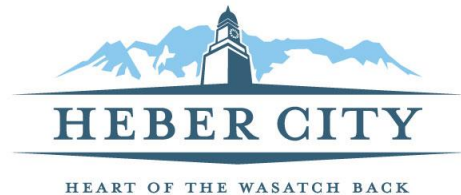


# **General Business Items**

# 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

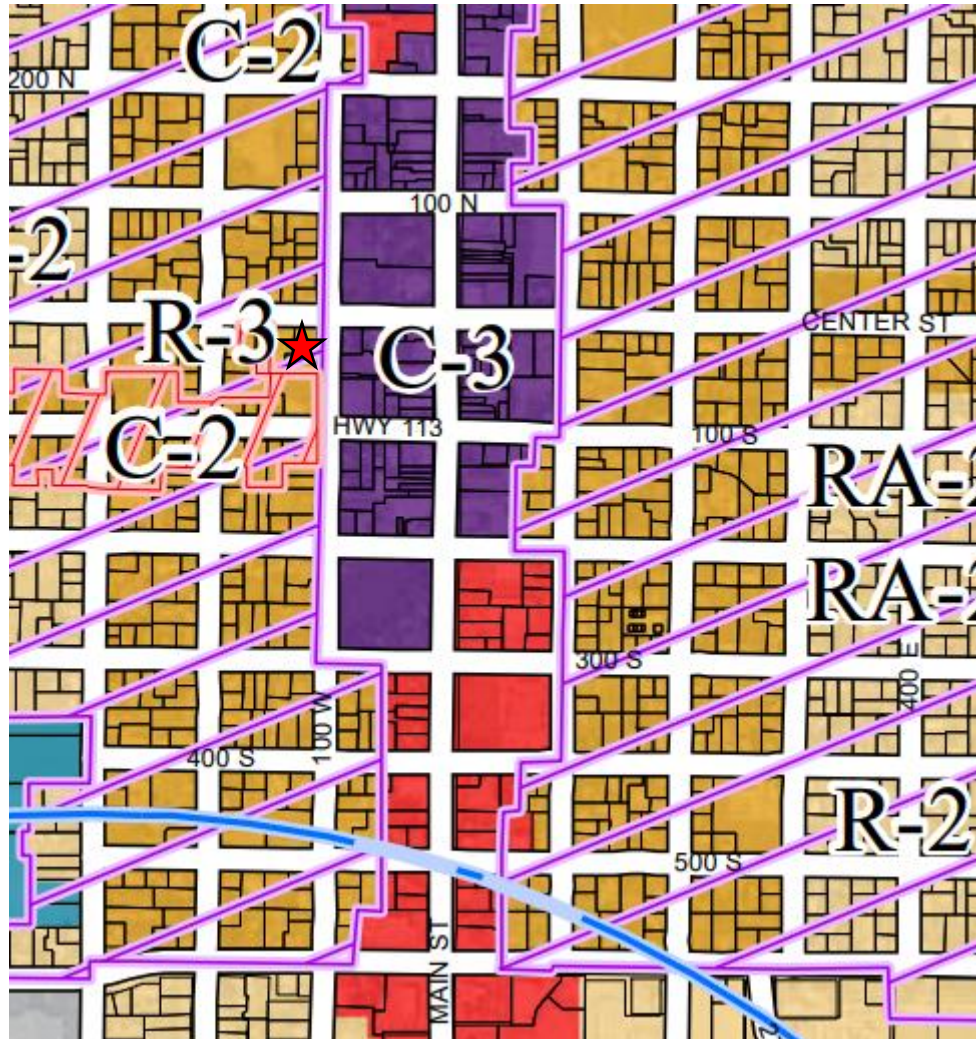
Clayton Vance is the property owner of the small white house located at 22 South 100 West. The home is currently a rental. Mr. Vance would like to do a mixed use development on the property, including retail/office and residential. The property is currently zoned R-3 residential.



## 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.

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## POTENTIAL MOTIONS

Not an action item.

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## 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

- (2) 3 bedroom  
(2) 2 bedroom  
(4) studios  
12 spaces  
1500 sf of commercial  
5 spaces
- 17 spaces required  
18 ON SITE parking spaces provided



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	



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

A-101  
BASEMENT  
LEVEL  
FLOOR PLAN

CLAYTON VANCE  
ARCHITECTURE

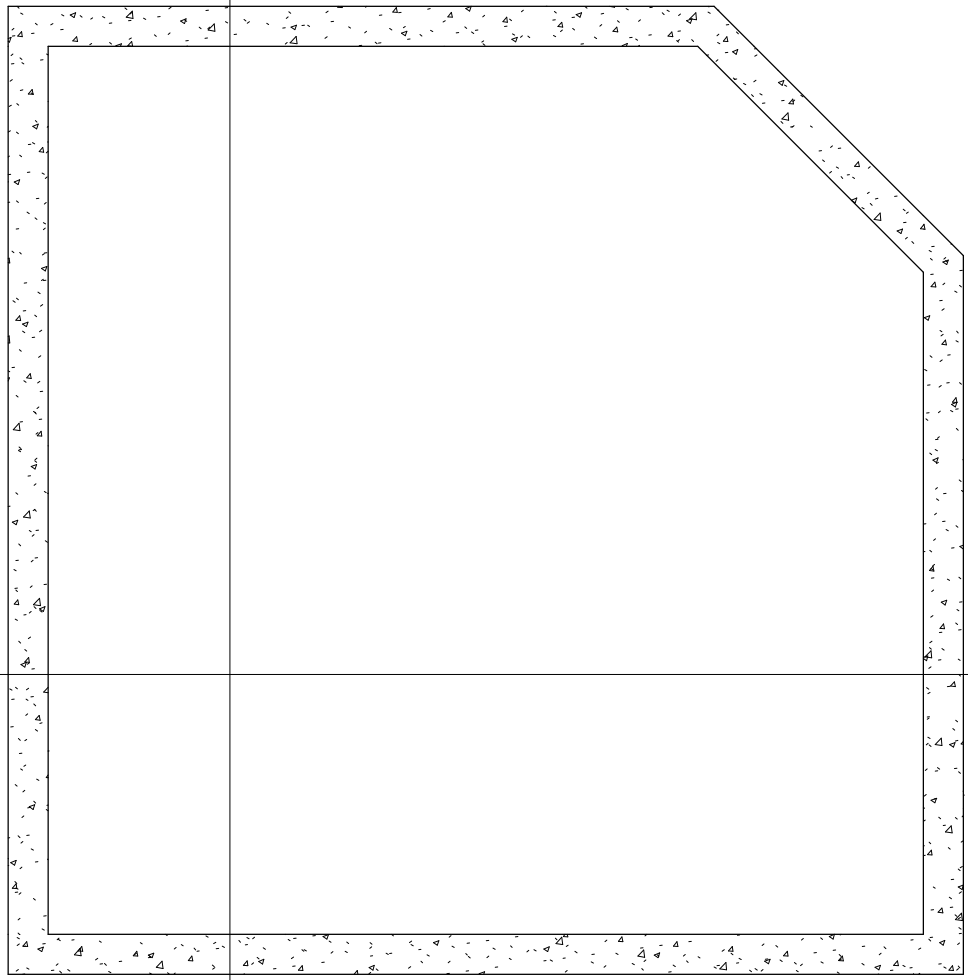
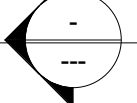
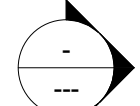
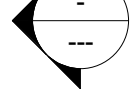
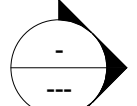


ARCHITECTURE  
LANDSCAPE DESIGN  
MASTER PLANNING

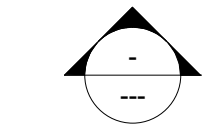
VANCE DESIGN INC.  
345 W 600 South  
Suite 108  
Heber City, Utah 84032  
PHONE: (801) 830-0072

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1 F.F.E. BASEMENT  
1/4" = 1'-0"







- (2) 3 bedroom
  - (2) 2 bedroom
  - (4) studios
  - 12 spaces
  - 1300 sf of commercial
  - 4 spaces
- 16 spaces required  
18 parking spaces provided



no parking

CLAYTON VANCE  
ARCHITECTURE



ARCHITECTURE  
LANDSCAPE DESIGN  
MASTER PLANNING

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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

A-102  
MAIN LEVEL  
FLOOR PLAN





1 F.F.E. UPPER LEVEL  
1/4" = 1'-0"

CLAYTON VANCE  
ARCHITECTURE



ARCHITECTURE  
LANDSCAPE DESIGN  
MASTER PLANNING

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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

A-103

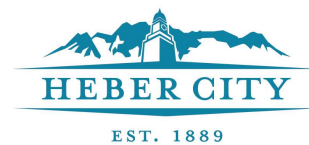
UPPER  
LEVEL  
FLOOR PLAN

# 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

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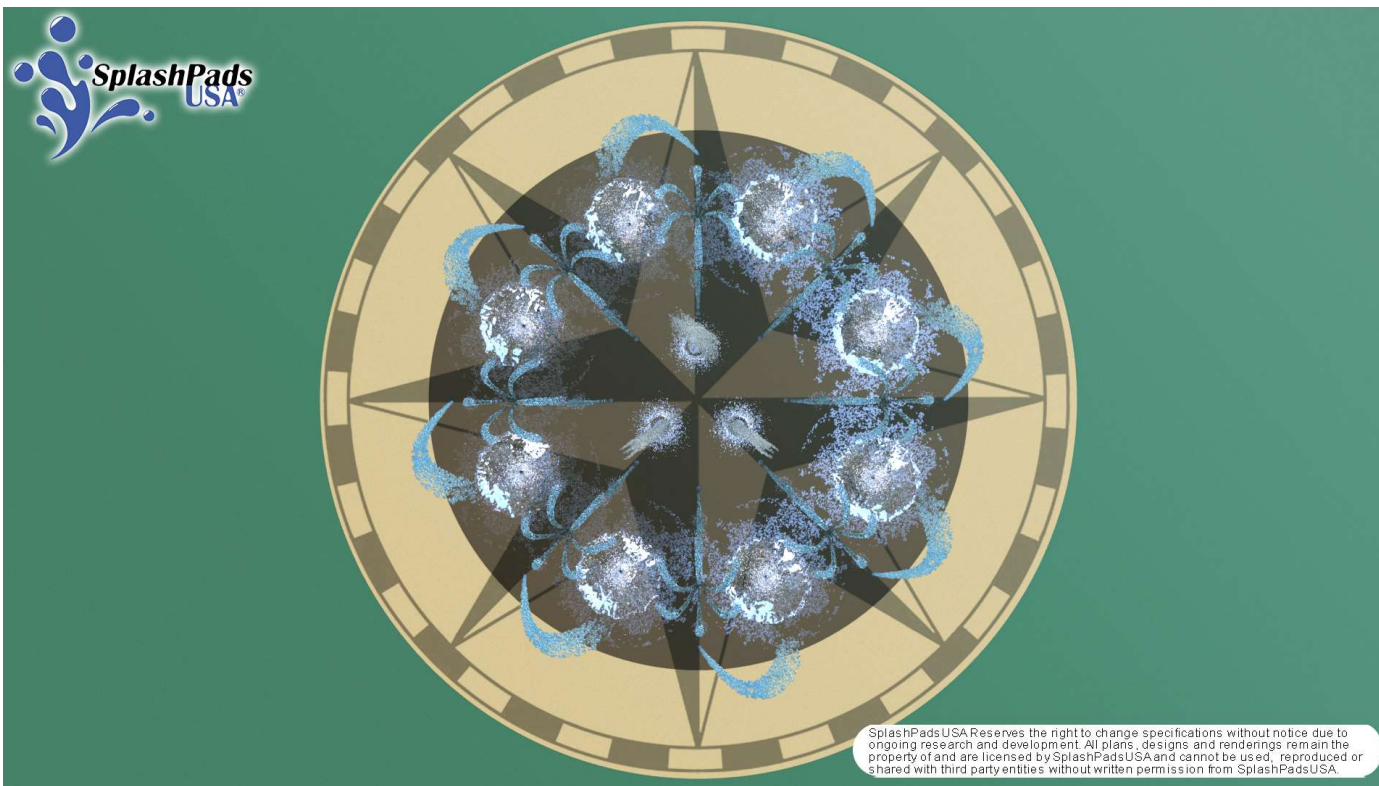
- Project History
- Water Feature Design/Location
- Funding Partners: CAMS, Heber Valley Tourism, Chamber and Economic Development
- Costs/Timeline
- Asking for City Contribution to CAMS Project

# Project History

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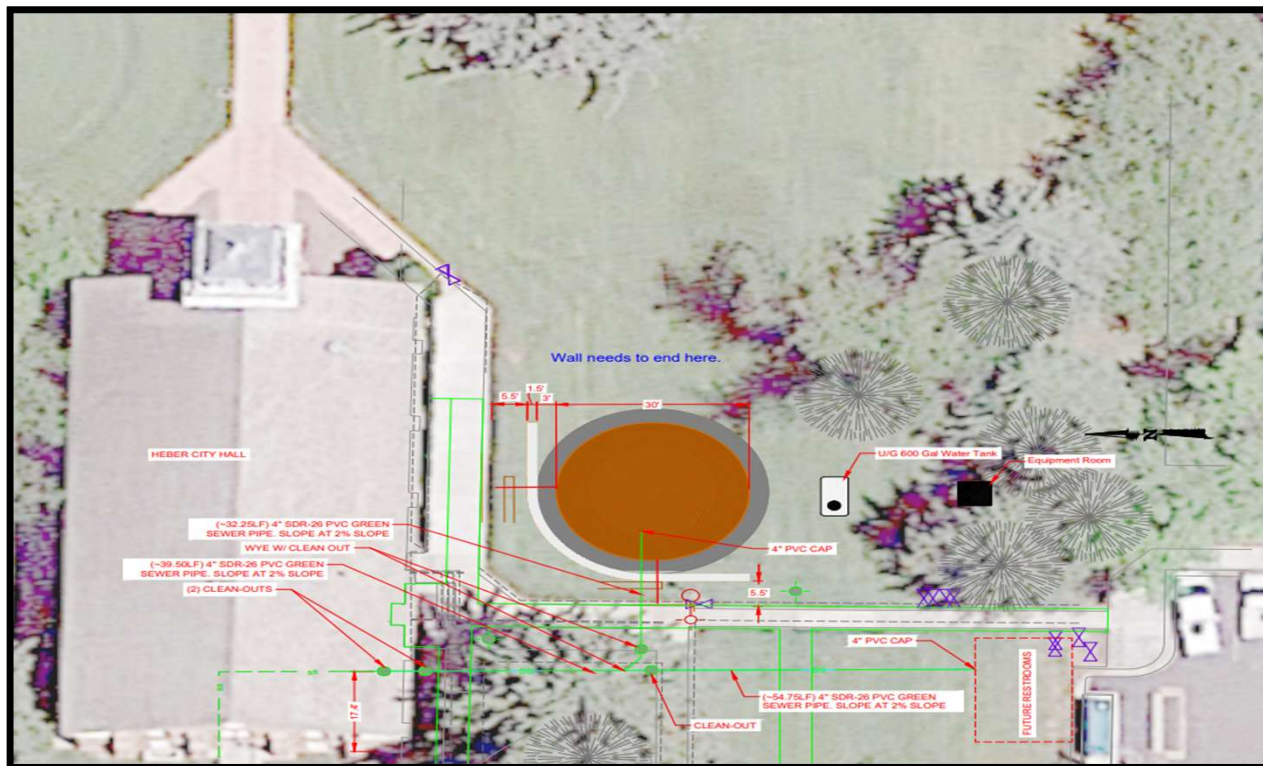
- CAMS inspired project, later combined with the first Heber City Leadership Academy class, wherein members of the community came together and agreed on a project that would add value to the City hall block.
- Latest project planning efforts.

# Water Feature Design

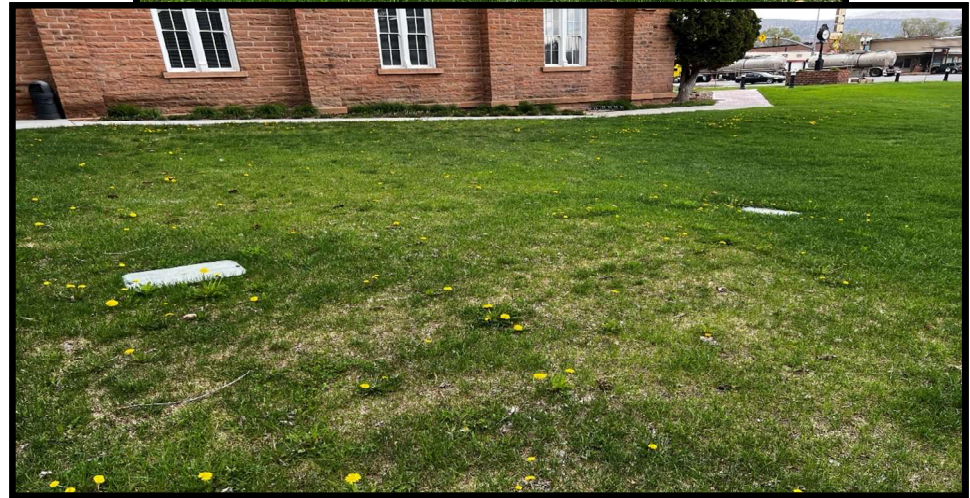
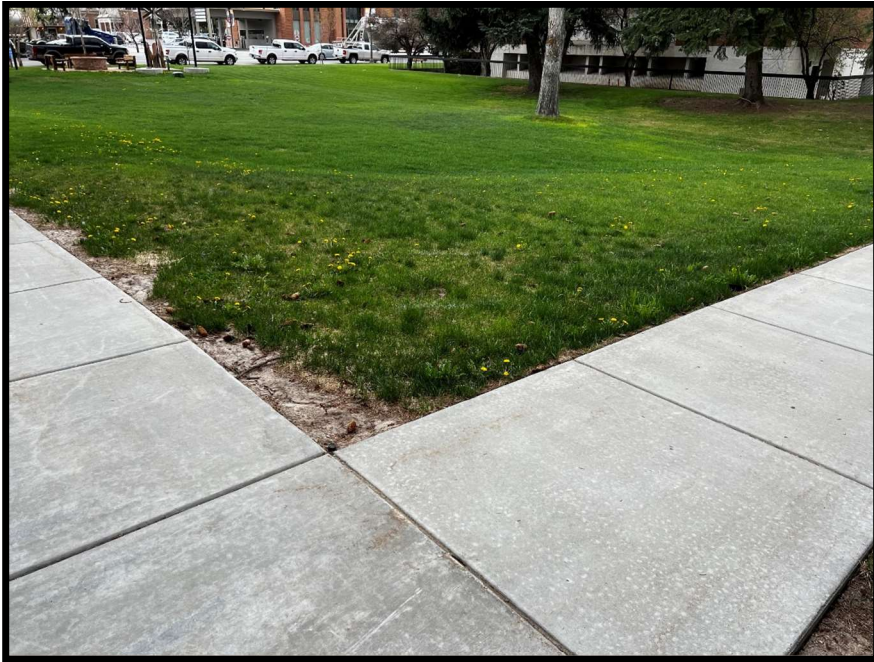




# Design Location



## Water Feature Location



# Water Conservation

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- 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

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





# Water Feature Expected Costs

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## 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

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

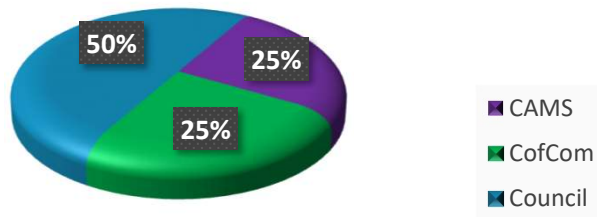
# CAMS, CHAMBER OF COMMERCE & HEBER CITY COLLABORATION

---

## 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

