

Heber City Corporation
City Council Meeting
10/05/2006

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on October 5, 2006, in the City Council Chambers in Heber City, Utah.

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

Council of Governments Meeting on Tuesday, October 10th at 7:30 p.m. at the Midway City Office: Mayor Pro Tempore Shelton reminded the Council of the Interlocal Governments Meeting to be held next week in the Midway City Office building.

Anderson explained that at that meeting also, the economic development group would be discussing the concept of revenue sharing as it related to the Boyer development and an anchor store. He thought the concept was looking at what revenues would be generated less what it would cost to deliver services and then take the remaining portion and allocate it to different entities based on population. Anderson said he had not seen any potential agreements or concept documents. He said he had expected to meet with Boyer's this week but they had cancelled. He said he thought the Boyer group would be on the November Planning Commission agenda. Anderson said, too, Mayor Phillips was anxious for the City Council members to attend the Interlocal Meeting, participate in the discussion and learn about revenue sharing.

City Offices closed on October 9, 2006 for Columbus Day: Mayor Pro Tempore Shelton reminded the Council the City Office would be closed on Columbus Day.

Briefing on the Red Ledges Development with the Wasatch County Council on Wednesday, October 11th at 3:30 p.m. in the County Council Chambers:

Mayor Pro Tempore Shelton informed the Council of this meeting. Anderson said both agencies had expressed concern that there was not enough understanding of the issues. He felt this was a way to look at the issues and get possible answers. He said transportation seemed to be the issue of most concern. Anderson suggested there would be a fair amount of concern from the public, as well, about traffic issues. He said it would be well if the Council could attend the meeting.

Anderson indicated he, Mumford, Fawcett, Al Mickelson and Todd Cates had gone on a field trip to look at possible transportation routes. He said staff was getting an understanding of what routes were feasible and what routes were not feasible. He said one of the routes to consider would be taking a road through the cemetery and out the Bassett property. "I know that doesn't sound attractive, but if you look at it from a standpoint of traffic and how it impacts those neighborhoods coming out of McClusky and Red Ledges, it has the least impact on existing neighborhoods." He said he was not necessarily advocating that route but he understood why they were proposing it. Otherwise traffic would be pushed to 1050 East, North and South, Valley Hills Drive and Valley Hills Boulevard. What wasn't pushed that direction, would get pushed down Center Street. He encouraged the Council to attend the meeting, if possible, as traffic would have a "tremendous" impact on the City.

Mayor Pro Tempore Shelton questioned whether the Bassetts had been approached about that theory. Anderson did not know. Further discussion about traffic impact, the Bassett Annexation Petition, and possible time frames for development of the area. Mumford said there was a potential route they were going back to study which would go through the McNaughton property at about 2400 East and through the five acres lots and around the City. He said it was the last hope that he could see for a northern route. Anderson said there would have to be condemnation of property (about eight properties through Wasatch View Acres). He said it wouldn't be an easy thing to do; but from an alignment standpoint, it was feasible. Updates on the traffic study would have to be done to determine the feasibility of that route.

Update on the Cemetery soil storage shed: Anderson recalled that last meeting it was suggested a new building would be money better spent than repair on the old storage shed. He said he, Councilmember Shelton and Mark Rounds had made a trip to look at the shed and it appeared a new shed would be the better choice. He said it would require a budget amendment but that Perpetual Care funds could be used for the purchase of a new shed.

Discussion regarding McNeel Schneider Annexation and needed sewer easement:

Mumford indicated this was an item on the regular meeting agenda tonight. However, the developer had agreed to pull the request based on sewer issues. He said the problem arose when the sewer model was updated with all the approvals that had been given and it was found the 600 South line was at capacity. He said there would be major expense to the City if that line was upsized or a parallel line was run. Mumford suggested everything

that could had to be placed on 1200 South now. He said that would help avoid the expense of upsizing/replacing the 600 South line.

Anderson said one of the challenges to get the sewer line to 1200 South required an easement from Tenney Barker. He said Brent Overson had made some contact to see if they could acquire a right-of-way. Mumford said they had talked to them about a road, not a sewer line easement, and they were not agreeable. He said they had not talked to them about an easement for sewer. Additional discussion about the placement of the sewer line. Mumford said they could go into 600 South but it would cause problems in the future. He said he was wanting them to work towards the 1200 South line instead and asked the Council for direction. Mayor Pro Tempore Shelton asked about the capacity in the Twin Creeks line. Mumford said when he put Twin Creeks all in and the area of the high school and Red Ledges, it was overloaded. Mumford said now was the time, as people develop, to get them to move to 1200 South. Mayor Pro Tempore Shelton asked about this in relation to the Planning Commission recommendation. Mumford said this issue had come up after the Planning Commission meeting and that was the reason he was bringing it to the Council. It was agreed there was more time needed before this annexation was approved. Mumford said he had also talked to the Cook/Houston people about this as they would probably have to go to the 1200 South line, as well. Anderson said there was a possibility of taking the line through the Pedersen property as there was talk about annexation on that property again for an assisted living facility. Anderson and Mumford talked about budgeted monies via impact fees since the City would have to participate some. Mumford said he would encourage the developers to talk to both Barkers and Pedersens.

Discussion regarding acceptance of the Valley Hills Cove Park: Mumford indicated, The Cove, Plat B, was approaching acceptance in the next week or two. The trouble he had found was the pond was not functioning like it should. He said the pond was retaining water longer than it should. Mumford said he was reluctant to accept the development because of that problem and wanted to get some ideas from the Council about accepting part of the development so they could start selling building permits. Mumford said he almost needed to go through a complete season to determine how the retention pond would function. He wondered if the Council would give them partial acceptance so they could get started but not complete acceptance until he could see how the pond was going to work. Discussion that the City loses leverage if they release the development for the selling of building permits. Additional discussion about not accepting the development which would then not allow them to sell permits for six or nine months. Mumford said he wanted to do what was fair to the developer. Anderson discussed the issue of water dumping into the canal and the Bureau of Reclamation issues. Mumford said he did not think the Bureau would ever allow that pond to dump into the canal. Mumford said the ultimate solution was under the canal and to the Hutchinson property. Discussion about standing water and West Nile Virus. Mumford said the code required everything to be complete before they started selling building permits. He suggested again partial release so they didn't have millions of dollars sitting there but allowing the City to keep some leverage. Anderson wondered about acquiring some property on the other side of the canal. Mumford said the land owners didn't get

along so he did not think that would work. Discussion about allowing a certain amount of lots to be sold until the pond issue could be resolved. Anderson said the lots would have to be identified. He thought the City could come up with something that would keep them motivated. Anderson talked about the City getting the tax base from selling the lots. The Council agreed to a compromise that allowed them to get started with selling permits but not give the developer a complete release. It was suggested one half of the lots be designated as sellable.

As the time was 7:00 p.m., Mayor Pro Tempore Shelton closed the regularly scheduled October 5, 2006, Work Meeting of the Heber City Council.

Paulette Thurber, City Recorder

Approved 11/02/2006