

Heber City Corporation
City Council Meeting
02/01/2006

7:00 p.m.

SPECIAL MEETING

The Council of Heber City, Wasatch County, Utah, met in **Special Meeting** on February 1, 2006, in the City Council Chambers in Heber City, Utah.

Present: Council Members Terry Wm. Lange
Vaun Shelton
Shari Lazenby
Jeffery Bradshaw
Elizabeth Hokanson

Also Present: City Manager Mark K. Anderson
City Recorder Paulette Thurber
City Engineer Bart Mumford
City Planner Allen Fawcett

Others Present: Steven Mair, Laura Mair, Pat Kohler, Robert Patterson, Eleanor Nelsen, Harry Zane, Craig Hansen, Kieth Rawlings, Sherm Christen, Bruce Zollinger, Tom Stone, Vincent Esposito, Joline Esposito, Doug Heiner, Sandy Heiner, Mike Johnston, Mike Thurber, Steven Bruehl, and Annie Bruehl.

Mayor Pro Tempore Lange convened the meeting at 7:02 p.m. He asked that everyone sign the roll.

Mayor Pro Tempore Lange said he understood the purpose of this meeting was to introduce the ideas of the Boyer Company to the City. He asked the Boyer representatives to make their presentation.

Wade Williams introduced himself and indicated he oversaw retail development for the Boyer Company. He introduced those that were with him.

Williams discussed the property that was intended to be used for a project. He said they wanted to try and take it to the next step after annexation. He indicated some of the property was in the City and some in the County.

Williams and his group reviewed some of their previous developments and displayed photos of their more recent developments-Redstone in Park City, Gateway in downtown Salt Lake City and a project in Sandy which included a WalMart and a Lowes. He mentioned several other projects in the Salt Lake City area.

It was indicated in the last five or six years, they had developed several mixed-use projects and capitalized on the different needs of the particular community. The developers said they would

like to work in Heber and implement some of the same principals but realized they had to go through several steps to get from sketches to a final project.

Additional discussion about other projects the Boyer Company had done – Draper Peaks and South Jordan Town Center and they were currently working on a larger project in South Jordan and in Ogden. Discussion about the history of the large enclosed mall on 24th Street in Ogden. It was indicated the mall eventually closed leaving a big box empty. The building was finally demolished leaving a 2-block area empty. The Boyer Company was helping to rebuild that area with retail and residential housing.

It was indicated the Boyer Company had an option on the property and had started the annexation process. The area was pointed out on an overhead map. The area included from the Crook property and Sweat property north including the mobile home park and it also picked up the hotel. The area did not include the restaurant, tire center, or former service station. They felt there was an opportunity to create an anchor for downtown. It was indicated a portion of the project would be retail and a portion would be residential. It was indicated they did not have any tenants committed yet; however, they wanted to get some input from the City Council and the Planning Commission.

Williams said their first question was what usage would the City like to see that was not currently here.

Harry Zane - Zane felt the Planning Commission wanted to maintain the downtown area. He suggested he would like to see 100 West closed to traffic and left open for pedestrian traffic and retail stores.

Shari Lazenby – Councilmember Lazenby wanted to see more restaurants, more variety and something that was not a drive up. She felt the City was losing a lot of tax dollars because people go out to dinner and a movie in other areas. She felt that was a big component missing in this Valley.

Doug Heiner – Heiner suggested the community’s children were leaving the Valley for various reasons including employment and felt this development would be a way to help that situation.

Elizabeth Hokanson – Councilmember Hokanson expressed concerns with sales tax leakage and said that was a huge problem. She indicated a person couldn’t buy necessities in Heber and had actually had that complaint from many people. She expressed concern with the possibility of losing sales tax on food. She suggested it was getting old having Heber City subsidize Provo and Park City.

Sherm Christen – Christen indicated the kids at the high school would like a roller skating rink.

Shari Lazenby – Councilmember Lazenby indicated a recreation center was greatly needed in this valley. She also indicated music was a big issue to people and suggested a CD, video or electronic store would be popular, as well as sporting goods.

Allen Fawcett – Fawcett indicted the leakage study showed all these things right on the top of the list and said very few of those items could be purchased in Heber.

Elizabeth Hokanson – Councilmember Hokanson suggested the need for a household items store with kitchen gadgets.

There were questions as to how the developers felt about keeping Main Street alive. Williams indicated there was not a lot of retail on Main Street and also that the State highway was a curse and a blessing. Williams said Main Street had to be preserved. He discussed the threat of retail going out into the County. He said they had looked at a lot of properties but wanted to get as

close to the center of town as possible. They felt a development like this going out into the County would be a terrible thing to happen to Heber. He said the developer wanted to structure the project so that it met the current needs of the community, as well as the future needs. They feel the community needed a hub and be as close to the center of town as possible. The representatives from CAMS expressed concern that a big project like this would split the community.

Williams said one of the critical issues to look at was the road patterns. A concept plan was presented. It was pointed out that architecturally tying in with Main Street helped tie the two together.

The architect talked about the possible walking area with the smaller shops in front with the façade that was desired. He indicated in one project they did, the big box store was in the back and created a walking development of shops. Fawcett talked about setbacks and maximum footages.

There was concern expressed about this project being one mile away from downtown and how they could talk connectivity. It was felt the City needed a way to make downtown stronger. Williams said one thing they had looked at was the differences in the development and Main Street. He suggested maybe the downtown uses change at some point to be more governmental, industrial, banking, etc.

The question was asked if the developer had any dollars to possibly buy some of the downtown block. Williams said they definitely wanted to continue the architecture and would try and work with the downtown group. Zane suggested one way to solve the problem was to have a small transport van funded by the merchants.

Mumford said the County had an area in the North Village that would be a retail area. He asked Williams if they had talked to the County and how they were going to accommodate both projects. Discussion that possibly the first development would hurt the second and that the first one would possibly be the more successful.

Discussion that Wal Mart was somewhat unpopular in this community and wondered if there was another store that could come in. Williams said for this size of a community, Target was not a choice as most of those stores were based in larger communities. Williams felt this community was in need of another grocery store. He said if the City wanted someone with operational expertise, there weren't many options. Kieth Rawlings concluded from Williams comments that if the City didn't have a big box, it would go somewhere else in the community. Williams said, yes, that was a big risk.

Mayor Pro Tempore Lange asked about the congestion at the intersection of Highways 189 and 40. He wanted to see a way to enhance the transportation process. Williams said they would like to take this to the next step and do a study in relation to size of businesses and impact. He said they wanted to look at a residential housing component, as well. Mike Johnston suggested housing developments had to be near services. Further discussion about housing.

Mayor Pro Tempore Lange and Bart Mumford left the meeting at 7:50 to go to another meeting at the County.

One woman expressed concern with people zipping down Main Street to get to the shopping on the end of town. She wanted to make sure the developer was really interested in working with the community needs. Williams concluded this had been good for them to get the input from the community.

Anderson said what was being proposed was important because a development going somewhere else would be bad for Main Street businesses, as well as the City as a whole. He talked about availability of services.

Craig Hansen said he would like to see Heber get away from the McMerica look and wanted to see something different from the norm since this community had an environment that people come to because it was different. Williams said they looked at each community, its uniqueness, needs and wants and worked with that.

Kieth Rawlings wanted to make sure the developer considered the huge problem at Highways 189 and 40. Williams said they had met with UDOT and discussed traffic lighting. He said, too, UDOT had been studying this area. Williams assured everyone they would spend a lot of time looking at visibility, access and parking.

Pat Kohler indicated the City put a cap on building size at 60,000 sq feet. She asked if she was naive to believe the City would change that. Williams said there were some retailers that would fit into that square footage.

A question was asked about how many retailers they anticipated in this development. Williams said they couldn't answer that because it depended on the size of different buildings. Discussion about restaurant anchors. Williams said they spent a lot of time putting together the right mix of restaurants and that restaurants created energy. The question was asked again if the developer would be willing to purchase some properties downtown. Williams indicated they needed to meet with the CAMS group to see what they had done and what their plans were. Fawcett indicated the RDA issue was still in limbo at the Legislature. He asked, because of their experience, if they could work with the concept of redevelopment. Fawcett suggested some of those restaurants needed to be downtown. Williams agreed.

Craig Hansen asked about the bypass. Williams said that had not changed the City's concept. It was discussed a bypass was out 20+ years.

At 8:12 p.m., the Special Meeting of the Heber City Council adjourned.

Paulette Thurber, City Recorder