

Heber City Corporation
City Council Meeting
August 20, 2015
6:00 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on August 20, 2015, in the City Council Chambers in Heber City, Utah

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

Mayor Pro Tem Bradshaw called the meeting to order and welcomed all in attendance.

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

Excused: Mayor Alan McDonald

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

Others Present: Brian Phillips, Ann Hoffman, Steve Hoffman, Andrew Hoffman, Jack Walkenhorst, Paul Boyer, Kody Clyde, Jeff Smith, Wes Bingham, Jenny Rowser, Ryan Starks, Joanne Mortensen, Jim Mortensen, Ryan Klassovity, Todd Cates, and Rick Coleman

1. [Ryan Starks, Discuss Expansion of the Enterprise Zone and Economic Incentive Options](#)
[Ryan Starks - Heber City Economic Development](#)
[Resolution 2013-05 re Enterprise Zone](#)
[Draft Enterprise Zone Map](#)

Ryan Starks, Executive Director of Heber Valley Tourism and Economic Development, presented on incentive options for Heber businesses. Starks explained that the Enterprise Zone tax credit program was sponsored by the Governor's Office of Economic Development, and consisted of two distinct programs for qualifying non-retail businesses: one provided State tax credits to incentivize job creation and the acquisition of equipment for non-retail businesses, and the other provided credits to businesses that rehabilitated older structures. Starks worked with

businesses to prepare and submit their applications for the Enterprise Zone tax credits, and he noted that in 2014, three Heber businesses applied for the Enterprise Zone tax credits. Starks proposed that the City consider expanding the Zone to include all commercial areas of the City. Such expansion would be at zero cost to the City, and would result in a broader net of potential qualifying businesses. Starks added that an Enterprise Zone needed to be renewed every five years. He stated there would be no restriction on designating areas that were not yet developed, as long as they were zoned commercial. The council was favorable to the expansion of the Enterprise Zone.

Starks next addressed incentive options for attracting retail business to the downtown area of the City, and suggested the Council consider the creation of a Community Development Area (CDA). A CDA would allow the City to take a percentage of increased value of a property and redirect a portion of the sales tax back to the defined area for such projects as downtown parking expansion or Main Street beautification. Anderson noted that typically, the municipality would seek participation by the city, county and school district in the CDA to derive a meaningful value.

Starks suggested the City form a Heber Downtown Alliance to define the proposed CDA region, which would be located between 500 North and 600 South, to explore the business opportunities and the types of retail businesses the City would like to attract to the area. The Alliance would operate as a sounding board for the City, and would be comprised of people who actually conducted business in Heber. Starks outlined some of the goals of the alliance: to create a stronger alliance among Main Street businesses; and to provide recommendations on Main Street issues, including master planning, incentives, parking, traffic, and sign ordinances.

Council Member Franco felt the stated purpose of the Alliance and its goals were commendable, however she believed the committee should be dovetailed into other committees, such as the Trails Alliance, and TDR committees to create and discuss a whole vision for not only the downtown area, but the valley as a whole. In response, Starks offered his idea regarding the creation of a Wasatch County Economic Development Council, as an alternate option. Such council would be comprised of representatives from the County and cities, to address issues on a case-by-case basis. He suggested Kohler as a representative to the council on Main Street issues specifically, and members of the Chamber of Commerce would also serve on the council.

Anderson stated that when he, Kohler, Starks and Council Member Bradshaw last met to discuss a CDA, they agreed there was a need to engage a consultant to gauge the success of a CDA, and to articulate a plan that would be more likely to gain support from the County and the School District. Anderson requested that the Council consider funding such a consultant.

Council Member Bradshaw opined they would need to ensure the feasibility of a CDA and the costs associated with implementing it, and agreed a consultant would be a good starting point. Kohler estimated the cost of such a study would range between \$3,000 and \$4,000. Council Member Potter expressed her support for the creation of a downtown alliance that could coordinate with other groups. Council Member Franco stated that in light of the California Supreme Court having abolished RDAs in that state due to excessive spending and withholding

funds from the school districts, she was leery of the CDA concept, and was more in favor of an EDA, however she was in favor of funding a low cost study.

Anderson indicated the staff would come back to the council with a budget for the proposed study.

2. [Brian Phillips, UDOT, Discuss Main Street Pedestrian Safety](#)

Brian Phillips, of Utah Department of Transportation (UDOT) reviewed that UDOT conducted traffic and pedestrian studies in the 200-300 South area of Main Street, and found that it met the requirements for a HAWK signal crossing. UDOT recommended the HAWK signal be installed mid-block, aligned with the adjoining sidewalk to the City Park. Phillips explained the crosswalk would be clearly marked, and would be pedestrian activated. UDOT was planning to move forward on the installation, with hopes of having it completed before winter, barring any unforeseen issues. Phillips said he would relay to his office the Heber City Council's support for the HAWK signal on Monday, August 24, and UDOT would move forward with the allocation of funding, design and installation.

Phillips also stated that UDOT would be installing "Your Speed Is..." signs at both ends of town. He added that UDOT's study on Main Street found that the 85th percentile speed on Main Street averaged 41-42 mph. In addition, Phillips stated that the crosswalk at 100 North needed some enhancement, and recommended an overhead flashing beacon. The crossing would not be a HAWK, but it would consist of two signal arms over Main Street with a pedestrian sign similar to the one on the side of the road. The signal would be pedestrian activated, with flashing yellow lights upon activation. Phillips added he was proceeding forward with the 100 North signal, pending UDOT's approval of funding.

Council Member Franco expressed concern with obstruction of views due to parking areas at 100 North and asked whether UDOT could remove parking areas. Phillips responded that the City would need to submit any such requests to UDOT.

UDOT also studied both 300 West and 600 West in late April to early May, and found the volume of pedestrian crossings were not high enough to warrant a crosswalk. However, the study recommended they see whether the school district could project a student volume of 10 students or more that would utilize a crossing at 300 West. Bart Mumford was working to coordinate a meeting with the school district and Phillips. The potential crossing would have a cross walk with school zone signage.

With regard to 600 West, Phillips noted he initiated a request to UDOT's Central Traffic and Safety Group to look at it for reconfiguring lanes, establishing a left turn pocket, realign the intersection and provide some pedestrian enhancements, especially on the south side of the crossing. Phillips added the project had met the requirements to be added to the state list for safety funding, but since it was a state-wide list, the timing for funding would depend upon its ranking on the list.

Finally, regarding Southfield Road, Phillips stated they could not change the road striping without widening the road, so there was no funding available at this time, however it was on a list that as projects were completed and funds reallocated, it could be something that would be funded in the future, but would be considered among the requests of the other five counties in the region.

3. [Discuss Process to Update the General Plan and the Adoption of Form Based Codes](#)
[Form Based Codes](#)

Council Member Patterson expressed concern with the advancement of the deadline date to September 7. Kohler explained he typically reached out to companies he knew could do the job; he contacted Mountainland to get a list of five or six companies to which the City actively sent the RFP. Additionally, the RFP would be loaded to the City website, as well as others, such as www.bidsync.com. Kohler added he didn't believe there would be a shortage of applicants, and if they wanted the job, they would make the timing work.

4. [Discuss Cancellation of City Council Meeting September 17, 2015, due to the Utah League of Cities and Towns Annual Convention, September 16-18, 2015](#)

After discussion, the Council was in favor of cancelling the September 17 meeting, and would consider scheduling a meeting for September 24, provided the Planning Commission was not conducting a meeting at that time.

With no further business, the meeting was adjourned.

Allison Lutes, Deputy City Recorder