

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
City Council Meeting
04/19/2007

6:30 p.m.
Work Meeting

The Council of Heber City, Wasatch County, Utah, met in Work Session on April 19, 2007, in the City Council Chambers in Heber City, Utah.

Present:	Mayor	David Phillips
	City Council Members	Vaun Shelton Elizabeth Hokanson Jeff Bradshaw Terry Lange Shari Lazenby
Also Present:	City Manager	Mark Anderson
	City Engineer	Bart Mumford
	Planning Director	Allen Fawcett
	Police Chief	Edward Rhoades
	Planning Secretary	Karen Tozier

Mayor Phillips convened the Work Meeting at 6:40 p.m.

Discuss Proposal for Redevelopment of Old Public Works Site: Mark Anderson indicated there had been a meeting with Jennifer Kohler, Wasatch County Housing Authority, Habitat for Humanity, Russ Witt and Paul Simms (both developers that have an obligation for affordable housing contributions) and City Staff. He indicated there had been discussion about how to dispose of the old Public Works' property and it had been discussed the City look at that property as an alternative for affordable housing. Habitat drew up preliminary plans for 3 lots that would work in the R-3 zone. Anderson suggested the City might entertain the concept of the City retaining ownership of the property but work in concert with Habitat and the Housing Authority to improve the lots to City Standard—curb, gutter, sidewalk and road widening and demolition of buildings on site. He indicated there were two sewer connections on the property already. It was determined the cost of improvement, demolition, engineering would be approximately \$125,000. He said the concept promoted was if Habitat and the Housing Authority would bear the costs of the improvements, etc., they could end up with ownership of two lots and the City would also end up with ownership of two lots. This would give the City the ability to get the \$250,000+ that it was felt the site was worth. He indicated if the Council was amenable to this, there would have to be discussion about taking the steps necessary to dispose of City property legally and if this could be done. He felt this created good will within the community if Heber City was proactive in trying to solve the affordable housing issue. Councilmember Lazenby asked about Heber City employees. Anderson said Habitat's target

range for salary was between \$15,000 - \$28,000. He said an entry level employee who had no other income, could possibly qualify.

Councilmember Lange asked about finishing 600 West between 300 South and 400 South? Anderson suggested when the Duke and Conrad properties were developed, that could be done at developer's expense rather than for the City to bare that cost.

Revenue Sharing – Councilmember Lange: Councilmember Lange passed out a proposed resolution for revenue sharing on regional businesses. Paul Kennard and County Council Chairman Farrell would like to meet with the City Council to discuss the issue and possibly get support. Mayor Phillips indicated he had spoken to Kendall Crittendon and Farrell about the feelings of the Council from discussions two weeks ago; but, if they still wanted to talk to the Council, they should make that request. Councilmember Lange asked if the Council Members had changed their mind. It was indicated no. Councilmember Lange felt the City Council should talk to them in formal meeting so they knew the feelings of the City Council. Councilmember Lazenby felt, after attending meetings at the Utah League of Cities and Towns in St. George, that structuring something towards a recreation center would be beneficial. Discussion that the resolution only supported a concept but gave no details. Councilmember Lange felt zone changes and ordinances were more important and there were some businesses that needed to be out of town and some in town. He did not like the concept of competing. Councilmember Lazenby mentioned the League Staff was 100% against the revenue sharing concept. Discussion that revenue sharing was actually giving away tax dollars.

Review Letter to John Gothard: Mark Anderson reviewed the letter that had been e-mailed to John Gothard today. He indicated he and Mark Smedley had spoken to Gothard on the phone yesterday since the Daniel/Airport Annexation was back on the agenda tonight. He had also had conversation with the Federal Aviation Administration but didn't have final approval to consider quit claiming some property that was part of a boundary dispute between Jarvis and Merrill. He said the amount of property was 2,085 square feet and about 3 ¼ feet wide (at its widest point) and 580 feet long. Discussion about frontage. Anderson suggested if the City wanted to build a City Standard street, it could be problematic. He felt it would be better to develop a 26' or 28' wide road with shoulders to serve as an access to the new hangar area. He did not think curb, gutter and sidewalk were necessary. Discussion about grading and fencing. Anderson was asking support from the Council on the issues proposed in the letter. The Council was supportive of the letter.

Review of Agenda Items: No discussion.

It was indicated Kevin Diaz would replace Joey Smolinski as Animal Control Officer and the Animal Shelter Technician position would have to be filled.

Karen Tozier, Planning Secretary