

ORDINANCE NO. 2007-33

AN ORDINANCE AMENDING SECTION 17.16.010 (B), SECTION 17.16.010 (D), 17.16.010 (F), SECTION 17.48.040 (A), AND SECTION 18.61.060 OF HEBER CITY MUNICIPAL CODE.

BE IT ORDAINED by the City Council of Heber City, Utah that the Zoning and Subdivision Chapters of the Heber City Municipal Code are amended as follows to increase the submittal deadline for development submittals from 3 weeks to 4 weeks prior to the Planning Commission meeting date. The proposed amendment is intended to improve scheduling of agenda items, improve communication with affected entities and City departments, and improve the City's review process.

Section 17.16.010 (B) Required Procedures for Approval

B. **Concept Plan Submission.** Applicant prepares Concept Plan, makes application, pays fees, and submits concept plans at least 28 (twenty-eight) calendar days before the next regular Planning Commission meeting. This applies to concept plans for commercial, industrial, and multiple-unit residential. Applicant shall provide a minimum of fifteen (15) 11"x17" (or more as specified by Planning Staff) and three (3) 24"x36" minimum size copies of the concept plan with the application. Planning Staff shall deliver the copies to each Planning Commission member, engineering, public works, applicable utility agencies, school district, City fire official, postal service, police chief, City Manager, building official, UDOT (if applicable), County Council and Manager (if proposed development is on City border or requires annexation), and affected entities as required by Utah State Code;

Section 17.16.010 (D) Required Procedures for Approval

D. **Preliminary Plan Submission.** Applicant prepares preliminary plan and environmental impact statement (see Section 17.20.020) and submits ten copies, makes application and pays fees at least 28 (twenty-eight) calendar days before the next regular meeting. Commercial projects are not required to submit Preliminary Plans;

Section 17.16.010 (F) Required Procedures for Approval

F. **Final Plat Submission.** Applicant prepares and submits final plat, makes application, and pays fees at least 28 (twenty-eight) calendar days prior to the next regular meeting. Final plat shall consist of items required by the Planning Commission at preliminary stage and by this Ordinance. Ten prints shall be submitted to the Planning staff. All commercial projects require the submission of a Final Plat for review and approval by the Planning Commission and City Council.

Section 17.48.040 (A) Small Subdivisions

A. Whenever a small subdivision meeting the conditions as set forth in Section 17.12.010 of this Chapter is proposed, a preliminary plan conforming to the requirements for preliminary plans

as set forth in Section 17.20.020 shall be prepared and submitted to the Planning Commission for approval at least 28 (twenty-eight) days prior to the Planning Commission meeting. Before preparing and submitting the plans, the applicant shall meet with the Planning and Engineering Departments to determine if any of the requirements set forth in 17.20.020 are not necessary to be submitted to the Planning Commission in order for it to make an educated decision. Staff will base its determination on the site conditions as well as surrounding conditions.

Section 18.61.060 Planned Community Submittal Application Track

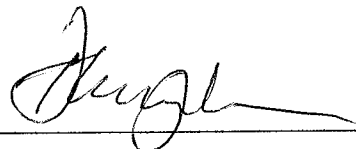
Submittal Requirements. The following information shall be submitted to the Planning Director, along with the appropriate fees, 28 (twenty-eight) days prior to the noticed Planning Commission public meeting.

This Ordinance shall take effect and be in force from and after (a) its adoption, (b) a copy has been deposited in the office of the City Recorder, and (c) a short summary of it has been published in the Wasatch Wave or a complete copy has been published in the Wasatch Wave or a complete copy has been posted in three public places within Heber City but not prior to the 6 day of Sept, 2007.

ADOPTED AND PASSED by the City Council of Heber City, Utah this 6 day of Sept, 2007, by the following vote:

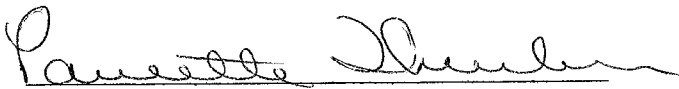
	AYE	NAY
Councilmember Terry Wm. Lange	<u>X</u>	_____
Councilmember Vaun Shelton	<u>X</u>	_____
Councilmember Shari Lazenby	<u>X</u>	_____
Councilmember Jeffery Bradshaw	<u>X</u>	_____
Councilmember Elizabeth Hokanson	<u>X</u>	_____

APPROVED:



Mayor David R. Phillips

ATTEST:



Paulette Shelton

RECORDER

(Seal)

Date of First Publishing:

Sept. 12, 2007