

Ordinance # 98-03

AN ORDINANCE ADOPTING A DENSITY ZONING PROVISION TO PROVIDE FOR THE DEVELOPMENT OF RESIDENTIALLY ZONED PROPERTY AND ALLOW CLUSTERING OF RESIDENTIAL UNITS. THIS ORDINANCE ALSO ESTABLISHES MAXIMUM DENSITIES FOR RESIDENTIAL ZONES AND INCREASES OF DENSITY THROUGH DENSITY BONUSES AND ALLOWS FOR OPEN SPACE AND CONSERVATION EASEMENTS. IN ORDER TO ACCOMPLISH THIS, THE "RESIDENTIAL LAND USE" SECTION OF THE HEBER CITY GENERAL PLAN IS HEREBY AMENDED AS WELL AS VARIOUS SECTIONS OF 18.24, 18.52, 18.56, 18.60, AND 18.64 ARE EITHER AMENDED OR ADDED. SECTIONS 18.08.165 AND 18.08.615 ARE ADDED AS DEFINITIONS.

BE IT ORDAINED by the City Council of Heber City, Utah, as follows the following Sections of Chapter 18.16, 18.08, 18.24, 18.52, 18.56, 18.60, AND 18.64 of the Heber City Municipal Code in their present form are hereby added or amended to read as follows (all other sections to remain and all of Titles 17 and 18 are hereby readopted in their current form):

18.16.030 Regulations within Zones Generally.

Within each of the zones, the use, location, height and size of buildings and structures; the use of land and size of lots, yards, courts and other open spaces are regulated as set forth in this title.

18.16.040 Subdivision Design.

At the Concept Plan meeting with the developer, the Planning Commission, on behalf of the citizens of Heber City and in consistency with the adopted General Plan, shall determine whether a proposed development should be platted as a traditional grid subdivision using minimum lot size or if the development should employ a density based zoning system. The Planning Commission shall present their findings to the developer either at the Planning Commission meeting or at the next Planning Commission meeting. The findings of the Planning Commission shall be based on the following guidelines:

1. What development layout is most practical and efficient for the city.
2. What development layout is most compatible with surrounding uses and development.
3. What development layout will create the land use pattern most consistent with the provisions of the General plan.
4. What development pattern will preserve and protect the natural environment.
5. What development pattern will enhance the transportation and circulation system of the city.
6. Other information presented by the developer, staff, or members of the public.
7. Any other relevant information which will have an adverse effect on the development, the City, or the surrounding area.

The Planning Commission and the developer shall work together in the decision process. The developer may present evidence to the Planning Commission indicating why the development should be designed in the traditional grid pattern or based on density zoning. Additionally, if the developer does not agree with the assessment of the Planning Commission, the developer may appeal the decision of the Planning Commission to the City Council. The City Council shall not overturn the decision of the Planning Commission until they have reviewed the findings of the Planning Commission based upon the guidelines listed above and the evidence of the developer presented to the Planning Commission. The developer shall not present new evidence to the City Council until the Planning Commission has first seen and reviewed the information.

The City Council may defer the appeal to the Board of Adjustment. If it elects to do so, then the rules in the previous paragraph shall apply to the Board of Adjustment.

18.16.050 Lot Arrangement and Project Density.

If the Planning Commission determines that a traditional grid pattern is most appropriate, the density will be calculated using minimum lot size. The minimum area of any single lot or parcel, the density of dwellings per acre, and the minimum frontage for all lots in the residential zones are indicated in the table below. The 'Zone' column in the table represents the particular residential zone. The 'Minimum Lot Size' column in the table represents the minimum size lot allowed in the zone. The 'Minimum Frontage' column indicates the amount of frontage each lot in the zone shall have upon an approved road or street. This frontage is measured at the front setback line for lots located on a cul-de-sac or similar facility. In no way does the 'Minimum Lot Size' column represent the allowed total density.

TABLE 1

Zone	Minimum Lot Size	Minimum Frontage
A-2 Agricultural Residential	20 Acres	900 Feet
R-1 Residential Zone	10,000 Square Feet	100 Feet
R-2 Residential Zone	8,000 Sq. Ft. Single Family, Two-Family 10,000 Sq. Ft. + 5 Sq. Ft. for each Sq. Foot of Floor Space on First Story in Excess of 1000 Sq. Ft. Two Family	80 Feet Single Family 98 Feet Multi-Family
R-3 Residential Zone	6,500 Sq. Ft. for Single Family, Multi-family-- 6,500 Sq. Ft. + 5 Sq. Ft. for each Sq. Foot of Floor Space on First Story in Excess of 1000 Sq. Ft.	65 Feet 98 Feet
RA-2 Residential Agriculture Zone	20,000 Sq. Ft. for Single Family	180 Feet

To encourage the preservation of agricultural and natural open space, enhance affordability, minimize the cost of public services, reduce yard sizes to conserve water and improve landscaping quality and to discourage evenly spaced development running along public streets, the Planning Commission may allow clustered residential housing.

If the Planning Commission determines that a development should employ clustered residential housing, also referred to as a density based zoning system, the density will be calculated using a dwelling units per acre system. The minimum area of any single lot or parcel, the density of dwellings per acre, and the minimum frontage for all lots in the residential zones are indicated in

the table below. The 'Zone' column in the table represents the particular residential zone. The 'Minimum Lot Size' column in the table represents the minimum size lot allowed in the zone. The 'Density' column in the table represents the number of dwellings per acre allowed in each zone. The 'Minimum Frontage' column indicates the amount of frontage each lot in the zone shall have upon an approved road or street. This frontage is measured at the front setback line for lots located on a cul-de-sac or similar facility. In no way does the 'Minimum Lot Size' column represent the allowed total density.

TABLE 2

Zone	Minimum Lot Size	Density without bonus; (dwellings per acre)	Minimum Frontage
A-2 Agricultural Residential	5 Acre W/O Sewer 1 Acre W/Sewer	1 Dwelling Per 20 Acres	330 W/O Sewer 150 Feet W/Sewer
R-1 Residential Zone	7,000 Square Feet	3 Dwellings Per Acre	80 Feet
R-2 Residential Zone	6,000 Square Feet Single Family, 8,000 for Two Family	4 Dwellings Per Acre	75 Feet
R-3 Residential Zone	5,000 Square Feet for Single Family, Site Plan for all Other	6 Dwellings Per Acre	65 Feet
RA-2 Residential Agriculture Zone	12,500 Square Feet for Single Family	2 Dwellings Per Acre	100 Feet

This section does not preclude the possibility of density bonuses found elsewhere in this Ordinance.

In the A-2 zone, only single family dwellings are allowed and; no density bonus is allowed except with public sewer. In the R-1 zone only single family detached dwellings are allowed. In the RA-2 Zone, only single family detached dwellings are allowed. In the R-2 zone only single family detached and, two-family dwellings are allowed; however, at least 60% of the units in the R-2 zone shall be single family detached dwellings. In the R-3 zone, at least 40% of the dwelling units shall be single family detached dwellings and the remaining units may be placed in sixteen dwelling unit buildings maximum. Maximum height restrictions for each zone shall apply.

18.16.060 Street Design

All streets shall be public dedicated streets. The minimum minor street right-of-way width (including cul-de sac streets) in a density zoning development shall be 50 feet, a seven (7) feet wide curb, gutter, and sidewalk on each side and 36 feet of pavement. In the case where a collector or arterial street as designated by the General Plan, crosses the proposed development, the standards of 17.24 shall apply. All other provisions of Chapter 17.24 shall be adhered to.

18.16.070 Setbacks

There shall be no standard setbacks for developments proposed under density zoning provisions, except that no building within the development shall be closer than 20 feet to a property line along a public street. All other setbacks shall be proposed by the developer and approved by the Planning Commission at the preliminary approval stage.

18.16.080 Design of Buildings under Density Zoning

No general design criteria is required, except :

- A. All buildings shall be sided with 40% brick or natural stone or an approved equal.
- B. All buildings containing dwelling units shall have a covered porch for each dwelling unit. Said covered porch shall be at least four (4) feet deep and eight (8) feet wide. The porch shall face a public street or common area as approved by the Planning Commission.
- C. Attached or detached garages shall not be allowed to protrude in front of the main dwelling unit without the approval of the planning commission.

18.16.090 Density Bonuses

Maximum density shall be 200% total of the base densities allowed in the table in 18.16.050 (increase of up to 100 % bonus). All density bonuses shall be cumulative and in no case shall the total density go over the maximum allowed, even if mathematically possible by adding separate bonuses.

Any Public Notice of a public meeting involving any subdivision plat which includes a request for density bonus shall state that the application includes the request for a density bonus.

The following chapters and sections are means by which density bonuses shall be calculated:

18.16.100 Below Market Rate Housing Density Bonus

A. Definitions. The definitions of this section and of chapter 18.08 shall govern this chapter.

(1) Below Market Rate Housing Program ("The BMR Program"). A program to develop below market rate housing established in the Housing Element of the General Plan.

(2) Below Market Rate Unit ("BMR Unit"). A unit developed in accordance with the Below Market Rate Housing Program. On-site BMR units are BMR units located on the site for which the application for development is submitted. Off -site BMR units are BMR units which are not located on the site for which the application for development is submitted.

(3) Market Rate Unit. A housing unit or the legal lot for such unit offered on the open market at going market rates.

a) "Below market rate (affordable) housing units": Units governed by a legal covenant or other restriction enforceable by the City restricting the availability of said units to low and moderate income residents, which units are rented or sold to low and moderate income persons or households, as defined in this subsection.

(b) "Household income": The combined adjusted gross income for all adult persons living in the unit as calculated for Federal income taxation purposes. Household income shall be compared to the median monthly income for a household of four persons as established from time to time for Wasatch County by the United States Department of Housing and Urban Development and adjusted for household size, such that the combined gross monthly income for all adult persons in the household, as calculated for Federal income taxation purposes, shall not exceed 80% for lower to moderate income households.

The term "low income" shall mean the same as "lower income".

(c) "A Housing unit": A dwelling unit, as defined in the Zoning Ordinance, Section 18.08.180 C.

(d) "Developer": Developer for approvals and permits required to construct a residential development project.

B. Density Bonus. For each on-site BMR unit provided under the BMR Program, a developer shall be permitted to build one additional market-rate unit on site and to create a legal lot for such unit. In the event that the City permits the developer to provide off-site units to satisfy the requirements of the BMR program and the City approves the off-site BMR project, for each off-site BMR unit provided by the developer, the developer shall be permitted to build one additional market-rate unit on-site and to create a legal lot for such unit. However, in no event shall the total number of units within the proposed development and related lots in a development be more than 20% over the number otherwise allowed by zoning for the development.

The determination as to how the developer shall satisfy the requirements of the BMR Program shall be made prior to time of the preliminary plan. Approval shall be granted by the City Council after consideration of any recommendations from the Planning Commission at the concept approval stage.

C. Generally, the provisions of this chapter shall apply only to proposed housing developments of ten (10) or more units in residential districts, where the developer has agreed to provide one or more BMR units in accordance with the BMR Program and such developer is entitled to a density bonus.

D. BMR Unit-Development Regulations. The development regulations specified for residential zoning districts shall not apply to on-site BMR units developed in accordance with plans approved by the City Council. The development regulations for on-site BMR units shall be as established by the City Council prior to approval of the preliminary plan. The City Council shall give consideration to any recommendations from the Planning Commission at concept approval. The application for project approval shall include such detail as shall be required by the City and shall be in accordance with the BMR Program. Any additional square footage or substantial modifications of the approved development regulations after concept plan or project approval shall require the prior approval of the Planning Commission and the City Council.

Development and/or Impact Fee assessments for BMR Units may be adjusted downward as approved by the City Council during these negotiations. Evidence for the amount of adjustment shall be provided by the developer and reviewed by the City Engineer, and City Planning Director, and City Attorney

18.16.110 Open Space and/or Conservation Easement Density Bonuses

Density bonuses shall be allowed at a rate of two percent density increase per one percent open space provided.

A. Open Space and/or Conservation Easements Calculations. Density bonuses calculations shall be based and granted up to the maximum amount allowed in the zone (including bonuses given for compliance with other areas of this code).

B. Purpose. The purpose and intent of this section is:

- (1) To protect the public health, safety and welfare;
- (2) To protect and preserve open space land as a limited and valuable resource;

(3) To assure its continued availability for the following: As agricultural land, scenic land, recreation land, conservation or natural resource land; for the containment of urban sprawl and the structuring of urban development, and for the retention of land in its natural or near natural state to protect life and property in the community from the hazards of fire, flood and seismic activity; and

(4) To coordinate with and carry out federal, state, regional, county and city open space plans.

B. Definitions. Definitions of this section and of chapter 18.08 shall govern this chapter.

(1) "Conservation or natural resource" includes, but is not necessarily limited to, streams, watersheds, ground water recharge, soils, wildlife habitat, as defined herein, special land forms, natural vegetation;

(2) "Conservation or natural resource land" means land which possesses or encompasses conservation or natural resources;

(3) "Open space and/or conservation easement" means any area of land or water designated "OSCE" and subject to all of the terms and regulations of this chapter;

(4) "Open space land" means any parcel or area of land improved or essentially unimproved or in its natural state, and devoted to an open space use as defined herein, and which is designated in the open space and conservation easement of the plat map for open space use. Open space does not include required parking areas, roads, areas containing dwelling units and yards dedicated to or owned by individual dwellings for their exclusive use.;

(5) "Open space use" means the use of land for:

- (a) Public recreation;
- (b) Enjoyment of scenic beauty;
- (c) Conservation or use of natural resources;
- (d) Managed resource production;
- (e) Public safety;
- (f) Structuring urban growth;

(6) "Recreation land" means any area of land or water susceptible to recreational uses;

(7) "Scenic land" means any area of land or water which possesses scenic qualities worthy of preservation; or

(8) "Wildlife habitat" means any area of land or water valuable or necessary to the preservation or enhancement of wildlife resources.

18.16.120 Permitted uses within the Open Space and/or Conservation Easement. There are no permitted uses in an OSCE. All uses are considered conditional uses.

18.16.130 Conditional uses.

A. Conditional uses which may be allowed in the OSCE, subject to obtaining a use permit are as follows:

(1) Public or private recreation facilities including but not limited to: golf courses, equestrian facilities, tennis facilities, boating and other water sport facilities, and so forth;

(2) Public buildings;

(3) Overnight Accommodations such as: Hotels, Cabins, Bungalows, and Bed and Breakfasts when a part of a private or public recreation facility allowed in item (1), noting that the following limitations shall apply:

(a) The calculation of total dwelling units (including bonuses) shall be determined and one dwelling unit may be traded for three overnight units;

(b) Overnight facilities may be clustered in one or more units or may be separate facilities such as “cabins”, “bungalows”, and so forth:

(c) No over night facility may be placed within 500 feet of any permanent dwelling unit; and

(d) the maximum number of overnight units shall be ten (10) % of the total allowed in the zone including bonuses, except that the square footage of overnight accommodation buildings and land within 50 feet, parking lots, and accessory buildings land

(4) Agricultural uses;

(a)Animal husbandry,

(b) Crop or tree farm, greenhouse, horticulture,

(c) Dairying,

(d) Livestock farming;

(5) Botanical conservatories, outdoor nature laboratories and similar facilities;

(6) Native wildlife sanctuaries;

(7) Accessory buildings and accessory uses.

B. Development regulations. Development regulations in the OSCE are as specified in the use permit. The total gross floor area of all buildings within the OSCE shall not exceed 10% of the total OSCE area.

18.16.140 Ownership, Control , and Liability of/for Open Space and/or Conservation Easements

Before preliminary approval by the Planning Commission, the developer shall meet with the City Council and determine how the open space(s) and/or conservation easement (s) area(s) shall be held in ownership. The City Council shall give consideration to any recommendations given to them from the Planning Commission at concept approval.

An agreement shall be drawn up by the attorney for the developer which shall specify who shall own, maintain, and be liable for torts and claims coming out of use or other circumstances from the area. After the agreement has been drawn up, the City Attorney shall be given sufficient time to review the recommended agreement and make further recommendations to the City Council. Any additional square

footage or substantial modifications of the approved agreement after this agreement has been decided upon shall require the approval of the Planning Commission and the City Council .

18.16.150 Project Design and Open Space and/or Conservation Easement Placement

The Planning Commission and the developer shall work together on project design and placement of open space(s) and/or conservation easement(s). The planning commission may require open space(s) and or conservation easements to be contiguous to and join other open space(s) and/or conservation easements on adjoining developments.

Title 19, GENERAL PLAN AMENDMENT:

The following section (page 14) of the General Plan shall be amended as follows:

Residential Land Use

Heber City's largest use of land is for residential purposes. Most of the City's resident's have chosen to make their permanent homes here because of the natural beauty that surrounds. Therefore, all other types of land use must be planned keeping residential land use in mind. Development is allowed under a traditional grid pattern approach or a clustering "density" approach. Developers of property are hereby put on notice that either approach may be required by the Planning Commission. The determination of the approach allowed will be made based on the location of the property, surrounding development, on-site conditions, and other criteria as laid out in the Titles 17 and 18 of the Zoning Ordinance.

Economic base, transportation, and compatibility of other land uses are factors to be considered and weighed when attempting to decide where residential growth is to be directed. Land use in Heber City is characterized in four (4) main groups. These groups are defined as:

1. Agricultural Density: 1 unit per 20 acres under either traditional or density zoning development (A-2 one).
2. Resident-Agric. Density: 1-2 Units per acre under traditional development; up to four (4) units per acre under density zoning (RA-2 zone).
2. Very Low Density: 1-3 dwellings per acre under traditional development; up to six (6) dwelling units per acre under density zoning (R-1 zone).
3. Low Density: 1-4 dwellings per acre under traditional development; up to eight (8) dwelling units per acre under density zoning (R-2 Zone).
4. Medium Density: 1-6 dwellings per acre under traditional development; up to 12 dwelling units per acre under density zoning (R-3 zone).

The following sections shall be amended or added:

18.08.165 Density Zoning. "Density Zoning" is a development approach allowed under Section 18.16 and the General Plan in which dwelling units are clustered closely together in order to maximize economy, infrastructure, and open space. For the purposes of this title, "Cluster Zoning" or "Clustering" shall mean the same as "Density Zoning."

18.08.615 Traditional Development. "Traditional Development" shall mean a residential development approach where lots are relatively uniform in size and dispersed consistently throughout the development and streets are generally laid out in a standard grid pattern.

18.24.020 Permitted Uses.

D. One-Family dwellings and buildings accessory thereto when located on twenty acre lots under traditional development, five acre lots under density zoning without sewer, and one acre with sewer; however, the total density may not go over one unit per 20 acres.

J. Residential subdivisions in which all lots contain at least 20 acres of land subject to the requirements set forth in Title 17 of this code, except 17.40.010 B. 3; Density zoning subdivisions as permitted in Section 18.16 of this Title when all lots are over five (5) acres when not serviced by a public sewer and one acre when serviced by a public sewer.

18.24.030 Area Requirements. In the A-2 Zone, each dwelling, day care, nursery, rest home shall contain at least 20 acres of land subject to the requirements set forth in Title 17 of this code, except 17.4.010 B. 3.; Density zoning subdivisions as permitted in Section 18.16 of this Title and Title 17 when all lots contain at least five (5) acres when not serviced by a public sewer and at least one (1) acre when serviced by a public sewer.

18.24.040 Width Requirements. In the A-2 Zone the minimum width of any building site for a dwelling shall be 900 feet under traditional zoning and when Density Zoning is permitted under 18.16 of this Title, 330 feet without service from a public sewer and 150 with service from a public sewer.

18.24.050 Setbacks D. All setbacks for density zoning developments shall be as set forth in 18.16.070.

18.52.020 Permitted Uses. F. Residential subdivisions in which all lots contain at 10,000 square feet of land subject to the requirements set forth in Title 17 of this code.; Density zoning subdivisions as permitted in Section 18.16 and of this Title and Title 17 when all single family lots are at least 7,000 square feet.

18.52.050 D. All setbacks for density zoning developments shall be as set forth in 18.16.070.

18.52.060 Special Provisions C. The maximum density in the R-1 Zone shall be three (3) dwellings per acre under traditional development; up to six (6) dwelling units per acre under density zoning with bonuses.

18.56.030 Area Requirements.

A. An area of not less than 8,000 square feet shall be provided and maintained for each one-family dwelling and uses accessory thereto developed under traditional zoning and 6,000 square feet under density zoning. Under traditional zoning development, two-family dwellings shall have a building site area of at least 10,000 square feet plus five square feet for each square one (1) of floor space within the first story of the structure in excess of 1,000. Under density zoning, two-family dwelling structures shall require a site of 8,000 square feet.

18.56.020 Permitted Uses E. Traditional residential subdivisions in which all lots contain the minimum lot sizes as outlined in this Title and subject to the requirements set forth in Title 17 of this code.; Density zoning subdivisions as permitted in Section 18.16 and of this Title and Title 17 when all single family lots are at least 6,000 square feet and two-family dwelling unit buildings contain at least 8,000 square feet. *site*

18.56.050 Setbacks D. All setbacks for density zoning developments shall be as set forth in 18.16.070.

18.56.060 Special Provisions C. The maximum density in the R-2 Zone shall be four (4) dwellings per acre under traditional development; up to eight (8) dwelling units per acre under density zoning with bonuses.

18.6.020 Permitted Uses G. Traditional residential subdivisions and density zoning developments meeting the provisions of this section.

18.60.030 Area Requirements

In the R-3 zone, the following area requirements are applicable:

A: An area of not less than 6,500 square feet shall be provided and maintained for each one-family dwelling and uses accessory thereto developed under traditional zoning and 5,000 square feet under density zoning.

B. Under traditional zoning development, two-family dwellings shall have a building site area of at least 6,500 square feet plus five square feet for each one (1) square foot of floor space within the first story of the structure in excess of 1,000. Under density zoning, two-family dwelling units and larger shall have no minimum lot sizes, but shall require approval of the proposed sizes by the planning commission at concept approval--see 17.20; however, in no case shall the number of dwelling units exceed the maximum density of the R-3 zone.

18.50.050 Setbacks D. All setbacks for density zoning developments shall be as set forth in 18.16.070.

18.60.060 Special Provisions B. The maximum density in the R-3 zone shall be six (6) dwelling units per acre under traditional development and up to 12 dwelling units per acre under density zoning with bonuses.

18.64.010 Objectives--Characteristics.

A. The RA-2 residential-agricultural zone has been established for the primary purpose of providing a location where residential development associated with limited numbers of livestock can be maintained. The zone is characterized by large lots or tracts of land interspersed with dwellings, barns, corrals, and agricultural service buildings used in connection with farming operations.

B. (Remains as written).

18.64.020 Permitted Uses J. Traditional subdivision developments containing one-family dwellings and buildings accessory thereto. For traditional developments in the RA-2 zone, sidewalks required in Section 17.40.010 B area not required for minor streets only; however, all other requirements apply.

18.64.020 Permitted Uses K. The raising, care and keeping of farm animals and fowl for family use and consumption on parcels one-half (½) acre and larger. Animals shall be allowed on a point system. Each one-half (½) acre shall be allotted 50 points. Animals being kept will be given points as follows:

- (A) Large Animals such as horses, cows, llamas, pigs, or ostriches--20 points per animal
- (B) Medium animals such as sheep or goats, but not including pigs--10 points per animal
- (C) Small animals such as chickens, geese, rabbits, pheasants or pigeons--2 points

18.64.020 Permitted Uses N. Density zoning subdivisions as permitted in Section 18.16 and of this Title and Title 17.

18.64.030 Area Requirements:

In the RA-2 zone, the following area requirements are applicable:

A: An area of not less than 20,000 square feet shall be provided and maintained for each one-family dwelling and uses accessory thereto developed under traditional zoning and 12,500 square feet under density zoning.

18.64.050 D. All setbacks for density zoning developments shall be as set forth in 18.16.070.

18.64.070 B. The maximum density in the RA-2 zone shall be two(2) dwellings per acre under

traditional development and up to four (4) dwelling units per acre under density zoning with bonuses.

18.64.070 Special Provisions B. The maximum density in the RA-2 zone shall be two (2) dwelling units per acre under traditional development and up to four (4) dwelling units per acre under density zoning with bonuses.

This ordinance shall take effect and be in force from and after its adoption and publication.

ADOPTED AND PASSED by the City Council of Heber City, Utah, this 5TH day of MARCH, 1998 by the following vote:

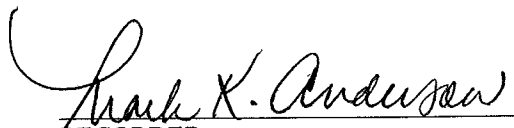
	AYE	NAY
Councilman Bob Morris	<u>X</u>	_____
Councilman Terry Lange	<u>X</u>	_____
Councilman H. John Rogers	_____	_____ <i>ABSENT</i>
Councilman Jerry W. Smith	<u>X</u>	_____
Councilman Robert J. Lucking	<u>X</u>	_____

APPROVED:



Mayor Lynn L. Adams

Attest:



RECORDER
(Seal)

Date of First Publishing: MARCH 11, 1998