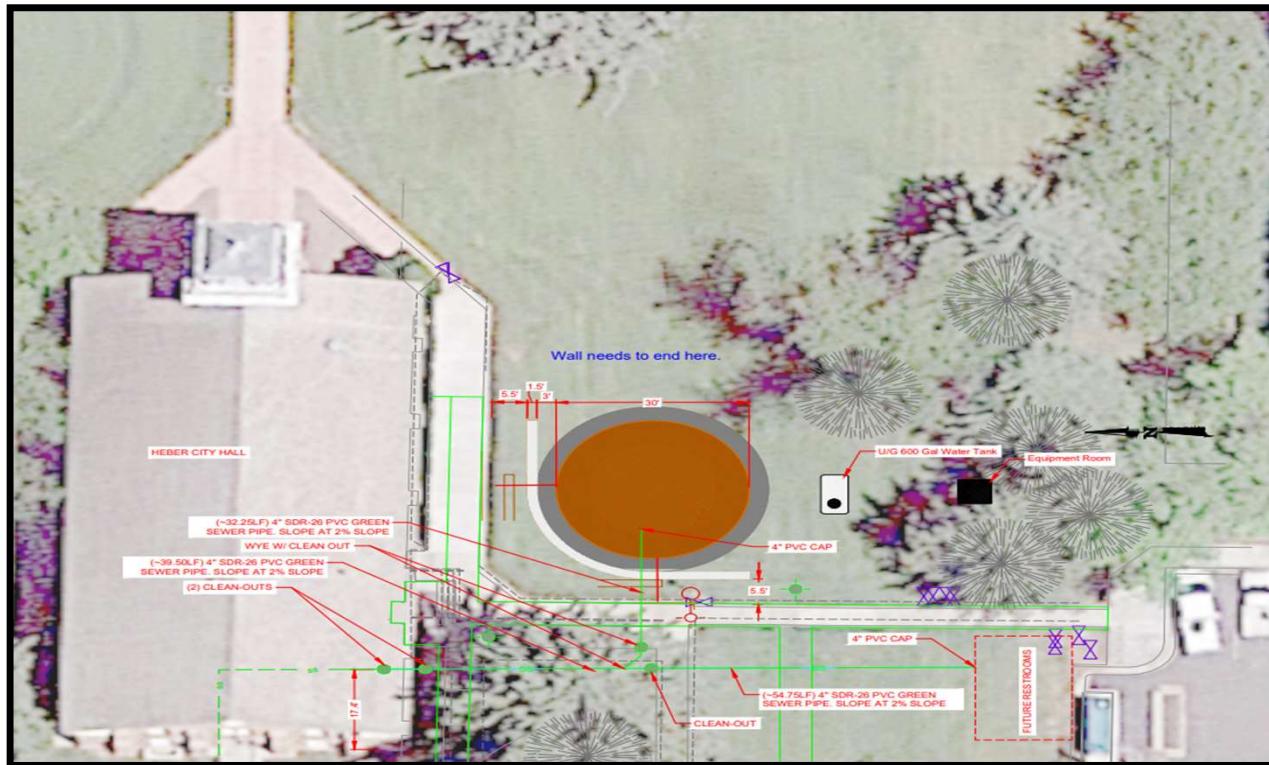
Water Feature Design



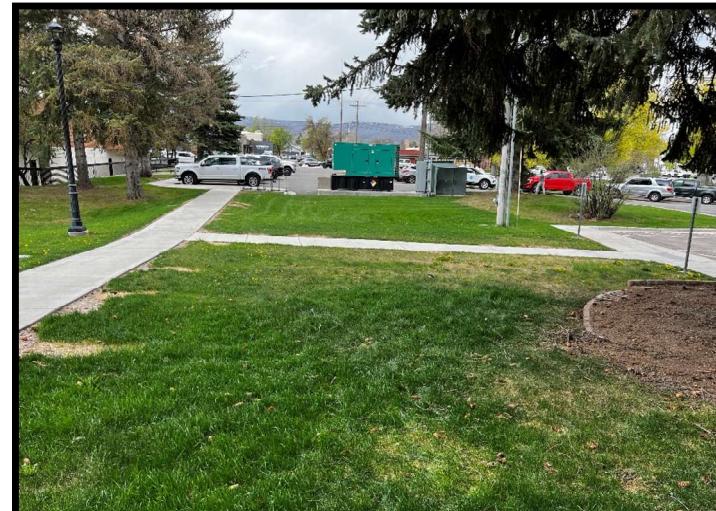
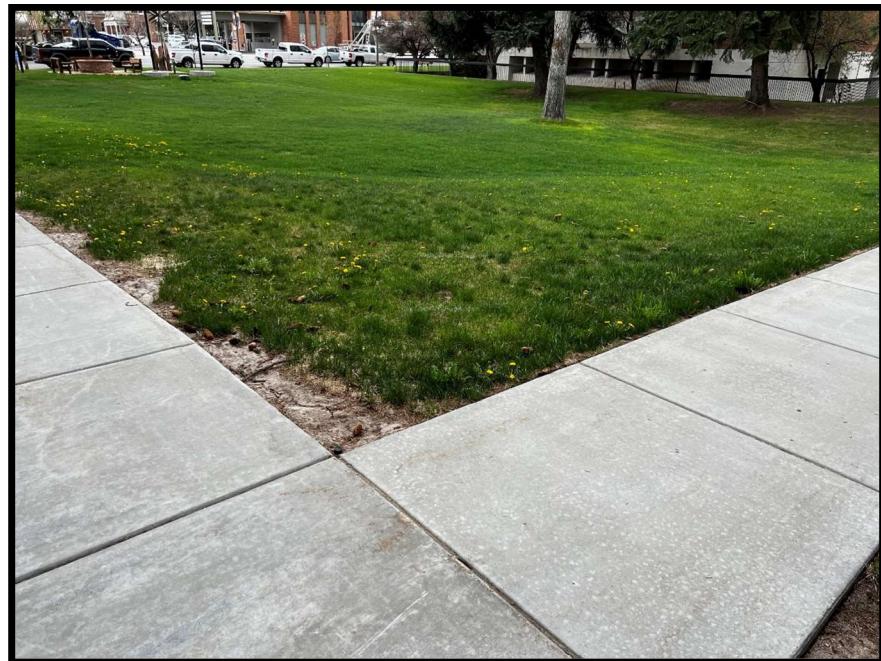
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Design Location



Water Feature Location



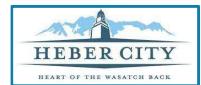
Water Conservation

- The water feature will use a recirculating water system with an underground water storage tank designed to reduce water usage.
- The system will be equipped with both UV lighting and chlorination for water disinfection.
- Usage comparable to single family housing unit.



Sitting Wall Design/Concept

*Sitting wall construction by RJ
Enterprises (Robert Hicken)



Utility Area

- There will be a area designated for the location of the water pumps and chemical feed.
- Temporary privacy fence insatllled to protect equipment until restroom site is constructed.
- When restroom is constructed water will already be accessible at the location.



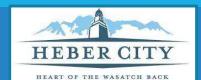
Water Feature Expected Costs

Construction Estimate:

1. Splash Pad USA Construction of Water Feature	\$144,650.00
2. Sitting Wall Construction	\$33,749.75
3. Concrete Work Footing	\$15,000.00
4. Electrical Work Pump Enclosure	\$6,200.00
Projected Total:	\$199,599

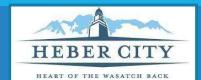
Operation & Maintenance Costs (DOU):

\$85-270.00 monthly—summer usage only (includes Health Department Inspections)



Timeline

- Once funding is approved construction can begin.
- Goal is to have the water feature completed and operational by July 4.

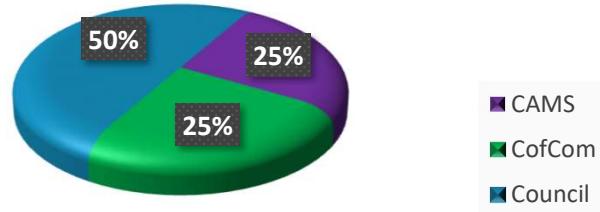


CAMS, CHAMBER OF COMMERCE & HEBER CITY COLLABORATION

Funding

CAMS Contribution	\$50,000
Chamber of Commerce	\$50,000
Heber City Council	\$100,000

Donation



The Ask? Council Members,

will you be willing to commit to be a part of this collaborative effort and donate to CAMS the reaming funds needed to make the project a reality?



Discussion

Next Steps

