

Heber City Corporation
City Council Meeting
11/16/2006

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on 11/16/2006, in the City Council Chambers in Heber City, Utah.

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

Mayor Phillips wanted the Wasatch Wave notified that the Heber City Council meeting didn't start until 7:00 p.m. as they had it noticed to be starting at 6:30 p.m.

Chief Rhoades indicated he had submitted for a small grant and been notified that he had gotten \$7,500 which would be used for an electronic traffic device. (speed posting equipment and trailer) He said it had been ordered and he now needed to get a vehicle ready that could pull the trailer.

Red Ledges Field Trip – November 18 - 8:30 a.m. – Meet at City Offices: Mayor Phillips reminded the Council of this field trip. All Councilmembers indicated they were available to go. Anderson said the plan was to go to the Promontory area to look at road widths, etc. He said they would be looking at different houses, private gates and the type of curb and gutter the Red Ledges developers wanted to install, etc.

Boyer Development Joint Meeting with the Planning Commission – November 30 - 7:00 p.m.: Mayor Phillips reminded the Council of this meeting. It was indicated this meeting would be to look at design, building materials, etc. It was also suggested this meeting would put the Planning Commission and the City Council on the "same page."

Employee Christmas Dinner – December 9, 2006 – 6:00 p.m. – Soldier Hollow: Mayor Phillips discussed this event and encouraged attendance as the dinner had been very nice last year and he anticipated the same this year.

Discuss Rental of equipment to replace Christmas lights on the City Office Building:

Anderson indicated last year the City had rented a piece of equipment to put Christmas lights on the tabernacle bell tower and it had cost about \$2,000 to rent. He asked the Council if they felt the cost was worth the light on the tower. Mayor Phillips indicated Heber Light and Power had a new truck that had a long boom on it. Councilmember Lange said the comments he had heard were the lights needed to be stretched tighter and made to look more professional. Anderson said he would talk with Heber Light and Power. The Council felt a less expensive way to do the lights should be found.

Mike Johnston – Discussion on Hutchinson Annexation and Zoning: Mike Johnston represented the Hutchinson family and indicated they owned a good deal of property on the north end of Heber. He referred to the east side of Highway 40 and said he thought it had been ten years that they had been talking to the City about annexation. He said the time never seemed appropriate; recently the Hutchinsons had hired Summit Engineering to put together an annexation petition. He indicated Summit had advised them they have some issues that needed taken care of first; for instance, update of the City's Land Use Plan. Johnston said this would truly be the gateway to Heber City as it butts up against the North Village. He indicated Coyote Lane would become a very busy road. Johnston proposed the whole area to be important to Heber City. He said that in discussions with City staff this week, there had been mention of trails, green area, open space, mixed uses, office and other business that didn't compete with Main Street. He suggested the City's Future Land Use Plan needed to be reviewed in this area. He asked if Summit Engineering should make a more formal presentation next month to City Council or should they go to the Planning Commission. Councilmember Lange discussed Coyote Lane and different property owners in the area either wanting to annex or not and what kind of development they might want if they did annex. Councilmember Lange agreed it was time to look at the Land Use Plan at this time. Johnston suggested the more the City had there that was not planned, the worse off the City would be. Councilmember Shelton was also in support of a new study of the Land Use Plan. Councilmember Bradshaw wanted to take a look at it, also. Councilmember Hokanson agreed and said she wanted to see Hutchinsons' proposal before it went to the Planning Commission.

Report on Meeting with Airport Consultants and Hangar Owners: Anderson said yesterday the consultant the City had hired to look at airport leases, Airport Business Solutions, had been in town all day. He said he met with them in the morning, the FBO met with them in the afternoon and then they held two different meetings with the airport hangar owners-one for the 30-year reversionary leases and one for the 20-year non-reversionary leases. He said about 15 people attended the 5:30 p.m. meeting and five or six attended the 7:30 p.m. meeting. He felt the meetings went reasonably well. He sensed the industry standard was 95% of all hangar leases had reversionary clauses where at the end of the lease they become property of the City. He said the concept was the more the hangar value/investment was, the longer the lease period seemed to be, to allow the lessees to recapture their investment. He said he did not sense there were significant changes the City needed to make to their lease agreements. He suggested the current

leases were probably undervalued. He felt he had gotten some good ideas about where the City might start with the next set of hangars. He indicated the value of the hangars was only going to increase as was the airport itself. He indicated the City would have a draft report from the consultant in about 45 days. He said the Airport Board would look at it and then pass it on to the City Council. Mayor Phillips questioned whether the Council wanted to see the draft before the Airport Board. The Council indicated they wanted to see it at the same time as the Airport Board.

Review of Agenda Items:

(Tab 2-Consent Agenda) Mayor Phillips wanted the Council to consider the termination language on the agreement with Arial Ads. He felt a one-year notice was too long.

Anderson pointed out that in the Council materials presented tonight there was a letter from Bob and Diana Hyde protesting the Newton Annexation, a letter from Lisa Burkemo indicating she was in favor of the proposed changes to the Cottage Home Overlay Ordinance, and a letter from Mary Jo Coleman in favor of the MacLachlan Annexation.

Mayor Phillips suggested all public hearings be scheduled at the same time instead of scheduling at specific times which would give the Council more flexibility when addressing the agenda items. Councilmember Lange suggested starting the Work Meeting at 6:00 p.m. and starting the Regular Meeting earlier. Discussion. The Council decided to continue to start the Work Meeting at 6:30 p.m. and to focus more on agenda items.

As the time was 7:00 p.m. the Council adjourned the Work Meeting and convened the Regular Meeting.

Paulette Thurber, City Recorder