

Heber City Corporation
City Council Meeting
November 6, 2014
7:00 p.m.

REGULAR MEETING

The Council of Heber City, Wasatch County, Utah, met in **Regular Meeting** on November 6, 2014, in the City Council Chambers in Heber City, Utah

I. Call to Order
[City Manager Memo](#)

Mayor McDonald opened the meeting and welcomed those in attendance.

Present: Mayor Alan McDonald
Council Member Robert Patterson
Council Member Jeffery Bradshaw
Council Member Erik Rowland
Council Member Heidi Franco
Council Member Kelleen Potter

Also Present: City Manager Mark Anderson
City Planner Tony Kohler
City Engineer Bart Mumford
Police Chief Dave Booth
City Deputy Recorder Allison Lutes

Others Present: Minod Kandar, Pam Skinner, Pepi Kelman, Linda Harmon, Paul Boyer, Wesley Bingham, Mark Smedley, Marianne Allen, Ron Ririe, Tammy Thacker, Gabrielle Thacker, Danny Thacker, Melaine Mainord, McKylee Mainord, Brandon Shopay, Ray Baeza, Jared Rigby, Lisa Remund, Lynn Remund, Rachel Kahler, Mike Johnston, Gina Tuttle, Devin McKrola, Cidnee Shopay, Jakob Kohler, Zac Webster, Isaac Ziereberg, Krew Rowland, Easton Hall, Tanner Ritchie, Trevor Clyde, Bentley Rowland, Garrett Warbel, Wes Webster, Jeff Hill, Rob Mills, Paul Cook, Doug Cook and others whose names were illegible.

II. [Pledge of Allegiance: Council Member Erik Rowland](#)

III. [Prayer/Thought: By Invitation \(Default Heidi Franco\)](#)

IV. [Minutes for Approval: October 16, 2014 Work and Regular Meetings](#)
[October 16, 2014 Work Meeting Minutes](#)
[October 16, 2014 Regular Meeting Minutes](#)

Council Member Heidi Franco moved to approve the Minutes for the October 16, 2014 Work and Regular Meetings. Council Member Jeffery Bradshaw made the second.

Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

V. Open Period for Public Comments

Mayor McDonald invited those wishing to address the Council to come forward.

Rachel Kayler submitted a petition requesting that the Council consider three options regarding Main Street traffic in its upcoming discussion with UDOT: 1) Install a "Lower Your Speed" or "Your Speed Is..." sign entering Heber City from the north on Highway 40 as well as at 600 South while entering the town from the South side. Kayler stated that the signs could be solar powered, adding that she had seen a similar sign in Park City on Bonanza Drive; 2) consider lowering the speed on Main Street by 5 miles; and 3) consider installing flashing yellow lights at the cross walk at Dairy Keen and the Main Street Park. Kayler stressed that this would be particularly important during the summer months, when residents and visitors would walk to and from the park and the Farmers' Market, utilizing this crosswalk, one of the main crossings in the City.

Mayor McDonald noted the presence of certain Boy Scouts in the audience and asked each to stand up and introduce themselves. Each Scout stood and introduced themselves by name, age and rank. Council Member Rowland thanked the Scout Leader for bringing the Scouts to the meeting.

1. Mayor's Award-Recognizing Detective Ray Baeza, Detective Tammy Thacker, Officer Eric Mainord, Officer Jared Rigby, and Sr. Officer Brandon Shopay for Outstanding Service

Mayor's Award Recipients

Mayor McDonald recognized the above listed police officers for their outstanding service, and invited Chief Booth to present the officers. Chief Booth related the stories pertaining to the selection of each officer for their outstanding service, after which they were given a monetary award from the City.

2. Approve Ichiban Sushi and Asian Bistro, Request for Local Consent to Sell Alcohol, Located at 750 South Main Street
Ichiban Sushi Request for Local Consent

Mayor McDonald noted that with respect to this application, the background check resulted in a favorable report, and all ordinances had been met.

Council Member Erik Rowland moved to approve the Ichiban Sushi and Asian Bistro, Request for Local Consent to Sell Alcohol. Council Member Jeffery Bradshaw made the second.

Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

3. [Accept/Reject Annexation Petition for Sweat/Jeffer's Annexation, Containing 7.45 Acres, Located at 2400 South Highway 40](#)
[Sweat/Jeffer's Annexation Petition](#)

Kohler stated that the property was located on the corner of 2400 South and Highway 40, and projected a map for the Council's reference. He noted that according to the City's General Plan, the property was designated as part of the Business and Manufacturing Park Zone. Mayor McDonald confirmed with Kohler that the application was simply to request that the petition go to the Planning Commission, which would then make the recommendation as to whether the property should come into the City and under what parameters.

Council Member Kelleen Potter moved to approve Annexation Petition for the Sweat/Jeffer's Annexation, Containing 7.45 Acres, Located at 2400 South Highway 40. Council Member Erik Rowland made the second.

Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

4. [Approve Subdivision Plat Amendment to the Valley Station Amended Plat which amended Lots 10, 11, and 12 of Valley Station, Located at 1300 South Highway 189](#)
[Valley Station Subdivision Plat Amendment](#)

Kohler summarized that the application related to three lots adjoining Highway 189 and projected a map of the lots for the Council's reference. The application sought to combine Lots 10 and 11 and enlarge the adjoining lot. He added that the biggest issue was how to deal with the existing water and sewer laterals, and pointed out an easement on the map for that purpose. Kohler also stated that the Planning Commission recommended approving this petition. Kohler confirmed for Council Member Franco that the setback from the highway was twenty feet.

Council Member Erik Rowland moved to approve the Subdivision Plat Amendment to the Valley Station Amended Plat which amended Lots 10, 11, and 12 of Valley Station, Located at 1300 South Highway 189 Council Member Robert Patterson made the second.

Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

5. [Approve Heber Meadows Subdivision Phase 3, a 6 Lot Subdivision, located at approximately 2880 South 1040 East](#)
[Heber Meadows Phase 3](#)

Kohler reviewed the substance of the petition with the Council. The subdivision was located off Mill Road and 3000 South. The southern road had been completed for five or six years. The current proposal sought to plat the last six lots in the development.

Mumford noted for the record that this development was built pursuant to the standard in place at the time. The City made an agreement with the developer concerning the water and sewer services to the lots whereby if any homes had driveways over the water and sewer services, the developer would need to upgrade them at their cost. If not, then it would be up to the City to provide the upgrades at some point in the future.

Kohler confirmed that the lots were zoned R-1 and backed to Daniel. Council Member Franco asked whether there were any concerns expressed by the Daniel neighbors concerning fencing or other issues concerning those lots. Kohler responded that most of the lots in the phase were bigger than the minimum 10,000 square feet, especially those that backed to Daniel Estates. He added that the houses going in were better grade than the typical starter home. He explained there were no common fences, and that property owners built them as needed. Anderson added that all those issues were debated in 2007, and the rules of Wasatch County required property owners to fence animals in.

Council Member Erik Rowland moved to approve the Heber Meadows Subdivision Phase 3, a 6 Lot Subdivision, located at approximately 2880 South 1040 East. Council Member Robert Patterson made the second.

Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

With no further business, the meeting was adjourned.

Allison Lutes, Deputy City Recorder