

**The Citizens' Referendum Allows Citizens to Vote on the Flawed  
North Village Overlay Zone.  
It Does Not Seek to Stop Development.**

*The considered opinion of our Citizens Coalition is that the "Revised" NVOZ:*

**DOES NOT PROMOTE THE SPIRIT OF "ENVISION HEBER 2050."** In March of 2020, the City Council adopted "Heber City Envision 2050" as "the primary tool for guiding the future of Heber City," but just one year later, the Council approved the "Revised North Village Overlay Zone." **This action seems to put the wishes of developers above existing Heber City residents and undercuts the public vision of quality neighborhoods with open space and rural character.**

**WAS PASSED WITHOUT A PROPER PUBLIC HEARING.** The last public hearing on the NVOZ was on January 5, 2021. Later, significant changes were introduced to create a "Revised NVOZ", including increased density standards, without a public hearing.

**HAS A NEGATIVE IMPACT ON OPEN SPACE.** By allowing larger dwelling sizes than Wasatch County, the "NVOZ could lower open space percentages and increase hard surface areas (an important concern with storm water), unless building heights are increased similar to those in Salt Lake City and Provo.

**PROMOTES GREATER OCCUPANCY PER DWELLING THAN WASATCH COUNTY.** Allowing larger dwelling sizes without assigning them increased density measurements can encourage higher occupancy. A larger population means greater concern about water supply, increased storm drainage, sewage, traffic, and air pollution in an area that Wasatch County recently determined to be **the most environmentally sensitive in the Valley**. We are not opposed to larger dwelling sizes, but the density measurements assigned to them must be increased proportionate to size.

**DISCOURAGES AFFORDABLE HOUSING.** By encouraging larger, likely more expensive, dwellings the NVOZ does not promote Heber's expressed need for "affordable housing" for Heber residents struggling to find a home.

**DOES NOT EFFECTIVELY REGULATE COMMERCIAL DENSITY.** Wasatch County clearly assigns set density standards to all commercial buildings. We believe the "Revised" NVOZ's commercial density standard is ambiguous at best and contains numerous loopholes we have pointed out to the City (see website below for more information). We assert these loopholes leave commercial density largely unregulated.

**ENDANGERS DOWNTOWN.** Heber City's NVOZ approach to commercial development undermines the viability and integrity of Heber City's historic downtown. **The NVOZ creates a totally different commercial zone away from Downtown and may set up a new commercial magnet that harms necessary revitalization of Main Street.**

**SURPASSES "ENVISION HEBER 2050" POPULATION PROJECTIONS.** Heber City has already approved approximately 8000 new housing units from 2017 to the present, not including the NVOZ. **The NVOZ provides density as a bargaining chip for the City to entice developers to annex into the City.** The attractiveness and rural ambience which its own general plan calls on Heber City to promote, are encouragement enough. The NVOZ is not in the best interest of Heber City residents or businesses.

More information from the Citizens Coalition can be found at [www.friendsofhebervalley.com](http://www.friendsofhebervalley.com), or join Friends of Heber Valley on Facebook!