

Heber City Corporation
City Council Meeting
August 16, 2007

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on 08/16/2007, in the City Council Chambers in Heber City, Utah.

Present:	Mayor	David R. Phillips
	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
	Chief of Police	Ed Rhoades

Others Present: Tish Dahmen, Jeff Kroneberger, and John Coons.

Anderson indicated Tish Dahmen, Chamber of Commerce, wanted to address the Council and was asking for \$1,000 for a heritage survey . She presented a copy of meeting minutes from the Heritage Tourism Committee dated 08/30/2005 which outlined their vision and goals. Dahmen talked that one of the goals was to publish a self-guided tour brochures for historic homes/businesses, barns, historic sites, gardens, trails, etc. She indicated a grant had already been written and submitted to the Utah Cultural Heritage Grant Program. Dahmen quoted from the last paragraph of those minutes: “the project will ultimately result in the preservation and restoration of more homes and businesses, historical sites, and even open space. It will retain the unique character of the Heber Valley, as was identified as a public request in the 2005 Dan Jones survey conducted by Heber City as part of their the Bog Box Retail study.”

Dahman talked about historical sites in the east and said heritage tourists spent a lot of money on their vacations versus the “beach” tourist/vacationers. She said the money they spent translated to tax dollars for the community. She indicated a number of people came into the tourist center asking if there was anything of historic value to see or visit. She felt the survey would help determine what sites should be included in a brochure.

Dahman indicated she was asking for \$1,000 from the City to go towards this heritage survey and that the reason she was only asking for that amount was because this was a community

project and not just a Heber project. She read the names that had donated to this cause so far and said she needed \$10,000 all together.

It was indicated an item would be put on the next agenda to discuss this issue formally.

Swiss Days Parade – September 1, 2007 – 10:00 a.m. – More information to follow:

It was indicated the invitation had been received and returned with a commitment from the Council. Those that could participate were encouraged to do so.

Utah League of Cities and Towns – September 12 – 14, 2007 – Registrations Forms –

Shirts: A registration form was provided to the Council. They were asked to return that as quickly as possible. Councilmember Hokanson indicated she would be in England during that time and would not be attending. Shirts for the Council were picked out from the catalogues provided.

Select date for City Party – Suggested dates September 7th or September 21st: The Council decided on a September 5th date with a similar format as in the past. It was decided to hold the party at 6:30 p.m. at the Police Department facility with the dinner being catered.

Jeff Kroneberger – Discussion regarding Wheeler Park Phase II sewer easement through Daniel Town on Daniel Road:

Anderson explained that when the Council approved the Wheeler Park Phase II development, one of the elements was to run a sewer line on Daniels Road. An overhead was shown of the area. He continued that this group had gotten some opposition from the Daniel Town Planning Commission and the developer wanted the Heber City Council to know of the struggles they were having and were asking for support.

Kroneberger talked about their experience at the Daniel Planning Commission last evening and said Daniel Planning Commission had denied their request for a cut permit and their request would now have to go to the Daniel Town Council on Sept 8th. He indicated two of the people on the Planning Commission were also members of the Daniel Town Council and was afraid their request would be denied. Kroneberger said the Daniel people had very bad feelings towards Heber City. He said he didn't know what kind of help to ask for but they needed some help from Heber City.

Kroneberger said the Daniel Planning Commission members indicated they wanted unlimited access to the sewer line but then said he didn't know if they really knew what they wanted. Kroneberger indicated his attorney was there with them last night to witness the proceedings. He said this sewer line issue was holding up their marketing and sales. Kroneberger said this was an uncomfortable issue and suggested when dealing with a new city, it took a while for them to grow up. He said the comment was made at the meeting that they (Daniel) had been waiting for this day to get even with Heber City.

Anderson indicated he had talked with Mayor Duggin of Daniel and felt there were a lot of pent-up feelings because they think Heber changed their style of living. Discussion about a lawsuit between a developer and Bluffdale City. It was suggested Daniel Town had fears that some of the property owners within Daniel Town would want to de-annex since property was more

valuable in Heber City. Anderson discussed State Statute relating to public right-of-ways and sewer lines. It was indicated the Wheeler Park people felt the State Statute was on their side. Anderson suggested there should be some inherent rights to put a public utility in a public right-of-way. He asked the Council if they wanted to ask for an audience with the Daniel Town Council. They indicated they did want to meet with them.

Discussion about a pump lift station. Mumford reviewed the flow of sewer on the different lots. Discussion about the lots that would be unusable without the sewer line. Alternatives discussed. There was discussion about letting the developer get building permits on those lots that were sewered other than with this proposed line. This would then allow the developers to get some cash flow and give them time to work out the details with Daniel. Additional discussion about the proposed phasing on the two sections. Councilmember Lazenby indicated she was in favor of allowing the developer to get building permits on some of the lots. Councilmember Shelton was not opposed to see them proceed on those that could be serviced. He had concerns, though, that they hadn't foreseen this problem and said he personally had to sign an agreement for the line to go through his property. Mumford said he, as the City Engineer, had treated this as any other public easement and had no reason to believe there would be a problem. Mumford said this was the first time he had come across one city not allowing another city to use the public easement.

The Council asked that Anderson try and set up a meeting between them and Daniel Town Council either next Thursday at 6:00 p.m. or the following Thursday.

Review of Agenda Items:

Discuss Heber City industrial property by Airport – Sure Site Application: Anderson indicated Paul Kennard had called about this issue. He referred to the governor's program for potential development and Kennard had inquired about what the City's intent was on their property in the area of Daniel Road and Airport Road. He asked the Council if they wanted to put that as a site for sale and what incentives would the City want to offer or would the Council consider selling a portion of the property. Anderson felt it was a matter of what kind of business the City wanted to attract. Mayor Phillips indicated his feelings were the City didn't buy that property just to sell it.

Councilmember Bradshaw said that during a Regional Planning Meeting with Heber City and Wasatch County, a presentation of this Sure Site Program was presented. He said the discussion was on how companies tried to relocate and how this process was going on almost exclusively via the internet. He said if the property was not pre-qualified, that property would be bypassed. He continued that if the City didn't go through that process, it was likely businesses would not relocate here. Discussion that pre-qualifying required the City to go through a long process relating to utility access to highways, incentives, and many other requirements. It was indicated whether the Council decided to sell or to lease, the process would be the same.

Anderson said he had been approached by people like Russ Witt who would like to develop a portion of the property for industrial purposes.

Councilmember Shelton indicated weeds were a big issue in Wasatch County and that no one really knew the number of weeds there were. He said the Weed Committee was working on a policy for the entities. He said he did not know how to accomplish the goals of the Committee but Heber City needed to get on board and help with the problem. Anderson said on all new subdivisions, the developer was required to have a weed plan. He thought once the Weed Board signed the plat, it was up to them (Weed Board) to police it. It was agreed enforcement could be a big problem. Councilmember Shelton said the City needed to step up and do more. Anderson said he would talk with Don Blackburn and find out what Midway City had been doing.

It was indicated Wasatch County had put on their website the projects they had approved. Anderson had talked to Mike Davis and Davis said if the City wanted to add to the County's site, they could or they could add a link. The Council wanted staff to look into that possibility.

Anderson indicated that Jason Boal was hired today to fill the open position in the Planning Department. He indicated Boal had a degree in GIS and had done some planning for Daniel Town. He felt Boal would bring the City's mapping capabilities to a new level.

Discuss 500 East roadway extension from 600 South to 1200 South – Review of State Code:

A copy of State Code was provided to the Council that addressed the issue from a statutory standpoint. Anderson read that Code. Mayor Phillips felt the City Attorney should be closely involved whenever the City approached the County about extending the road. Anderson said from a traffic standpoint, the School District had met the requirements. Discussion about development paying the cost of the road and that there would be no reimbursement if the City took on the project itself. Additional discussion that the School District had met their obligation and would probably not participate any further. The Council agreed running 500 East all the way through was the right thing for the City. Additional discussion about who would be responsible for the cost of the road extension. Mayor Phillips discussed the current location of the road and the benefits of extending that road and felt it was critical to do so. Additional discussion about roads and traffic flow.

Paulette Thurber, City Recorder