

Heber City Corporation
City Council Meeting
October 4, 2007

5:45 p.m.

SPECIAL MEETING

The Council of Heber City, Wasatch County, Utah, met in **Special Meeting** on 10/04/2007, in the City Council Chambers in Heber City, Utah.

Present:	Mayor	David R. Phillips
	Council Members	Terry Wm. Lange Vaun Shelton Jeffery Bradshaw Elizabeth Hokanson
Absent:		Shari Lazenby
Also Present:	City Manager	Mark K. Anderson
	City Recorder	Paulette Thurber

Others Present: Jennifer Shelton, DiAnn Turner, Scott Lythgoe, Brad Graham and Brian Lee.

Brian Lee – Activa Plaza – Proposal to Purchase 2.63 acres of land in the Heber City Manufacturing and Business Park: Mayor Phillips indicated this was a follow up meeting from two weeks ago in relation to purchasing land for additional parking for the Rec Center. An overhead was shown. The parcel in question was pointed out and it was shown what separated the two parcels. Lee said it was their understanding they would be able to get a right-of-way from Heber Light and Power and they felt this would be the solution for parking for the future aquatics center.

Mayor Phillips asked about the right-of-way. Lythgoe indicated he had talked to Troy Klungervik about relocating that power substation but they also talked about what they were trying to accomplishing by a walking or vehicle path. Klungervik did not think there would be an issue with a right-of-way. About two months ago, he went back and talked with someone, he thought a field engineer, and he told Lythgoe they had to be able to get a crane in there for maintenance but they only needed 10' for that.

Mayor Phillips asked, based on the way the development was set up now, if there was adequate parking. Lee said no. Discussion about additional parking on their property. Lee said they were also addressing another contiguous property. They just wanted to make sure they had sufficient for the future. Councilmember Hokanson wanted to know how much of the City's property they wanted. Lee said the entire piece. Lee talked about the possibility of not using all the property for parking and then finding an appropriate business that could use the property and share

parking. Councilmember Hokanson asked about a rear entrance to the building. Lee said there were two already. Lythgoe said those entrances would be limited--they would be there for fire and emergency purposes. He said the reason for limited access at those doors was so they would know who was in the building.

Mayor Phillips asked if they had talked with Seiter. Lee said they were negotiating with him and there was some potential there. He said, though, this particular request was to address the aquatics center. Discussion about how many spots they would need for parking depending on what size the aquatics center was and also a proposed commercial building. Lee said he was open to discussion if the City didn't want to sell the total piece. Councilmember Bradshaw said since Heber's area for business was very limited, they wanted the property used for business. A parking lot didn't help with jobs, etc., he continued. He felt if part of the parking lot could be shared with a business, that would be a better plan than just a parking lot. Lee was open to that. He said they could go back to their engineering to see what they actually needed. Councilmember Bradshaw wondered about the funds that were designated only to the aquatics center and a time line. Lee said all the ducks had to be in a row before they could do anything and said he did not know the answer to that question. Lee discussed the fund raising process and the status of that. In September they held a kick off event to start the fund raising and had worked with residents. The next level was business contributions. Councilmember Shelton expressed concern with the loss of jobs when Bear Creek sold and said losing additional jobs to a parking lot concerned him. He agreed with Councilmember Bradshaw that the City did not have very much area for job related businesses. He said he wasn't in favor to unloading our last piece of property for a parking lot. Graham said they had talked with Shoemaker at the high school and their plans to change the pool from the current location. Shoemaker said they did not want to compete with the aquatics center and they would contribute the schools' funding to the aquatics center.

Lythgoe felt confident that when the building was complete, the Council would look at it and say "those guys did a good job." He thought, too, this project would generate jobs. He said they were trying to look to the future and were not trying to pull anything over on anyone. He said they had a plan and it had made a building that could be a potential slum and turned it into a very attractive neighborhood.

Anderson said as staff looked at this, they had concerns with the neighborhood streets filling up first before the parking lot. Also, he felt it might be sixes if parking was on the City's piece or the County property. He thought it was about the same distance. He thought a roadway connection would be better. Lythgoe said they had to have discussion with HL&P about vehicle access.

Mayor Phillips asked them to put the pencil to the paper and determine the parking needs. Then let the Council know exactly what was needed for the aquatics center and what was needed for a future commercial business. Councilmember Bradshaw agreed the Council needed something more definite or at least a ball park figure. Lee said they would go back and get some numbers. Graham wanted to know if the Council was favorable to start talking to the power company. The Council said definitely.

Councilmember Lange said he was on the Industrial Park Board for many years and some property sold 15 or 20 times and still failed. The Board wondered if the City even needed to keep the Park. He expressed concern with kids and their safety as far as sidewalks. He suggested excess steam/water might be able to be used to heat the pool. Craig Broussard had indicated it was doable and that the power company was very favorable.

Councilmember Shelton said everyone needed to be concerned with safety if talking about walking or vehicle traffic next to the substation. Activa agreed that safety was very important to them. Councilmember Shelton said Lava Corp had requested access to his property. Lee said Activa was agreeable to working with them.

The Council suggested Activa bring a business idea in with their plan, too. The Council requested they give information to Anderson and then he would schedule the next meeting.

DiAnn Turner asked if the Fit Stop was going to relocate to the Rec Center. She had a hard time thinking people bought property without knowing what they were actually going to do with it. She discussed the parking at the current location of the Fit Stop during the day and during the weekend. She also talked about the parking at the high school and suggested 2 ½ acres was not going to be enough. "You guys are naive," she said and suggested they build a parking terrace. She suggested they needed to "think outside the box." Lee said the engineering had addressed the current parking of the Fit Stop and what they would need. He said there were 400 parking spots on the site right now. Turner suggested the Council needed to get some "back bone and say no to some things."

As the time was 7:00 p.m., the Special Meeting of the Heber City Council on October 4, 2007, adjourned.

Paulette Thurber, City Recorder