

Heber City Corporation  
City Council Meeting  
February 19, 2015  
7:00 p.m.

REGULAR MEETING

The Council of Heber City, Wasatch County, Utah, met in **Regular Meeting** on February 19, 2015, in the City Council Chambers in Heber City, Utah

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

**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 Engineer Bart Mumford  
Chief of Police Dave Booth  
Deputy City Recorder Allison Lutes

**Others Present:** Tom Meecham, Beth Ann Schneider, Bill Lutes, Guy Haskell, Eric Straddock, Luke Straddock, Sherrilee Hill, Connely Hill, Danny Goode and others whose names were illegible.

II. [Pledge of Allegiance: Council Member Jeffery Bradshaw](#)

III. [Prayer/Thought: By Invitation \(Default Mayor Alan McDonald\)](#)

IV. [Minutes for Approval: January 10, 2015 Special Meeting; February 5, 2015 Work and Regular Meetings](#)

Council Member Patterson moved to approve the above-listed minutes. Council Member Franco 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 asked for comments from the audience on items not addressed on the agenda. No comments were given.

4. [Beth Ann Schneider - Request for Funds to Pay for Porta Potties for the B-17 Event Scheduled on June 8th-15th](#)  
[Beth Ann Schneider Request](#)

Beth Ann Schneider made a brief presentation to request support for the B-17 event hosted by the Commemorative Air Force, scheduled for June 8-15 at the Heber City Airport. She noted that based on the success of the prior year's B-25 event, they decided to go forward with another event to highlight the B-17. Schneider thanked Mayor McDonald for his letter in support of their grant proposal to the Chamber Marketing Committee, which they received and planned to use the money to launch an advertising campaign on March 2 for the B-17 event. Schneider outlined the particulars of the pending event and concluded by requesting that the Council approve a \$500 donation to not only cover the Porta-Potties, which cost \$380, but they were also working on a sponsor donor that would cost \$70, and food for the band and volunteers for the Friday night Swing Dance, which would cost approximately \$50.

Rowland expressed for the record his opinion that these events were just the type of events to bring public exposure to the City and to provide the valley residents with an education on what was happening at the airport and to understand the asset the airport was to the City. Mayor McDonald suggested the City budget an annual amount for events such as this.

Council Member Rowland moved to approve a \$500 donation to the Commemorative Air Force for the B-17 event scheduled on June 8-15. Council Member Patterson made the second.

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

1. [Ordinance 2015-06, an Ordinance Repealing Chapter 18.87 Apartments, and Amending Section 18.60.020 Permitted Uses \(in the R-3 Residential Zone\), of the Heber City Municipal Code](#)  
[Staff Report Re R-3 Zone](#)  
[Ordinance 2015-06](#)

Council Member Rowland moved to approve Ordinance 2015-06, an ordinance repealing Chapter 18.87 Apartments, and amending Section 18.60.020 Permitted Uses (in the R-3 Residential Zone), of the Heber City Municipal Code. Council Member Franco made the second.

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

2. [Ordinance 2015-07, an Ordinance Amending Section 306 of the C2 & C4 and C3 Design Criteria relating to Building Height](#)  
[Staff Report re Building Height in Commercial Zones](#)  
[Ordinance 2015-07](#)

Council Member Franco confirmed with Anderson that the historical design criteria remained in the proposed amendment.

Council Member Bradshaw moved to approve Ordinance 2015-07, an Ordinance Amending Section 306 of the C2 & C4 and C3 Design Criteria relating to Building Height Council Member Patterson made the second.

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

3. [Haskell Homes, Request to Obtain Temporary Building Permits for Swift Creek Subdivision Phase 2](#)

[Staff Report](#)

[Swift Creek Phase II Request](#)

Mumford explained that the Swift Creek subdivision was essentially complete, with only the following outstanding items: phone lines and the installation of street lights. Accordingly, the developer was requesting permission to exercise a provision under the code, whereby they would demonstrate a hardship to allow temporary building permits prior to completion of those items. The developer committed to completing the outstanding items within a short time frame once the items came in. Mumford added that similar exceptions have been granted before, and from the staff's perspective, there would not be an issue in allowing the temporary building permits.

Council Member Rowland moved to approve Haskell Homes request to obtain temporary building permits for Swift Creek Subdivision Phase 2. Council Member Franco made the second.

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

Mayor McDonald noted the presence of Boy Scouts and asked them to stand, give their rank and the merit badges for which they were working on.

Danny Goode, representing the County Council, briefly appeared to notify the Council that Kraig Powell's Transfer Development Rights ("TDR") Bill (HB 287) was going to the committee on February 20 at 2:00 p.m., and invited Council Members to attend and speak to the committee on behalf of the bill, should any member wish to do so. The bill would allow extending sending zones from Wasatch County to increase density in receiving zones in Heber City. Goode noted that the League of Cities and Towns was against the bill, and added that one of the concerns cited was that cities and counties were trying to force high density into areas to allow low income housing. Goode concluded, stating that there was a possibility that if the bill failed in the House or on the floor that it would eliminate the goal of sharing TDRs.

5. [Closed Meeting for the Purpose of Discussing the Purchase, Exchange, Lease or Sale of Real Property](#)

At 7:25 p.m., Council Member Bradshaw moved to enter into closed meeting for the purpose of discussing the purchase, exchange, lease or sale of real property. Council Member Patterson made the second.

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

At 7:54 p.m., the Council returned to the Regular Session and adjourned the meeting.

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Allison Lutes, Deputy City Recorder

APPROVED 3-5-2015