

Heber City Corporation  
75 North Main Street  
City Council Meeting  
03/19/2009

7:00 p.m.

REGULAR MEETING

The Council of Heber City, Wasatch County, Utah, met in **Regular Meeting** on March 19, 2009, in the City Council Chambers in Heber City, Utah.

Present:	Mayor	David R. Phillips
	Council Members	Jeffery Bradshaw Elizabeth Hokanson Eric Straddeck Nile Horner Robert Patterson
Also Present:	City Manager	Mark K. Anderson
	City Recorder	Paulette Thurber
	City Engineer	Bart Mumford
	City Planner	Allen Fawcett
	Chief of Police	Ed Rhoades

Others Present: Mike Thurber, Spencer Park, Tom Stone, Nate Turner, Connor Haynes, Ben McNaughton, Justin Dorius, Will McNaughton, Austin Tuddenham, Rob Underwood, Chad Garfield, Robert Laird, Gordon Hansen, Lewis Garfield, Paul Kennard, Kirsty Juengling, Philip Congino, Trenton Thiede, Cori Congino, Roger Pearson, Pat Kohler, Tish Dahmen, Martin Van Rosendaal, Bobbie Jo Probst, Mike Johnston, Skyler Southam, Denny Southam, Stacie Ferguson, Todd Cates, Josh Cates, Rosendo Rojas, Landon Bonner and others whose names were not legible.

Pledge of Allegiance: Councilmember Robert Patterson  
Mayor: Mayor David Phillips

Minutes: March 5, 2009, Work Meeting  
March 5, 2009, Regular Meeting

Mayor Phillips recognized the Boy Scouts in the audience and had them introduce themselves, report their rank and what Troop they were in.

Councilmember Patterson moved to approve the March 5, 2009 Work and Regular Meeting Minutes. Councilmember Bradshaw made the second. The voting was unanimous in the affirmative.

Mayor Phillips announced that Heber City had been recognized as the Airport of the Year by the Utah Division of Aeronautics. He read the language inscribed on the plaque. In conjunction with that, a check in the amount of \$25 was presented to Lee Ivie in behalf of his work at the Airport. A picture was taken of Ivie, Mark Anderson, the Councilmembers, and Mayor Phillips holding the plaque.

Anderson said Ivie did an exceptional job at the airport. He said, too, that Ivie was self-driven and did not require a lot of supervision.

### ***OPEN PERIOD FOR PUBLIC COMMENT***

No comments were received.

### ***APPOINTMENTS***

**Lew Garfield – Wasatch Chevy – Update on 2009 Car Show and Report from the 2008 Car Show:** Lew Garfield said he appreciated the City allowing his organization to put their car show on in Heber every year. He presented the City with a plaque and a check in the amount of \$500. It was indicated the Show would be held on June 27<sup>th</sup> this year.

Councilmember Bradshaw moved to approve the date of June 27<sup>th</sup> for this annual car show. Councilmember Patterson made the second.

Voting Aye: Council members Bradshaw, Hokanson, Straddeck, Horner and Patterson.

A picture was taken of Garfield, other representatives of the car show, and Mayor Phillips holding the plaque.

**Tom Stone – Update from the CAMS Committee:** Stone thanked the Council for the opportunity to address them. He talked about the goals the members of CAMS had. He also talked about awarding the property owners on Main Street with a plaque for their efforts at restoring and beautifying their properties.

Stone reviewed the charette that was done by Utah State University students a few years ago. He would like to see more discussion about parking, flowers, garbage cans, benches and center medians on Main Street. He liked the flowers. He thought they were noticed. He also liked the garbage cans and benches and wanted to officially ask the Council to continue with the flowers and with the benches and garbage cans a block at a time as the budget allowed.

Stone discussed center medians on Main Street, particularly landscaped medians. This was also a recommendation from the charette. He said that this slowed down traffic which would help encourage pedestrian traffic. He also talked about off-street parking-being able to cross Main Street and shop on Main Street. He asserted that the City needed off street parking.

Mayor Phillips said CAMS was a great organization. He said the 4<sup>th</sup> of July had gotten bigger and better each year. He said the City Council supported that event.

Stone said the three areas of goals: business growth, architectural design and business promotion had to work together.

Councilmember Hokanson said their goals were great. She said she was glad when the flower baskets finally happened. She indicated she was a fan of medians on Main Streets and thought it was a draw for pedestrian traffic. "Good job for all you do" she said.

**Paul Kennard – Report from WAEDA:** Kennard thanked the Council for the opportunity to come. He wanted to give the annual update on what his group had done. He referred to the packet of information he had given the Council. He talked about the 2008 highlights page and went through and listed some of the activities they had been involved in. Kennard reviewed the 2008 State of the Economy statistics he had provided.

Kennard talked about retention of businesses as one area of focus for his group. He also talked about new business growth. Last year, information was sent out on 42 business projects. Of those, 9 were of interest to this community. This area did not qualify for the others for various reasons. Some of the projects had gone on to other states but there were some that were being worked on here.

He talked about the BEAR (Business Expansion and Retention) program and the brochure he had given the Council. One goal of this program was to look for businesses that had the possibility for growth. He also talked about the other goals of the BEAR committee and program. It wanted to give assistance to businesses in need; i.e. money, looking for a workforce, etc. Kennard was excited about the BEAR program.

Kennard also discussed the revolving loan fund program. This would be something new to the community. As he talked to people in the state, he found this was one of their best tools. The banks used to be so free with loaning their money this program was not needed. Now that banks were in trouble, people that deserved funding weren't able to get it. That was why this program would be beneficial at this time.

Kennard talked with Mountainland Association of Governments and was told they would help with a grant. It was grant money from the CDBG process. This year was Wasatch County's turn for funds. Once the grant was received, he would form a loan committee. Kennard indicated he didn't want to lend money to someone who couldn't pay it back. He would make sure the business was as secure as possible. He thought there would be situations where somebody had a great business plan, but because they had only been in business for two years, banks wouldn't touch them. That was where this program would come in. The interest rate would be a little higher than banks because Kennard didn't want to compete with banks, but instead be an additional source. He thought it could be a great opportunity for this community. He should receive the money in July. He went for training and will do more training next week. MAG paid for this training for him.

Councilmember Straddeck asked who would be on the loan committee. Kennard said they had not put a committee together yet. He wanted a small business person, a banker, himself, an

attorney and a government person to comprise the committee. Kennard wanted to have a local loan committee that would be familiar with the local needs.

### ***ACTION ITEMS***

**Spencer Park, Park Engineering – Congino Small Lot Subdivision – Located at approximately 153 North 300 East:** Fawcett said because of the Infill Ordinance, the City was able to do this type of split. Mayor Phillips asked if we could do a lot split in any of the City's zones. Fawcett said it had to be in the Infill Overlay Zone.

Park said the lots would still be a half acre or bigger. He wanted to build a house on one of the lots. An overhead was shown of the proposed split and the area.

Councilmember Hokanson asked if both would be standard lots and was told yes. Anderson said this was the first time somebody had come to the Council for a lot split since the City had changed its ordinance from Cottage Lot to Infill Lot. This met the infill lot requirement based on frontage size.

Councilmember Hokanson moved to approve the lot split as per the Planning Commission's recommendations. Councilmember Patterson seconded the motion. No further discussion.

Voting Aye: Council members Bradshaw, Hokanson, Straddeck, Horner and Patterson.

**Ordinance 2009-04 – An Ordinance Amending the Heber City Zoning Map by changing the Zone classification of Block 130 of the Heber City Survey of Building Lots located between 300 West and 400 West and 300 North and 400 North from an RA-2 Residential Agriculture Zone to an R-2 Residential Zone to conform with the Heber City General Plan:**

Councilmember Bradshaw moved to adopt Ordinance 2009-04, an Ordinance amending the Heber City Zoning Map by changing the Zone classification of Block 130 of the Heber City Survey of Building Lots located between 300 West and 400 West and 300 North and 400 North from and RA-2 Residential Agriculture Zone to an R-2 Residential Zone conforming with the Heber City General Plan. Councilmember Patterson made the second.

Councilmember Straddeck questioned the area of the change. Anderson talked about animal rights for some in the area and how they would be grandfathered if circumstances did not change. Councilmember Horner wanted to make sure the people in that area knew their rights. It was thought Jeff Carson was the only one on that block that had animal rights.

Voting Aye: Council members Bradshaw, Hokanson, Straddeck, Horner and Patterson.

**Plat Amendment – Silver Ridge Subdivision Plat – Subdividing Lot 1 into two lots – Property located at approximately 500 East 300 South:** Mayor Phillips asked Allen Fawcett to discuss this issue. Fawcett talked about when they went through the subdivision process initially and that the subdivision was originally approved as an 8-lot subdivision with the lot in question being Lot 1. He said that since these two lots would face 500 East, the request could be considered. An overhead was shown of the area and Fawcett clarified the position of the new lot.

He talked about the recommendation of the Planning Commission and keeping the integrity of the lot.

Fawcett said that by splitting the lot, it created two low-to-moderate income or infill lots. He said the Housing Authority would work with the subdivision owner and make sure City requirements were met.

Mike Thurber said he was sitting on the Planning Commission that night. There was a question posed to Gary McDonald. There would be a \$20,000 loan to the buyer to help him move into a home.

Commissioner Hansen had asked McDonald if the owner could move into this lot and then move out and rent it. Mayor Phillips wanted to defer those questions to the Affordable Housing Committee.

Councilmember Straddeck moved to approve the plat amendment request by subdividing Lot 1 into 2 lots in the Silver Ridge Subdivision. Councilmember Patterson made the second. No further discussion.

Voting Aye: Council members Bradshaw, Hokanson, Straddeck, Horner and Patterson.

### ***DISCUSSION/ACTION ITEMS***

**Proposed Changes to the Personnel Policy – 14.2 – Travel Reimbursement:** Councilmember Straddeck asked whether the rate should be half the IRS approved reimbursement rate regardless if a City vehicle was available or not. Mark Anderson said his understanding was it had been decided the rate would be half when using a private vehicle and a City vehicle was available and full IRS rate when using a private vehicle and a City vehicle was not available.

Councilmember Horner asked what constituted travel and did it have to be out of town. It was indicated yes.

Councilmember Hokanson moved to approve the suggested change in the Personnel Policy – 14.2 – Travel Reimbursement. Councilmember Bradshaw made the second. No further discussion.

Voting Aye: Council members Bradshaw, Hokanson, Straddeck, Horner and Patterson.

Mayor Phillips indicated there needed to be a change in the Councilmembers' board assignments. He proposed that Councilmember Hokanson be approved to the Wasatch County Health Board and Councilmember Horner be approved to the Affordable Housing Board. All Councilmembers were O.K. with this recommendation of Mayor Phillips.

With no further business, the meeting was adjourned.

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Paulette Thurber, City Recorder