

Heber City Corporation
City Council Meeting
March 15, 2007

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on 03/15/2007, in the City Council Chambers in Heber City, Utah.

Absent:	Mayor	David R. Phillips
Present:	Council Members	Terry Wm. Lange Vaun Shelton Shari Lazenby Jeffery Bradshaw Elizabeth Hokanson
Also Present:	City Manager City Recorder City Engineer City Planner Chief of Police	Mark K. Anderson Paulette Thurber Bart Mumford Allen Fawcett Ed Rhoades

Others Present: Todd Cates

Utah League of Cities and Towns – April 12 and 13, 2007: Mayor Pro Tempore Lange reminded the Council of this Conference. Anderson said he still needed registrations forms from Councilmembers Shelton and Lange. Mayor Pro Tempore Lange said he was going but his wife was not. Councilmember Shelton said he and his wife were going but Mrs. Shelton did not need the partner registration.

Budget Workshops March 19 and 20 – 5:30 p.m. – Dinner will be provided: Mayor Pro Tempore Lange reminded the Council of this Workshop. Anderson said he would be getting an agenda to them and the materials that had been submitted by department heads by Saturday night. It was indicated Councilmember Lazenby had arranged for someone to do Dutch oven dinners for both nights. The meetings would be held in the City Office Building.

Review of Red Ledges Annexation Agreement – Proposed Changes: Anderson said they had received in their information tonight a modified version (redline and strikeout) of the one sent out in their packet. He pointed out the following: Original agreement Paragraph 2 – significantly modified. He reviewed the discussion about trying to use some of the unused density and open space within the Red Ledges Development to the benefit of Stone Creek. However, as Red Ledges had worked with their lenders and considering the concessions they had already made to Stone Creek, they decided they wanted to go a different route. Anderson suggested modifications

to the City Code be made to make it so Stone Creek could satisfy the open space requirement. Paragraph 9: Anderson said there had been ongoing conversations about road standards for Center Street. He indicated Wasatch County was in the process of modifying their Master Transportation Plan which suggested, at some point in the future (20 years and beyond), they wanted to see that road widened to five lanes up to 3600 East. He said Red Ledges would like to see that right-of-way at 72' instead of 84'. Anderson said this needed more discussion with Wasatch County. Anderson suggested the possibility of County Impact Fees that would support the County traffic use on Center Street. He said the City wanted the road done right the first time to eliminate any changes to curb or trails in the future. It was understood that everyone was motivated to move this forward but this particular item needed to be left undecided for right now until more direction could be gotten. Paragraph 12D. Added language that was not in the original agreement that basically suggested the City would work with the HOA or the developer to develop something that would be of benefit to the project and still have public access in case the Equestrian Center turned out to not be viable. Cates said it would be a "just in case" type of clause. Paragraph 6 – Mark Smedley suggested the following language be included: "developer and owner at the request or requirement of the utility agencies of electrical." instead of provider utility agencies. Mayor Pro Tempore Lange questioned if cable was the right way to go since satellite was available. Cates said they were still working on that. Anderson said all other changes were minor.

Anderson said as he tried to evaluate the economic impact of the development, he felt the values projected by the developer could be inflated based on market and Wasatch County Assessor's Office being some behind current market values. Also, he felt the development would more than likely be 50% secondary homes which would offset the value numbers presented by the developer. He indicated the net effect was the revenues that were possibly projected high, would be offset by expenses. He said he did not think the dividends Heber Light and Power paid to the City would increase. He summarized that he had looked at the analysis provided by Red Ledges and there were things that might not be as high but others that would balance it out. He continued the Council needed to be mindful of the economic impact this development had on the community. He felt it had a financially positive effect on the city even though there were some that would argue that to be not true. He suggested there might be that argument made in the public hearing later in the evening. He said we had gotten a fair amount of criticism of that and felt there would probably be more tonight.

Additional Grant for Center Street: Mumford indicated he had attended a meeting yesterday in relation to this issue. One of the things he successfully lobbied for was to be considered for an additional 1 million dollar grant for Center Street which would be the second increment of that project. Mayor Pro Tempore Lange asked if we were still talking 5 lanes or just three. Anderson indicated any construction now would be for three lanes but that did not preclude five lanes in the future, if needed.

Mayor Pro Tempore Lange asked if the Council was interested in discussing again with the school the 500 East road issue and asked that be placed on the next agenda for discussion.

Review of Agenda Items: The Boyer Company had still not finalized their agreement with Doug Heiner so they had been taken off the agenda. It was indicated they might be placed on the April 5 agenda depending on the referendum signatures.

Chief Rhoades indicated Dan Bunnell had terminated and the K-9 Program had been given to Jason Bateman. He indicated the animal had been ill, had been taken to the veterinarian and had been diagnosed with cancer. Chief Rhoades indicated Officer Bateman was excited about having the dog. He felt the K-9 Program was viable and, with the right handler, it would be a good Program. He suggested that if the community was told of the situation with the current K-9, maybe there would be some donations to help get another dog.

Information on a Governor's Rural Partnership Board Retreat was provided to the Council and it was indicated the Mayor and Council were invited to the Thursday night event being held on the Heber Valley Railroad which included dinner.

As the time was 7:00 p.m. the Work Meeting was adjourned and the regularly scheduled meeting was convened.

Paulette Thurber, City Recorder