

Heber City Corporation
City Council Meeting
December 4, 2008

7:00 p.m.

REGULAR MEETING

The Council of Heber City, Wasatch County, Utah, met in **Regular Meeting** on December 4, 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
	Deputy City Recorder	Michelle Kellogg
	City Engineer	Bart Mumford
	City Planner	Allen Fawcett
	Chief of Police	Ed Rhoades

Others Present: Mark Olpin, Jason Boal, Richard Hines, Mark Walker, Martin Van Roosendaal, Gordon Peterson, Dave Johnson, Paul Kennard, Cheryl Hardy, Ann Horner, Claudia Bradshaw and Rick McCloskey.

Pledge of Allegiance: Councilmember Patterson

Prayer: Mayor Phillips

OPEN COMMENTS

Mayor Phillips wanted to recognize Mark Olpin for passing a Level 3 Water Test. Olpin had his picture taken with the Council and was given a \$25 check as a token of their appreciation. Anderson commented that Olpin took an independent study course on his own time and passed the test the first time he took it.

APPOINTMENTS

Gordon Peterson – Report on Wasatch County Vision 20/20: Peterson thanked the Council for their time. Dick Hines was chairman of this group and was also present. To gain some historical perspective on this group, Paul Kennard went to Kentucky to an area that once was blighted and then turned into a vibrant community. Kennard and others formed a group, and then followed Jim Collin’s book “Good to Great,” and focused on 3 questions:

(1)What are citizens passionate about? Open space, local high paying job opportunities, protecting our lifestyle, quality education, ability for our kids to live nearby and natural resources (i.e. water, air, and the pristine agrarian beauty of this Valley).

(2)What are we best at? 2,000 to 4,000 acres of preserved open space through the North/South Fields corridor, world class recreation management program at UVU that will create the core of a 3,000 to 5,000 student campus, executive offices, research and development and clean tech - based and healthcare jobs seeking quality of life and proximity to metro areas and the international airport.

(3)What drives our economic engine? Land development including construction, real estate, and related services, tourists spending their money locally and entrepreneurs starting new businesses.

Some issues and opportunities the group foresaw was the explosion in growth. Heber Valley would double in size (approximately 44,000 in population) by the year 2020. With growth would come economic opportunity, consumption of open space, increased pressure on schools, traffic/smog, changing social demographic and losing the agrarian feel of the Valley. Wall to wall development would destroy the pristine beauty that we now enjoy

This group had three concerns: There would be the loss of the agrarian feel to the Valley, the sense that development was inevitable and it would destroy the beauty that currently draws people here, and the concern that Wasatch County will become another extension of Park City.

Some steps that this group wanted to take to accomplish their vision were:

(1)Preserve open space – Timpanogos and the surrounding mountains, and North Fields.

(2)Turn on the economic engine – Improve infrastructure to meet business needs, develop areas designated for business parks, identify key existing businesses and help them grow, establish supports to encourage and help entrepreneurs be successful, establish a revolving loan fund for gap financing and recruit the right kind of new businesses to the area.

(3)Establish world class recreation management program at UVU that would create the core of a 3,000 to 5,000 student campus – Heber had both golf courses and ski resorts, an RFP had been issued for student housing, and jobs would be created to support the growing campus.

The group had a meeting in October and the committee heads reported. They wanted the cities in the Valley to adopt an ordinance to make open space a more viable option. They thought the

County also needed to preserve open space. They wanted to create a Wasatch Open Space Board. They wanted to see regional parks, agriculture, property adjacent to streams and creeks, barns and sheds and unique features preserved. The Committee heads were as follows:

Open Space: Steve Farrell

Economic Development: Paul Kennard

Affordable Housing: Jennifer Kohler

Education: Shad Sorenson/Terry Shoemaker

Tourism: Jason Giles

Mayor Phillips commented that Heber had shouldered most of the burden of affordable housing and he encouraged other cities and the County to also allocate some space for that. He also stated that open space seemed to be important in the presentation. Allocating open space was hard for the City to do because of its boundaries. Anderson said the emphasis in the presentation was placed on the open space in the North and South Fields, but there seemed to be more stress placed on preserving the North Fields, which was located in the County. Peterson said both areas were important.

Mark Walker – Mountainland Applied Technology College (MATC) – PowerPoint

Presentation on Services Offered by MATC: Walker thanked the Council for accepting his request to come present. He wanted to recognize Cheryl Hardy, the high school career and technical education teacher, Ann Horner, who was the former chair of the Board of Directors, and the President of the School Board, Claudia Bradshaw.

A study, which looked at ninth graders only, found that 17% go on to achieve a college degree. Yet, ninety percent of jobs providing a wage to sustain a family of four needed employees that had training and/or education. More statistics were presented on education and post graduate jobs.

The State of Utah, under Mike Leavitt, created UCAT as a state wide technical college. He set up 10 regions. Eight regions currently had programs up and running. These technical colleges didn't have general education requirements and certificates were awarded instead of degrees. Our area included Utah, Wasatch, and Summit Counties. The technical college offered programs in conjunction with the high schools. There was open enrollment and no tuition for high school students. There were 28 programs which were currently offered through MATC. Walker went through the process of what the students went through in receiving their certificates. Unlike the rest of the Utah regions, 60% of enrolled students in this area were high school students.

Mayor Phillips asked about the sharp increase in enrollment during the last 10 years within the technical schools. Walker said these schools had a good reputation for getting people jobs. There were some limitations on MATC in this area. It was difficult for many programs to be

implemented in Wasatch County because UVU lacked adequate lab space. Anderson asked about a rumor that MATC would be acquiring the old seminary building for some future programs. Walker said not necessarily that building, but maybe part of the old high school. Ann Horner commented about the importance of labs and expounded on the proposed college at Thanksgiving Point. When that building was completed, then the state would probably look at the upper valley for a building. Many students didn't want to go on to college for advanced degrees, so this filled the need that would provide needed skills for these students.

ACTON ITEMS

Wheeler Park Subdivision Plat Amendment – Phase 2 – Lots 130 and 131 – Located at approximately 2315 South and 2335 South and 330 East: Councilmember Patterson motioned to approve the plat amendment. Councilmember Bradshaw seconded the motion. Voting Aye: Council members Bradshaw, Hokanson, Straddeck, Horner and Patterson.

Rick McCloskey – Stone Creek Estates – Request for an extension to record Phase 1 Subdivision Plat – Property located at approximately 700 North 1300 East: Councilmember Straddeck said McCloskey wrote in a letter that he was working with FDIC since it had seized the bank that was funding his project. McCloskey stated that he was shut down on May 9th. The loan officer, who was temporarily employed by FDIC, said McCloskey might hear from FDIC by December. Whoever would purchase the loan might be interested in selling it or working with the developer. All indications were that he would hear something soon. But as it now stood, he could not record the plat because there were no funds for a bond.

Councilmember Bradshaw motioned to grant McCloskey an extension for one year. Councilmember Hokanson seconded the motion. Voting Aye: Council members Bradshaw, Hokanson, Straddeck, Horner and Patterson.

DISCUSSION ITEMS

Webb Subdivision – 2169 South Daniel Road – Discuss Deed Restriction of Sidewalk Improvement on Lot #2: Councilmember Horner asked if nothing at all could be built there with this restriction. Anderson said the sidewalk did not have to be installed but in the future the City would be able to have it done. Mayor Phillips commented that the deed restriction would protect the City's right to do it so the owner couldn't go and plant trees, etc. in that part of the property.

Councilmember Hokanson motioned to approve the deed restriction. Councilmember Patterson seconded the motion. Voting Aye: Council members Bradshaw, Hokanson, Straddeck, Horner and Patterson.

Approval of Extinguishment of a Storm Water Easement on Lot #43 of the Cove at Valley

Hills Subdivision: Councilmember Hokanson motioned to approve the extinguishment of the easement. Councilmember Patterson seconded the motion. Councilmember Straddeck asked if that easement was not used at all and if it would not be needed in the future. Mumford said there used to be a ravine, but all flow was now redirected and put in storm pipes. Voting Aye: Council members Bradshaw, Hokanson, Straddeck, Horner and Patterson.

Councilmember Straddeck had a request that when presenters came, they needed to limit their remarks to 10 minutes. With less time, they would get to the point sooner.

Councilmember Horner asked if the City had started on the sewer project yet. Mumford said they were still finishing the design. Councilmember Horner said a property owner had a complaint of somebody being on his property. He requested that workers needed to contact land owners prior to working on their property.

As there was no further business, the meeting was adjourned at 8:10 p.m.

Michelle Kellogg, Heber City Deputy Recorder