

Heber City Corporation
City Council Meeting

May 1, 2008

7:00 p.m.

REGULAR MEETING

The Council of Heber City, Wasatch County, Utah, met in **Regular Meeting** on May 1, 2008, 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: Eleanor Nelsen, Kathryn Rhoades, Brian Balls, John Freeman, Dennis Kellen, Sam Granado, Kayden Hallows, Chase Dagley, Jeremiah Trunnell, Bob Erickson, Tuck Lowe, Jeanie Garrison, Jill Cowley, Alan Anderson, Bryan Day, Ross Nichol, Lois Ann Nichol, Craig Hansen, David Tranter, Ladd Schiess, Robert Hess, Stan Walton, Jim Weston, Doug Murdock, Terry Lange, Homer LaBaron, Irene Hastings, Mark Lundskog, Dave Davies, Andy Bedingfield, Kieth Rawlings, Fred Schloss, Wade Williams, Tom Nordin, Brandon Jensen, Glinda Straddeck, Scott Verharren, Jeremy Fillmore, Ray Whitchurch, Andrew King, Mike Thurber and others whose names were not legible.

Pledge of Allegiance: Councilmember Eric Straddeck
Prayer: Councilmember Nile Horner

OPEN PERIOD FOR PUBLIC COMMENTS

Doug Murdock

Murdock expressed concern with the Secondary Irrigation Ordinance. He indicated he lived in the Mountain View Subdivision and was about the third house built on that block. He said no one in the area even knew the system was put in and his was put in on the eastern part of his yard and his culinary water was placed in the middle of the yard. Murdock said he would have to go

under the driveway to hook on to the secondary irrigation. He asked if there were alternatives or if he could get an exemption as he had a huge, tiered yard. Murdock said he had gotten one bid to go under his driveway and it was \$1,200. He said that because of his driveway and garden, it would be expensive for him to hook on. He said, too, it would be easier to cut his driveway out than to go to the back of his lot where the connection was located. He said his intention tonight was to inquire if the Council could give him an extension of time to find a way to fix this problem.

Councilmember Straddeck asked what the City had in place or what should be put in place to deal with these situations. Councilmember Hokanson suggested the Council review the Ordinance to give the Council some power for exemptions. Councilmember Horner said he did not like the Ordinance that made people pay for secondary irrigation if they did not use it. Discussion about how quickly the Council could review the Ordinance. It was decided to schedule this topic for the next agenda.

Keith Daniels

Daniels indicated he lived across the street from Doug Murdock at 912 East. He said he put in his front yard in 1999 and had never received any information about secondary irrigation. He recently called the City and whomever he talked with would not even acknowledge he had secondary irrigation and would not give him any help. He said he had purchased the large box and did his yard and now can't get a final inspection because he bought his own box and the City said he can't have his personal filter equipment within the box. He wanted the Council to put in writing that the inspection period was extended to May 20th. He did not want to have any problems with the Council saying one thing and the Public Works Director another. He said it would be crazy to not hook on and that this would govern itself at some point. He said there were some discrepancies in the Code and the Council needed to look at it. He said he understood the importance of cross connections. He suggested there would also be some irate people who had paid the money to have the big hole dug because the Public Works Director said it was required, when it wasn't. Daniels did not want to dig up his box and put in two boxes. He said he would be glad to give the City the box.

Anderson said the City wanted to work with people and not unduly penalize them. He asked Daniels to call him next week and get some of these issues on paper. Councilmember Horner suggested a letter of intent instead of the application. Mayor Phillips said it was very apparent there were some problems in the Mountain View and Timp Meadows Subdivisions.

Mark Lundskog

Lundskog said he and his neighbor had similar problems; in fact, there were many people that had similar problems as those already discussed and some would have to redesign their systems in order to do what the City wanted. It was indicated by someone in the audience that he and his neighbors all wanted to do what the City was requesting but it was a bigger problem for some than others.

Mayor Phillips said the City needed to put information in the newspaper about using the secondary irrigation system with hoses and not having to install expensive sprinkler systems.

PUBLIC HEARING

Ordinance 2008-08 – An Ordinance considering the annexation of a 14.12 acre parcel known as the Anderson Annexation and located at approximately 1050 East and 1200

North: The Public Notice was read by City Recorder Paulette Thurber. Mayor Phillips invited anyone wanting to address this issue to come forward at this time.

Tuck Lowe - 1146 North Cottonwood Circle in Valley Hills Subdivision. Lowe believed the decisions made by the City Council were based on the overall benefit to the town and its residents. However, in the case of the Anderson Annexation, there was the right-of-way to the water tank which was somewhat uncertain but did not require an annexation to achieve. He also heard about some issues with increased water pressure. He did not think there were any issues in Valley Hills with the water pressure. He talked about an increased tax. He asked if Heber needed any more developments. It seemed to him there were plenty already. Maybe it was time to consider open space preservation. The annexation would be disappointing to at least three parties. The greatest benefit would be to the two participants who were not residents. If this was left alone, it would be left as it was originally planned. He said he would like the parties to at least compromise. Lowe proposed making ½ acre lots and restricting the height of buildings. He also suggested that the City establish open space policies on this or any other annexation. He asked that the Council not put this request above the desires of the residents of the City.

Mayor Phillips closed the public comment portion of the Hearing and turned the time over to the Council. He asked if there had been any progress made on the access to the water tank. Mumford said the City did not have a good access to the water tank. An overhead was shown and he pointed out where the tank was located. He suggested one of the things the Planning Commission recommended was to address this issue when final annexation was before the Council. He said that in visiting with Alan Anderson, he was optimistic with putting an access road in front when the City got to the subdivision process and that would be outlined in a subdivision agreement.

Mayor Phillips reviewed the recommendations/suggestions of the Planning Commission. He asked Anderson if the right-of-way issue had been resolved. Anderson said he and Mumford had met with the engineers and yes, those issues had been resolved. Anderson said the lower portion of this annexation area had an existing home--part of a subdivision that was an illegal subdivision that the County allowed. Developing this parcel had been cost prohibitive and Anderson felt this was the best alternative to solve the issue of the existing home.

Councilmember Straddeck asked if the City had building restrictions. Tony Kohler and Jason Boal indicated that in R-1 Zone there were no height restrictions. Anderson suggested this annexation would clean up some other right-of-way problems. Councilmember Horner said he would like to see the right-of-ways defined and know exactly where that would be before this was approved. Mayor Phillips pointed out that would be part of the subdivision process. Councilmember Horner questioned why the City had to wait for the subdivision process to define the right-of-ways. There was additional discussion on that subject.

Councilmember Straddeck moved to accept the Anderson Annexation, a 14.12 acre parcel located at approximately 1050 East 1200 South subject to the Annexation Agreement. Councilmember Bradshaw made the second. There was no further discussion. Voting AYE: Jeffery Bradshaw, Elizabeth Hokanson, Eric Straddeck, Nile Horner and Robert Patterson.

At this time Mayor Phillips had the Scouts introduce themselves. It was indicated the Scouts belonged to Troup 1052 of the Heber 11th Ward with Bob Erickson as their leader.

APPOINTMENTS

Nichol Annexation – Brian Balls – Summit Engineering – Acceptance/Denial of an Annexation Petition known as the Nichol Annexation – A 16.57 acre parcel of ground located west of Southfield Road and South of the Giles Annexation: Brian Balls of Summit Engineering represented the Nichol annexation. An overhead was shown which indicated the annexation took in four parcels: Randall Giles, the Nichols property consisting of 12 plus acres, the right-of-way owned by the Department of Transportation, which was a railroad right-of-way, and the Burnson property. The Master Plan showed this area to be zoned as R-3. It was suggested this property was burdened by the right-of-way, Spring Creek Canal and the Railroad. It was indicated the high school took out a lot of existing R-3 property and why this parcel had been designated R-3. Balls talked about access and utilities. He talked about hooking this property to the two projects to the north as far as utilities. He said the applicant would participate with the bypass road. A concept of the parcel was shown overhead which showed there would be a connection to 1200 South with a fair amount of open space. Balls said when he talked with Planning staff, one issue in particular was discussed--buffers based on the bypass road.

Councilmember Patterson asked about the bypass issue. Balls said they would maintain an open space until the bypass coordinates were determined. He thought this concept covered all scenarios as far as the bypass was concerned. Councilmember Straddeck questioned how much flexibility there was as far as the bypass. Discussion. Councilmember Straddeck asked how firm the proposed bypass road was. Mumford felt it was pretty set at this point. Balls said they were willing to work with the City on the alignment. Councilmember Horner said he was not sure this was as set in stone as some thought. He said the meeting they would have with the County on the 15th would determine the alignment. Anderson said that as the Planning Commission studied this, they would recommend annexation or not and that would take three or four months. At that time the alignment might be firm.

Councilmember Bradshaw moved to accept the petition for the Nichol Annexation and send it to the Planning Commission for study. Councilmember Hokanson seconded the motion. Councilmember Hokanson asked about the R-3 Zone and stated that the concept was not a typical R-3. Balls talked more about COSZ density, the bypass and open space and indicated that would all be discussed in the Planning Commission meetings. There was no further discussion. The voting was unanimous in the affirmative.

John Freeman – Director of Operations – Utah Department of Alcohol Beverage Control – Discuss building a State Liquor Store in Heber City: Dennis Kellen, Director of Alcohol and Beverage Control introduced himself and those with him, Commission Chair Sam Granado and John Freeman.

Kellen indicated he wanted to explain to the Council what went on in this procedure. He explained the Department of Alcohol Beverage Control had a package agency in Heber. “Times have changed in Heber City”, he said, and that the Department got more complaints about the Heber outlet than any other outlet in the State, mainly because of selection, parking, and holiday closure. So, with that in mind, they went to the Legislature to get funding for a 10,000 square foot store in Heber and their job was to consult with the local governing authority. He said this visit was to let the Council know what avenue they were pursuing.

John Freeman thanked the Council for their time. He said demographics had changed drastically in Heber City. He confirmed that they got more calls from Heber Valley, Midway and Wasatch County than any other place. He suggested the demand was here and their responsibility was to place stores where liquor could be sold responsibly. He indicated the State stores were very closely regulated and monitored. An overhead was shown of the proposed location in the Heber Gateway area with lot # 3 being the location where they would build a 10,000 square foot store. Freeman said it would be designed to accommodate trucks and tractor- trailers. Discussion that there were four (4) stores in Park City and that the store at Kimball’s Junction was being doubled. He discussed the amount of sales of the stores in Park City. Freeman indicated he expected the store in Heber to have three (3) to four (4) million dollar sales each year. He discussed the benefit to having the State regulate the sale of liquor and suggested this would benefit the sales tax revenue for the City as well as funding for the Police Department.

Councilmember Straddeck wondered about 1200 South, which linked up with the new high school, and the proximity of the two. He had concerns with drunk driving around the area which would have a substantial amount of traffic volume when the high school was built. Freeman said they did not have a lot of problems with drunk drivers going to the liquor stores. He indicated if anyone did go into the outlet in that way, the employees didn’t hesitate to call the police. He said those DUIs tickets stuck and the word out was to not go to the State liquor stores drunk. He said there was more concern with grocery stores and convenience stores.

Councilmember Patterson asked about the design criteria in the Heber Gateway Center. Freeman said absolutely they would adhere. Councilmember Patterson asked about the criteria of being away from schools. Freeman talked about the criteria and said they were way above the State requirements.

Fred Schloss indicated he was not a drinker. He expressed concern with this location as the City had a Senior Citizens’ Center, a library, and the high school within 3 minutes of the proposed store site. He suggested this would give our kids real exposure to a liquor store, plus about 10 other stores and 200 or more homes in the area would be affected. He believed the City should be able to say there was too much going on in that end of town. He felt strongly the City had a “situation” here and asked if the store could be erected somewhere else where there wasn’t so much commercial development and other traffic from the Senior Center and library. He thought

the new outlet should be on the north end of town. He suggested the Gateway corner was going to explode and putting a liquor store there was wrong. He indicated the City hadn't even asked the residents what they thought. Schloss asked the Council to recess this issue a week or two and ask the citizens before making a decision.

Blue Ox Development Annexation -Summit Engineering – Chuck Richins – Acceptance/Denial of an Annexation Petition known as the Blue Ox Development Annexation – A 4.53 acre parcel located north of the present Heber City boundary on the north end of the City located at approximately 600 North Highway 40:

Anderson said approximately two years ago, the City received an annexation petition from the Bassett family of which this parcel was a part. The one-year time period had passed and the Council never received a recommendation from the Planning Commission, mainly because of the PCMU ordinance and that study. He said the Bassett Annexation was now void since the time frame had expired. He suggested these people were anxious to move forward on their own.

Councilmember Straddeck asked about the parcel being in the C-2 Zone and part in the proposed PCMU Zone. He asked if this property was still part of the Bassett Annexation if they would still want to develop commercial or residential. Richins answered this piece had always been commercial and he would use it exactly as the Master Plan dictated--the C-2 Zone had been their intent from the beginning. He said there would be more office space but also some retail and suggested this was a good area of town for that.

Councilmember Bradshaw talked about access to Highway 40. He said UDOT was working with different owners on access. He understood there were some issues in the area in terms of access. He thought they would like to see access on the south side. Brian Balls said there was still work to be done on the access, but a lot had been solidified, too. Balls said he had been working with the school district and developing a right hand circulation which would eliminate a huge problem with pick up and drop off of children and would also get some traffic off of 500 North. Balls suggested this would be a win-win for the City and the school district.

Councilmember Horner asked about the parcel not owned by this development. Balls said they were working with the Probsts to acquire that small parcel. Councilmember Straddeck asked about the process when a parcel lay in two different zones. Anderson said he felt there would be some study by the Planning Commission to see if an amendment to the Master Plan should take place. It was discussed that this parcel was surrounded by the proposed PCMU zone.

Councilmember Straddeck moved to accept the Blue Ox Annexation Petition and recommended it be sent to Planning Commission for further study. Councilmember Patterson made the second. There was no further discussion. Voting AYE: Jeff Bradshaw, Robert Patterson and Eric Straddeck. Voting NAY: Elizabeth Hokanson and Nile Horner.

Wade Williams - Boyer Company – Discuss various issues concerning the Heber Station Subdivision located between 1000 South and 1300 South and along Highway 189: Williams indicated he wanted to give the Council an update on where they were, what challenges they had overcome, and what they still needed to do. Williams indicated they had closed on all the

properties and recorded 41 deeds which cleaned everything up. (All 41 deeds had been signed, recorded and executed)

Verharren indicated they had completed demolition of the old hotel, old homes and trailer parks--all vertical structures were down with the exception of the H&R Block building which would be down in the next week and they would start on utility placement as soon as possible. It was indicated they hoped to open some slots in May 2009 and others in July or August. He said they were negotiating leases with Beahls (a department store based out of Texas), Maurices, Famous Footwear, Rue 21, Burger King, Chase Bank and Bajio. Councilmember Straddeck asked about the status of a second anchor store. It was indicated that at this time, it was not happening because of economic issues, as some stores were slowing down. He said the interest in Heber had been very strong among many businesses. Discussion about the job market.

Williams talked about the phasing plan and for Boyer to try to get the 30" sewer line in place as soon as possible. He said they needed to make the connection before the very busy traffic time of summer. He suggested that would be one of the first things to accomplish and they were working with UDOT to get the permits to do that. The next step, then, would be to build the roads. Phase two (2) would be to build Wal Mart and the stores they had just talked about and then do some things with the Don Pedros and Les Schwab. They would be adding parking areas to Les Schwab and doing some changes to the parking at Don Pedros. He said Don Pedros had committed to upgrade their building and were working with the same architects that worked with Boyer.

One issue he wanted to discuss was some gaps were found when the survey was done. He said north of the drainage channel there was a 10' deep gap. He indicated they had found a lot of gaps, overlaps, and title issue throughout the property but they had been able to clean up most. However, there was still the 10' deed gap and another 30' gap. One thing they proposed was to do a boundary line adjustment to clean up that deed gap--they could either deed it to the City or it could be deeded to Boyer. He said not much could be done with it because it had the big water lines in it. Anderson said he and Mumford prefer Boyer landscape it but the City would still like to have the ability to have it at no cost if the land was ever needed by the City.

Williams said they had always anticipated using lot 2 for storm water. They believe now that it made more sense to do storm water on the site underground. That would make lot 2 available to try to work with Wal Mart and a 501-3C. They would like to work out something that would be a benefit to the City, such as a charitable contribution to the City or to someone. Williams said they still had some engineering to do on that. Another issue facing them and which they intended to clean up later was that the Sweat's barn sits in a little notch of the flood channel. Williams said they did not want to own the channel and would give that back to the City and/or County once the annexation was complete.

Another thing they have had to do to the plat was make some minor modifications--Wal Mart requested the radius in one section be increased slightly. Williams showed on the overhead the slight increases in radius to allow for better truck traffic. He said, too, a small change was to the Les Schwab parcel making it more self-contained. Another very small change was based on the utilities for the four small buildings next to Wal Mart so proper utility service could be placed without a utility easement. Williams continued that the project had about 1.3 acres of property

they do not need for the project and they would like to dedicate that to the City along with the asphalt and right-of-way. In return they would like to get everything worked out on the plat, have impact fees based on a shopping center designation, and use the impact fees that the property would generate help offset the cost for off-site improvements. (Daniels Road connection)

Williams said there were two agreements Boyer needed to enter into with the City. One being the reimbursement agreement for the 30" sewer line and the box culvert and the other one was the development agreement.

Anderson asked about the density of the residential area. Williams said as part of the development agreement, the density and affordability would be blended. There was discussion that Cowboy Partners and Garbett were working on the affordability issue. He said all of the Cowboy product would be for rent property and 100% affordable and Garbett was working with the Housing Authority to make a portion of their project affordable. Williams said after the Monroe Annexation was completed, he would come back with a subdivision plan for that part of the parcel that was not included in the initial annexation request.

Mayor Phillips indicated a real concern was, while this project would improve some connections, the Daniels connector would not see an improvement and asked Williams about a 7% figure that had been discussed in a meeting a month previous. Williams explained Horrocks did some calculations as to how many of the people in 2030 would be using the Daniels connector to access the shopping center. That was the 7% figure. Williams said their calculations showed the traffic impact fees from this development would be about \$800,000 and felt those fees should be used to offset the cost of other off-site improvements. Williams indicated they had agreed with UDOT to do improvements on Highways 40 and 89 up to 2030 requirements. Councilmember Straddeck questioned the calculation of impact fees. Williams said they were based on the 820 shopping code. (International Transportation Engineers Traffic Demands, 7th Edition) Councilmember Straddeck wanted to know if that was standard. Mumford explained how this worked as a blanket so everyone paid the same instead of some paying less and some paying more. Mayor Phillips said the City wanted every penny they could get from Boyers based on law and not a nickel more. Williams indicated they were putting together a spreadsheet which would show the differences in individual business impact fees being paid and the 820 shopping center code which paid as a whole group.

Councilmember Horner asked if Williams' comment about making the interior roads wider was a request by the City. Williams indicated it was just the radiuses that were increased. Discussion that if the radiuses were wider, the roads as well would have to be somewhat wider. Additional discussion about the road widths and turn around radiuses and making it possible for trucks to stay in their own lane when making a turn. Anderson said he concurred with them building roads that were wider than what was required. However the annexation agreement required some of the roadway widths to be wider as a condition of annexation. He said, from his prospective, it would be unfair to suggest there was a potential responsibility to reimburse for some of that. Williams said he disagreed very agreeably on that. Anderson said it was staff's intent, as a subdivision agreement is being developed, if Council had strong opinions on issues, based on Williams' presentation, they needed to let staff know. So, if the Council did not agree on the issues as

presented, they needed to be discussed in the coming weeks so the subdivision agreement was what they wanted.

Councilmember Horner discussed the impact fees and Daniels Road. He said they were obviously impacting the Hub intersection. Williams indicated the current drawings had upgrades to the Hub intersection up to the year 2030 and they were assuming responsibility for that. Councilmember Horner said that in his mind, the impact on Daniels was more than 7%. In order to get that functionality back, it would cost someone three (3) or four (4) million dollars. He felt the Boyer Company had set precedence by paying 100% of the impact to the Hub intersection so the impact on Daniels Road should be paid by Boyer 100% as well and not borne by the citizens. Williams disagreed and said the issue was functionality and that intersection had already been proved to have failed. He said they were not taking the functionality away, but rather upgrading to a C grade. He said, too, they were working with UDOT on that and doing some “horse” trading—in other words, they were giving some extra at this intersection and UDOT was giving them some allowance in other areas—some Quid Quo Pro was involved. Williams said the two things they agreeably disagreed on were: 1) that they were taking away functionality because it already failed, and 2) they were not setting a precedence.....”just because you got us one, you are not going to get us twice.” He continued that they wanted that intersection to work, as well, for the benefit of the tenants in the project. Councilmember Horner talked more about the left hand turn off Daniels Road, the added cost of gasoline if the school buses had to take a different route, the safety of citizens and especially the children who walk from Heber Landing to the Boyer project. A lady in the audience talked about the Royal Coachman traffic that exited from the rear of that trailer park out onto Daniels Road increasing the traffic on Daniels Road. Mayor Phillips pointed out UDOT knew the importance of Daniels Road and wanted Anderson to talk with UDOT and get in writing something definitive on whether or not Daniels Road would be closed. Councilmember Straddeck felt that as the City moved forward, it would be helpful to the Council to know definite facts and if the \$800,000 in impact fees was a good number or not. He said it was obvious there were things to talk about and wondered if the City could approach Boyer with them in the hope of working through them. He said the Council would like Boyer to listen to their ideas and reasoning and see if an agreement could be reached or did Boyer have the position that impact fees were what they were and not interested in talking about anything else. He asked if there was room to talk or no room to talk. Williams said they would do anything that made economic sense. He said the economy was softening and the price of asphalt was also going up. He said they were willing to pay for the impact they had created but anything over that was a challenge. He talked how they had spent a lot of money already, lost an anchor tenant but were working very hard to hold this together. He talked about the project generating a lot of sales tax and property tax. He indicated they were happy to sit down and negotiate but they were somewhat anxious right now because of oil prices and the softening economy. Councilmember Straddeck asked if the intergrated development issues were something the Planning Commission had discussed. Williams said they were all discussed at the Planning Commission level but affordability was something that could be discussed again. Councilmember Straddeck said he was more in favor of each residential component taking care of its own affordability issues. Williams said they were available if the Council wanted a work session and he would have the engineers available if they wanted.

Mayor Phillips thanked them for the discussion.

Heber Meadows Estates Phase I – Request for Issuance of Temporary Building Permits under Section 15.08.030(B) – Issuance of Building Permits in Subdivisions with all Public

Improvements: David Tranter explained their biggest hold up was not being able to get a building permits because of a couple of hardships they had encountered. He indicated they would be able to complete the punch list within 30 days and were very close to getting that done. He said they had received 90% approval of Phase 1 last fall; but, because of Qwest Communications providing an incorrect crossing diagram, the crossing was not correctly placed under the roadway. It took ten months to get the correct location bored under the roadway which, in turn, put them ten months behind. Additional discussion about the hardship created by Questar and Qwest.

Councilmember Straddeck reviewed the Code and the engineering report. He wanted to know the exact time frame the developer wanted. Anderson said the way the Code was written, the developer needed to show the ability to complete the building in 30 days but he actually had 60 days to construct. If the work was not done in 60 days, the building permits would be pulled.

Councilmember Hokanson moved to approve Heber Meadows Phase 1 for 10 building permits under this Code. Councilmember Horner seconded the motion. There was no further discussion. The voting was unanimous in the affirmative.

ACTION ITEMS

Wasatch County Council of Governments – Memorandum Agreement – LOCP (Local Option Corridor Preservation): Councilmember Patterson moved to approve the Memorandum Agreement. Councilmember Bradshaw made the second. The voting was unanimous in the affirmative.

Presentation on the proposed Planned Community Mixed-Use Zone – (PCMU): Tony Kohler indicated to the Council he had a graphic presentation and his intent was to show what the intent was of the PCMU zone. Kohler said his hope was to let the presentation talk for itself and did not think there needed to be much discussion, especially because it was so late already. Another night should be set aside to go into more detail.

Ray Whitchurch, IBI, introduced himself and thanked the Council for their time. He introduced Andrew King, from their office, and Jeremy Fillmore, More Home Design, representing the Hutchinson property. He said his group had been working with the Bassett and Richie property owners. Whitchurch said form based codes were becoming very popular because traditional zoning had many shortfalls. Councilmember Straddeck asked for clarification on the definition of form based code. Whitchurch said the form of the development and how it dealt with surrounding areas and land uses instead of everything separately planned. “Form based is design,” he said.

The PowerPoint presentation was made.

As the hour was late, the Council chose to delay any other discussion on the PCMU until a later date.

As there was no other business, the Regular Meeting of the Heber City Council for May 1, 2008, was adjourned.

Paulette Thurber, City Recorder

Approved 07/17/2008