

Heber City Corporation
City Council Meeting
11/30/2006

7:00 p.m.

SPECIAL MEETING

The Council of Heber City, Wasatch County, Utah, met in **Special Meeting** on 11/30/2006, in the City Council Chambers in Heber City, Utah.

Present:	Council Members	Terry Wm. Lange Vaun Shelton Shari Lazenby Jeffery Bradshaw
Excused:	Mayor Council Member	David Phillips Elizabeth Hokanson
Also Present:	City Manager City Recorder City Engineer City Planner Chief of Police Planning Commission Members	Mark K. Anderson Paulette Thurber Bart Mumford Allen Fawcett Ed Rhoades Kieth Rawlings Sherman Christen Eleanor Nelsen Dennis Schindler Robert Patterson Harry Zane Mark Webb

Others Present: Annie Bruehl, Steven Bruehl, Bruce Zollinger, Scott Verhaaren, Fred Babcock, Rene (no last name given), Darin Bell, Mike Johnston, Nelson Carter, Brian Balls, and Doug Heiner.

Councilmember Lange welcomed the group. He excused Mayor Phillips and indicated he was out of town on business associated with his employment. He explained this was not a public hearing, but rather an informational meeting for the City Council and Planning Commission members. He said no decisions would be made at this meeting.

Wade William, Boyer Company, introduced his group. He then indicated they had been working in the area of the intersection of 189 and Highway 40 to try and assemble properties to do a project. He said it had taken almost two years so far. He said they had come up with a plan they felt would meet the needs of the community. He indicated they

would like to propose steps similar to what they had done in the past with other communities. He said they knew things would change, but wanted to get started, set an expectation, set some standards and pull the project together so everyone knew what the project would look like. He said this built a framework in which to move forward. Williams indicated they were also proposing a new ordinance for mixed commercial and residential use.

Williams reviewed the transportation issues by showing existing roads and proposed new roads. He said they intended to create a streetscape out front and pedestrian walkways. He said there would be larger users in the back and then transition to a residential buffer. Babcock said they had been working with Fawcett for over a year to put together something architecturally sound. He said they wanted to create something “Heberish”—not Park City or any other city, but reminiscent of Heber City and would be using some sandstone which was used throughout the valley. A booklet was presented and passed out. Bell reviewed some of the sketches that were in the booklet and indicated he had borrowed from some of the current Heber City architecture. He said they would be using siding that looked like painted wood. He had put together a pallet of materials, appropriate for this area, that represented guidelines that were required of them. That was presented. It was pointed out there were several stucco colors of the various earth tones.

Bell talked about the trees, grass, street lamps, street furniture and other issues that would give the small retail neighborhood its own flavor. He talked about the pedestrian walkway and making it friendly, secure, and then discussed other lighting in the rest of the project. He said there would be metal benches, bike racks, and trash receptacles that all tied in to look related, as well as tree grates and clusters of potted plants. He said the pedestrian link would tie in throughout the project.

Mayor Pro Tempore Lange asked about parking for the small retail businesses. Bell showed on the drawings the placement of the parking.

Dennis Schindler asked about the look of the bigger buildings. Bell said they wanted to tie into the look of the smaller buildings. Babcock said they would take these drawings to the bigger stores and make suggestions rather than have them do their typical thing. Babcock referred to their Sandy City project that was working very well. He said they gave them the drawings with suggested materials and colors.

Conceptual drawings for housing they would like to do was presented. Williams showed some photos of possible housing. Rene told of his excitement working on this project and said he wanted them to be appealing. He indicated he wanted a nice, cohesive feel. He asked for comments and indicated the ideas they had presented were progressive. It was indicated there would be a buffer between the residential and retail areas.

Mumford asked if there was any residential over the commercial buildings. Williams said not in this project. He said what they were finding were projects that were going mixed were going horizontally instead of vertically. He said that stacking created some

challenges; for example, plumbing problems might put a retail underneath out of business for months. He said they had seen this challenge throughout the country.

Bruce Zollinger asked how much footage the village represented. It was indicated 18,000 feet.

Councilmember Lazenby asked that a single level residential cluster for seniors be considered for this development. Williams said they had been talking about that with other communities and felt that might be worth discussion here. Fawcett said he had been to a conference in Texas recently and indicated a multiple level residential complex would work for the active singles as well.

Williams indicated the Les Schwab business would stay. He said they were proposing a small hotel. He indicated they did not have Don Pedro's or the office building in the area under contract yet but that it might be worked out later. He said also there was some additional land available for future development.

Councilmember Shelton asked about the flood channel. Williams said that was owned by the City and County but that they proposed to bridge it at 300 West and other areas. He pointed out those other areas on the map. He said he would like to work that into the project and create a pedestrian walkway with that. He said they were finding that the number one amenity was trails and that they wanted to incorporate that into their project.

Commissioner Nelsen asked about the proposed heights of buildings. Bell said the smaller retail would range from 22 feet high, the end caps would be 28' to 30' and that the larger buildings would be approximately 35-40 feet. He said the housing heights were still up in the air. He said however, it would be broken up and create something pleasing to the eye.

Mumford asked them to accommodate the future corridor. He said he wanted over 100' -- wide enough to accommodate the needs of the long range master plan. He wanted to make sure, though, they also preserved the pedestrian walkway.

Anderson asked about product mix in residential housing and price mix. Williams said they wanted to meet the needs of the conscious buyer—teacher, fire fighter, police officer, etc. Commissioner Schindler questioned if they could do that and said the demand would dictate the price. Williams indicated they wanted to keep the pricing such that teacher, fire fighter or police officer could afford to buy. Rene talked about how the different sizes, façade, designs, etc., would help keep the competitiveness. Verhaaren indicated they had good experience with that in the Red Stone Development. Williams indicated it was not always easy to pull it all together, but felt the effort was worth it. He said they were not a multi-family developer but partnered with someone that was. They do manage their own commercial, however, he said.

Commissioner Rawlings asked about the mobile home park. Williams indicated he knew and understood it was a political issue. He suggested one option was some of them move into the new housing. Another option was relocating some of the trailers to another

location. Heiner said he was looking at a piece of property that he wanted to propose to the City to build a new mobile home park on. Williams said they were committed to working with the residents. Anderson said his concern was timing as the existing residents had to be somewhere else during construction. Williams said as soon as they had approval for something the City liked, they wanted to start relocating. He said they wanted to address that in the first phase. Williams said they had committed a certain amount of dollars to help the people relocate and would probably be handled on an individual basis.

Fawcett talked about the 10 acres that Heiner had talked to them about. He said it was not ideal but that there was some potential. He talked about sound absorbing material and fences. He said the area was not large enough to relocate all the units, however. He indicated there were some units that could not be moved because of the year they were manufactured. Fawcett said that area was in Heber's annexation area. Williams said this was a difficult issue but they were trying to work through the issues so they could start solving the problems associated with it. Mayor Pro Tempore Lange said this was an opportunity to work with the community and do something that was special for the people living in the trailer park. He wanted to see it as a win/win situation for them. Williams said their goal was to figure out a way for everyone to win. He said they thought they could make this an opportunity for everyone.

Commissioner Schindler asked what kind of stores were interested or they were anticipating. Verhaaren said it was hard to identify individually but he could identify types. He said they had been contacted by food and clothing vendors. He said, too, they had been contacted by a couple of groups that were not in the state now, but were interested in the mid-size stores and mid-size market. He continued there was one home furnishing vendor that was interested but did not want to have their name listed yet. Verhaaren said these retailers spend millions of dollars doing research for market areas and they were interested in Heber. Williams said they used to beg retailers to come to Utah but that was not the case right now. A question was asked about theaters. Verhaaren said probably not yet but maybe in the second phase. He again said a lot of restaurants were interested.

Annie Bruehl asked what the criteria was for choosing the tenants. Williams said they worked hard to get the right mix. He said they depended on their past experience, how the companies work with them, such as paying their rent, etc. He said it also depended on the tenant plan for the next three years. Williams said they had a lot of projects and it was sometimes easier to work with people they had already worked with or were working with. He said they had looked at the leakage study and wanted to work with those kind of retailers.

Anderson asked what magnitude the City might see with this development now versus from what was originally proposed. Williams said there was a potential for \$45,000,000 to \$60,000,000 more in retail sales.

Mumford said North Village had a lot of mixed use and commercial planned and asked how that would impact Heber. Williams said they would like to move right along and go to the anchor tenants now and solidify this project. He said if anchor projects go out there, this project was not viable. Mumford asked if this was true of the opposite. Williams said yes. Williams said one thing they were finding was tenants like to cluster. He said they prefer that over being located at a lot of different areas. Williams said, too, that people like to combine trips. Consequently, it was better for the people, the community and the tenants.

Fawcett said one of the big components of the leakage study was it was felt the leakage we were having now could be reversed. Williams agreed there was a very good possibility of recapturing that leakage. He said that when he met with Les Schwab, they said they were very surprised at the business they got from people outside this community. He said they indicated they were actually doing twice what they projected. Williams said he was amazed at the traffic going through this community. Commissioner Christen said he was surprised with the amount of people from Kamas and Coalville that drove through Heber to go to the valley to shop.

Williams indicated he was wanting to get this project to the Planning Commission as quickly as possible to start this moving forward.

Verhaaren said they knew this didn't meet the current ordinance. He asked, though, if anyone felt there were fatal flaws or critical wounds that will prevent this project. Commissioner Nelsen responded the City didn't have a townhouse ordinance. Williams said that was one of the things included in the ordinance they would propose.

Mayor Pro Tempore Lange and Councilmember Lazenby suggested there were several people that wanted single level housing.

Mayor Pro Tempore Lange thanked those attending and adjourned the meeting at 8:10 p.m.

Paulette Thurber, City Recorder