

# Heritage Hills Utah Request for Feasibility Study

We formally request the Lieutenant Governor to commission a study to determine the feasibility of incorporating Heritage Hills Utah as a municipality. (Signatures for the sponsors are included on the attached signature pages)

In accordance with the Utah State Code 10-2a-202 we believe we have met the following requirements:

1 (a)-Below are the required signatures of the owners of the private real property and meet the following requirements:

- i. All property listed is located within the boundaries described.
- ii. The signed owners (see additional documents) of real private property make up over 70% of the total of 950.34 acres estimated by the licensed surveyor which is well over the 10% needed.
- iii. We have no way of estimating property values.

1 (b)-Printed name and current residence address of each owner signing the request are attached at the end of this document. Please contact us if any clarification needs to be made regarding any of the information provided.

1 (c)-An approval letter from the Utah Population Committee is in the supporting documents

2-The request and written approval have been received.

3-A formal request for a feasibility study has been made at the top of this document

3-(a) The Description of the contiguous area attached is the same that was sent to the Utah Population Committee

3-(b) Contact sponsor and sponsors are listed as follows:

<u>Contact Sponsor</u>	<u>Address</u>	<u>Phone</u>
Jeff Strange	11300 E. 16000 N. Mt Pleasant, Utah 84647	435-262-7181

<u>Sponsors</u>	<u>Address</u>	<u>Phone</u>
Rulon Allred	11232 E. 15900 N. Mt Pleasant, Utah 84647	801-680-1450
Don Perry	11100 E. 16000 N. Mt Pleasant, Utah 84647	801-651-5797
Jeff Kunz	15909 N. 11050 E. Mt Pleasant, Utah 84647	801-380-9858
Billy G. Bowles	11384 E. 16000 N. Mt Pleasant, Utah 84647	435-590-0062

3-(c) An accurate map, prepared by a licensed surveyor is in the supporting documents.

3-(d) A copy of the Utah Population Committee's written determination is in the supporting documents.

5&6-To our knowledge a feasibility study has never been made for the incorporation of Heritage Hills, Utah

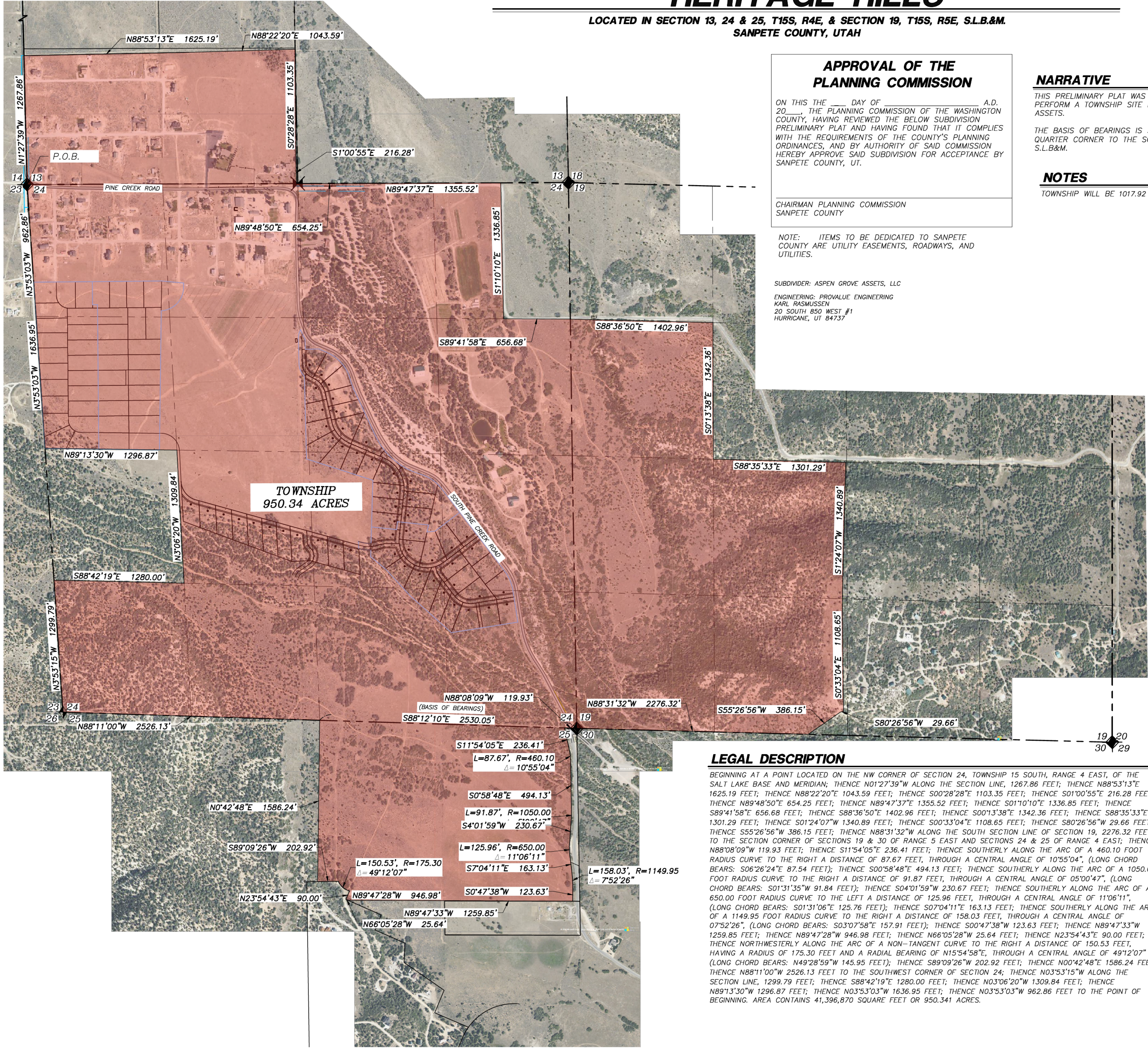
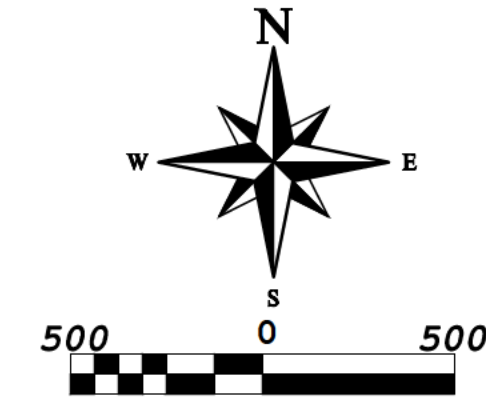
7-None of the sponsors listed has a cumulative private real property located within the boundaries of the proposed town that exceeds 40% of the total area.

## Request for Feasibility Study

Printed Name	Name of Parcel Landowner (on County Parcel Map)	Signature	Current Residential Address	Estimated Total Acreage	Do you own Property within the map boundary?
<b>Jeff Strange</b>	Jeff Strange		11300 East 16000 North Mount Pleasant UT 84647	1.04	Yes
<b>Rulon Eslie Allred</b>	Rulon Eslie Allred		11232 East 15900 North Mount Pleasant UT 84647	2.78	Yes
<b>Don Perry</b>	Don H. Perry Trustee		11100 East 16000 North Mount Pleasant UT 84647	0.87	Yes
<b>Jeff Kunz</b>	Jeffery Kunz Trustee		15909 North 11050 East Mount Pleasant UT 84647	0.89	Yes
<b>Billy G. Bowles</b>	Billy G. Bowles		11384 East 16000 North Mount Pleasant UT 84647	0.89	Yes
<b>Fawn Marck</b>	Fawn S. Marck		11424 East 15900 North Mount Pleasant UT 84647	1.55	Yes
<b>Preston Strange</b>	Preston Strange		11197 East 15900 North Mount Pleasant Utah 84647	1.01	Yes
<b>Cleon Zerkle</b>	Cleon Zerkle		15926 North 11050 East Mount Pleasant Utah 84647	1.15	Yes
<b>Billy M. Bowles</b>	Aspen Grove Assets Inc		11355 East 16000 North Mount Pleasant Utah 84647	500 +	Yes

# PLEGDED ACRES FOR: HERITAGE HILLS

LOCATED IN SECTION 13, 24 & 25, T15S, R4E, & SECTION 19, T15S, R5E, S.L.B.&M.  
SANPETE COUNTY, UTAH



### APPROVAL OF THE PLANNING COMMISSION

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ THE PLANNING COMMISSION OF THE WASHINGTON COUNTY, HAVING REVIEWED THE BELOW SUBDIVISION PRELIMINARY PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE COUNTY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANPETE COUNTY, UT.

CHAIRMAN PLANNING COMMISSION  
SANPETE COUNTY

NOTE: ITEMS TO BE DEDICATED TO SANPETE COUNTY ARE UTILITY EASEMENTS, ROADWAYS, AND UTILITIES.

SUBDIVIDER: ASPEN GROVE ASSETS, LLC  
ENGINEERING: PROVALUE ENGINEERING  
KARL RASMUSSEN  
20 SOUTH 850 WEST #1  
HURRICANE, UT 84737

### NARRATIVE

THIS PRELIMINARY PLAT WAS DONE AT THE REQUEST OF JEFF KUNZ TO PERFORM A TOWNSHIP SITE PLAN FOR PROPERTY OWNED BY ASPEN GROVE ASSETS.

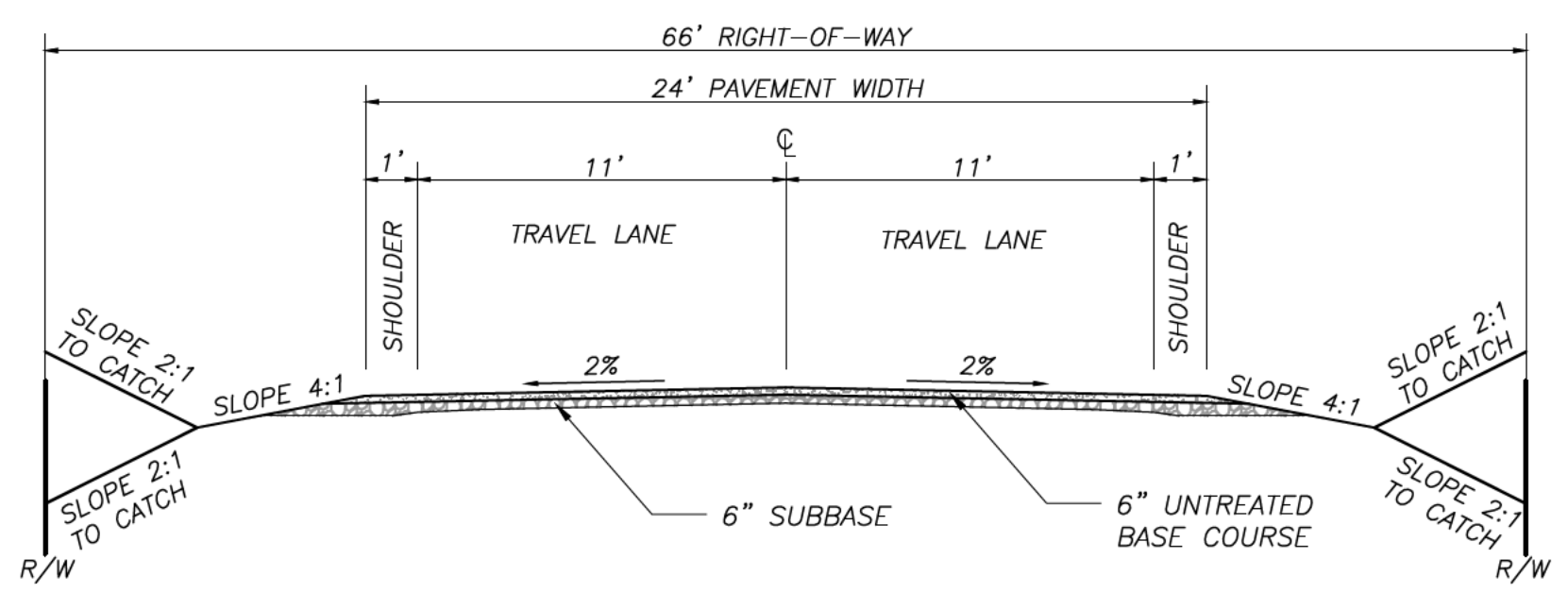
THE BASIS OF BEARINGS IS S88°12'10"E 2530.05 FEET FROM THE SOUTH QUARTER CORNER TO THE SOUTHEAST CORNER OF SECTION 24, T15S, R4E, S.L.B.&M.

### NOTES

TOWNSHIP WILL BE 1017.92 ACRES

### LEGEND

- PROPERTY LINE
- PHASE LINE
- ADJACENT PROPERTY LINE
- PARCEL LINE
- SECTION LINE
- ◆ SECTION CORNER AS DESCRIBED
- TOWNSHIP PLEDGED AREA

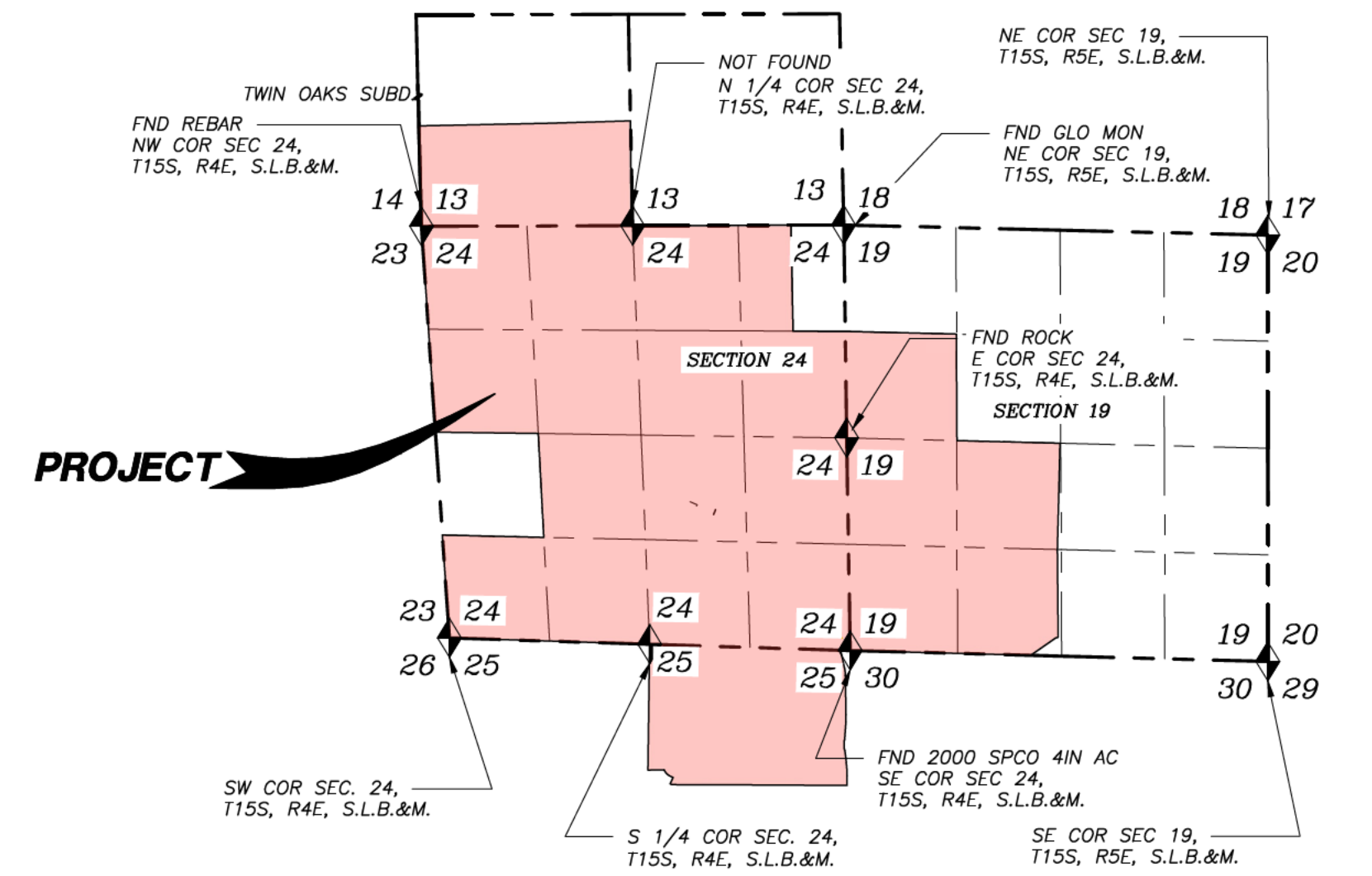


TYPICAL ROAD SECTION  
66' ROW (LOCAL)

### LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE NW CORNER OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 4 EAST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°27'39"W ALONG THE SECTION LINE, 1267.86 FEET; THENCE N88°53'13"E 1625.19 FEET; THENCE N88°22'20"E 1043.59 FEET; THENCE S00°28'28"E 1103.35 FEET; THENCE S01°00'55"E 216.28 FEET; THENCE N89°48'50"E 654.25 FEET; THENCE N89°47'37"E 1355.52 FEET; THENCE S01°10'10"E 1336.85 FEET; THENCE S89°41'58"E 656.68 FEET; THENCE S88°36'50"E 1402.96 FEET; THENCE S00°13'38"E 1342.36 FEET; THENCE S88°35'33"E 1301.29 FEET; THENCE S01°24'07"W 1340.89 FEET; THENCE S00°33'04"E 1108.65 FEET; THENCE S80°26'56"W 29.66 FEET; THENCE S55°26'56"W 386.15 FEET; THENCE N88°31'32"W 2276.32 FEET; THENCE S11°54'05"E 236.41 FEET; THENCE S00°58'48"E 494.13 FEET; THENCE S07°04'11"E 163.13 FEET; THENCE S04°01'59"W 230.67 FEET; THENCE S04°01'59"W 230.67 FEET; THENCE S00°47'38"W 123.63 FEET; THENCE N89°47'33"W 1259.85 FEET; THENCE N89°47'28"W 946.98 FEET; THENCE N66°05'28"W 25.64 FEET; THENCE N23°54'43"E 90.00 FEET; THENCE N88°11'00"W 2526.13 FEET TO THE WESTWEST CORNER OF SECTION 24; THENCE N03°53'03"W 962.86 FEET TO THE POINT OF BEGINNING. AREA CONTAINS 41,396,870 SQUARE FEET OR 950.341 ACRES.

### SANPETE COUNTY, UTAH



VICINITY MAP  
N.T.S.

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: 435-668-8307



PLEGDED ACRES FOR:  
**HERITAGE HILLS**  
LOCATED IN SECTIONS 13, 24 & 25, T15S, R4E, & SECTION 19, T15S, R5E, S.L.B.&M.  
SANPETE COUNTY, UTAH

DATE	1-23-2025
SCALE	1"=500'
JOB NO.	56-004
SHEET NO.	1 OF 1

February 12, 2025

**To:** Jordan Schwanke, Entities Specialist, Office of the Lieutenant Governor  
**From:** Eric Albers, Public Policy Analyst, Kem C. Gardner Policy Institute  
**CC:** Mallory Bateman, Director of Demographic Research, Kem C. Gardner Policy Institute  
**Subject:** Heritage Hills Incorporation Feasibility Review

**Introduction**

This review follows the incorporation request from Heritage Hills and determines whether the proposed municipality meets the population, density, and contiguity requirements for incorporation as a town (defined in Utah Code 10-2a-201.5).

**The Utah Population Committee (UPC) analysis indicates that Heritage Hills meets the incorporation requirements.**

**Table 1: Initial Feasibility Requirements for Heritage Hills Incorporation**

Criteria	Meets Criteria?	Requirement by Statute	Details
Population	Yes	To incorporate as a town, the population must be at least 100.	July 1, 2023 Population Estimate: 181
Population Density	Yes	Density must be seven people per square mile or higher	July 1, 2023 Population Density Estimate: 122 persons per square mile
Contiguity	Yes	Area is contiguous, does not have a strip of land connecting geographically separate areas	The proposed boundary covers a contiguous area.

Population data source: U.S. Census Bureau, 2020 Census

Note: Requirements are summarized; Full statutory requirements are delineated in Utah Code 10-2a-201.5.

**Methodology**

*Housing Unit Method*

The UPC uses the housing unit method of estimation to determine the population of places seeking to incorporate. The first step approximates the 2020 Census population by aggregating the total population of Census blocks within the proposed boundary (see Geographic Notes for more information). From this starting population, annual growth is assumed to be tied to growth in new housing units. Building permit data are sourced from the Construction Monitor Database then geocoded and filtered down to those within the incorporation boundary. Single-family housing units are assumed to be completed and occupied six months after permitting. Each newly constructed housing unit is multiplied by persons per occupied housing unit at the tract level to determine household population growth.

*Geographic Notes*

Calculating the 2020 Census population for any new community requires aggregation of the population of Census blocks that fall within the boundary. The population of blocks that fall partially within the boundary are adjusted by the ratio of the number of housing units in that block that fall within the proposed boundary to the total number of housing units in the block.