

WORK MEETING

**AGENDA
AND
STAFF MEMO**

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
City Council Meeting

February 20, 2014

Work Meeting 5:00 p.m.

DISCUSSION ITEMS

- 5:00 Shortlisting of Construction Manager/General Contractor Proposals
- (Tab A)** 6:00 Harold Wilson, Heber Light and Power Company, Don Watts and Debbie Munteer, Rocky Mountain Power - Review Needed Electrical Infrastructure Improvements in Wasatch County
- 6:20 Chip Turner, Mayor of Daniel, Introduction
- 6:30 Discuss Public Safety Building Video
- Discuss Creation of a Heber City Council Blog
- Discuss Scheduling a Meeting with the Planning Commission to Discuss the City Sign Ordinance
- (Tab B)** 7:45 Review of Public Safety Building Programmed Space and Estimated Budget

OTHER ITEMS AS NECESSARY

Ordinance 2006-05 allows Heber City Council Members to participate in meetings via telecommunications media.

In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Michelle Kellogg at the Heber City Offices (435) 654-0757 at least eight hours prior to the meeting.

Posted on February 13, 2014, in the Heber City Municipal Building located at 75 North Main, Wasatch County Building, Wasatch County Community Development Building, Wasatch County Library, on the Heber City Website at www.ci.heber.ut.us, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave on February 13, 2014.

Memo

To: Mayor and City Council
From: Mark K. Anderson
Date: 02/13/2014
Re: City Council Agenda Items

WORK MEETING

5:00 Shortlisting of Construction Manager/General Contractor Proposals: The City received six proposals from construction firms to be the CMGC on the Public Safety Building. The proposals will accompany the packet. Please review the enclosed proposals and be prepared to discuss the proposals and how many firms you wish to interview.

6:00 Harold Wilson, Heber Light and Power Company, Don Watts and Debbie Munteer, Rocky Mountain Power - Review Needed Electrical Infrastructure Improvements in Wasatch County (Tab A): Heber Light & Power is working with Rocky Mountain Power to build a 138 kV transmission line from the Jordanelle Dam Area to Midway. The group wants to inform the Council of the project and solicit feedback from the Council as part of the transmission line would be within the City limits. Enclosed is a packet of materials that has been provided by Heber Light & Power which includes an overview of the project objectives, specifications of power poles that would be used in the project and maps of the proposed alignment. As I understand the project, the primary purposes are to:

- Provide a second source of power into the valley
- Address capacity issues to support new growth in the valley
- Improve the power grid in the region

The enclosed documents show two potential alignments for the transmission line. It is my understanding that the preferred route by/through Heber City is shown in blue. The alternate red/orange route shown on page 4 would follow a portion of the future bypass alignment.

I have asked Tony Kohler to identify what City approvals would be needed for the project from a zoning standpoint. (See enclosed report) It appears that the use is permitted in most of the affected zones, but Board of Adjustment approval for a Conditional Use Permit is needed for the R-1 Zone.

6:20 Chip Turner, Mayor of Daniel, Introduction: Chip Turner, Newly Elected Mayor of Daniel has asked for an opportunity to introduce himself to the City Council.

6:30 Discuss Public Safety Building Video: A few months ago Chief Booth started working with Andrew Cowen, a student at the high school, to produce a video to show the public the need for a new public safety building. The video is now complete and I will send you a link so you can view that prior to the meeting. Staff wants the Council to view the video before it is posted on the City website. The video will be available for the Council to view at the meeting if they desire.

Discuss Creation of a Heber City Council Blog: Councilmembers Potter and Franco have asked that this item be placed on the agenda for discussion. Councilmember Franco will come prepared to demonstrate what they are thinking of.

Discuss Scheduling a Meeting with the Planning Commission to Discuss the City Sign Ordinance: Tony Kohler has asked that the Council identify a time that they could jointly meet with the Planning Commission to discuss the Sign Ordinance. Tony is suggesting March 27th at 6:00 p.m. would be a good time if the Council is available.

At this time, I would expect to go into the regular meeting. After the regular meeting/closed session, the Council would return to work meeting to address this last issue.

7:45 Review of Public Safety Building Programmed Space and Estimated Budget (Tab B): Chief Booth has been working with GSBS to identify the needed spaces within the Public Safety Building while staying within the allotted budget. Enclosed is a summary of the square footage in the proposed building. We last met on Tuesday and I expect to have an updated budget available on February 14th which I will forward to the Council when I receive it from GSBS. We have also asked GSBS to provide us with a budget for the building if it were constructed in two stories. This would give the Council an idea of the cost differences between the construction of the building as a one or two story building. The budget the City identified in the CIB application had a project cost of \$7,785,059, of which the City would provide \$1,085,059 from the Capital Projects Fund.

The purpose of the meeting is to make sure the Council understands, and is comfortable with, what space will be allocated in the building so concept design can begin. Once the square footage is approved by the Council, and provided the project remains within budget, we are hopeful that we will not have to revisit the square footage of the building as that will add additional design cost and slow down the process.

DISCUSSION/ ACTION ITEMS

TAB A

Heber City Council
Report by: Anthony L. Kohler
Meeting date: February 20, 2014

Re: Proposed Heber Light & Power Transmission Lines

One alternate route for the proposed transmission lines traverses through Heber City's R-1 Residential Zone along and around 650 South and through the north fields for the remainder of the route. The second alternate route traverses along 650 South in the R-1 Zone and through the I-1 Industrial Zone, C-4 Commercial Zone, and RA-2 Residential Agricultural Zone along 600 West.

The proposed use is permitted in the C-4 Commercial, I-1 Industrial and RA-2 Zones as shown in the applicable codes below. In the R-1 Residential Zone, the use is a Conditional Use requiring approval of the Board of Adjustment, as per Section 18.108.050 of the City Code.

Section 18.28.030 Z. C-2 & C-4 Zone Permitted Uses

Utility buildings and public buildings;

Section 18.44.020 I. Industrial Zone Permitted Uses

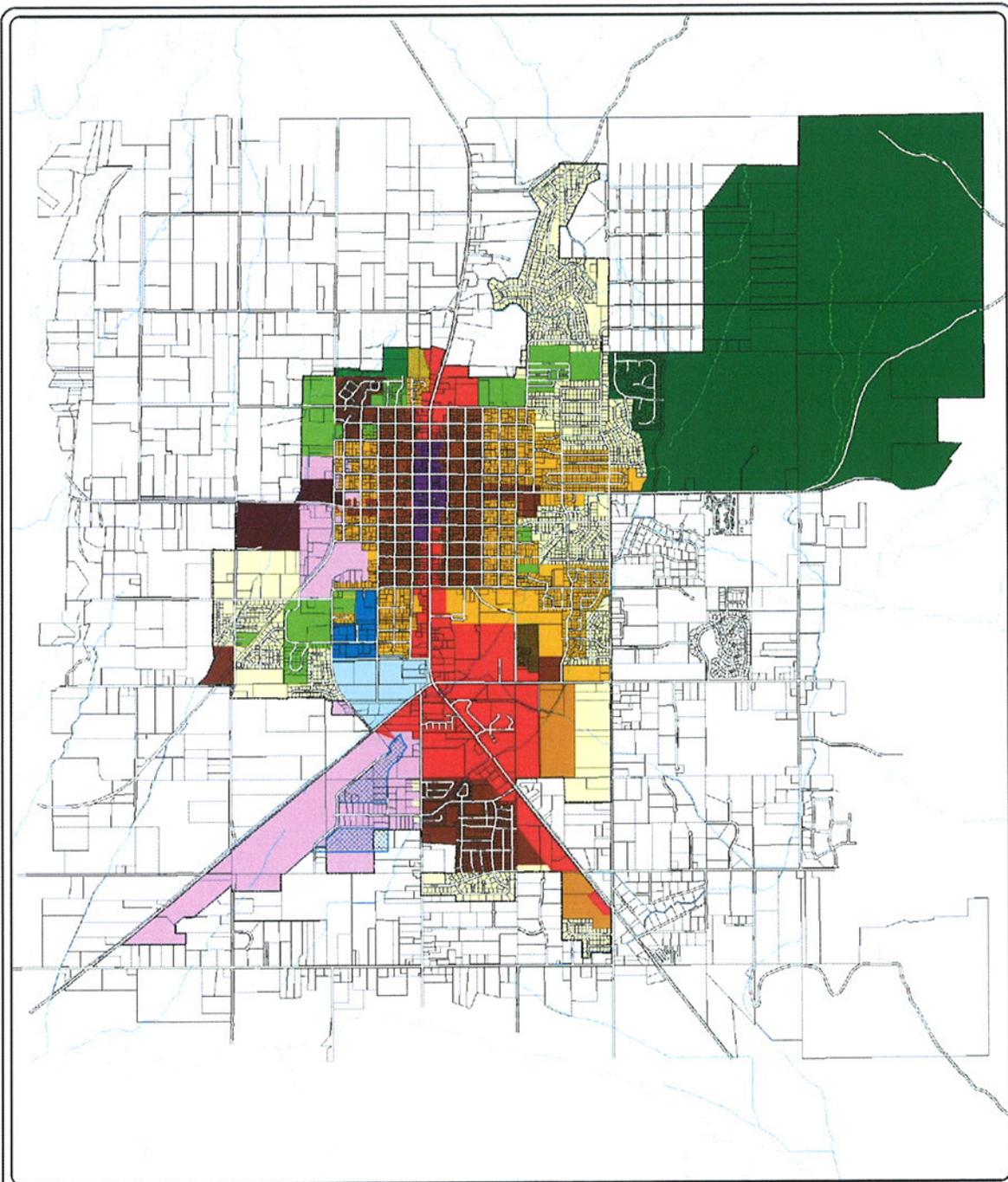
Water wells, utility transmission lines, dams, pumping plants, power plants, sewage treatment plants subject to review and approval of the State Division of Health;

Section 18.64.020 RA-2 Permitted Uses

Water reservoirs, ponds, dams, water pumping plants and pipelines, flood control structures, public utility buildings (except power plants), water wells, utility transmission lines and substations, sewage treatment plants subject to review and approval by the State Division of Health;

Section 18.108.050 Utility Buildings and Structures

Water, sewer and electric buildings and structures may be constructed in all residential zones subject to the approval of the Board of Adjustment. The board of adjustment may require conditions which are reasonably necessary to protect surrounding property values and residential amenities.



Heber City, Utah Zoning Map

June 2011



Legend

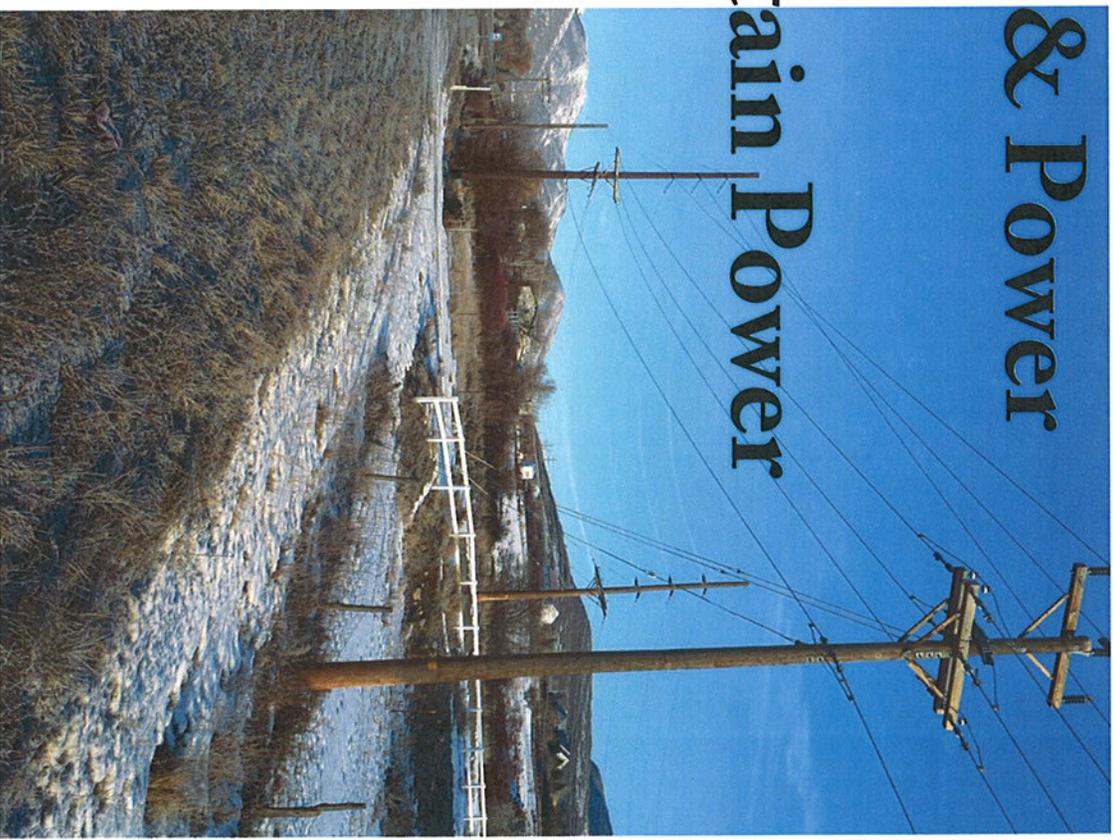
Zoning	
	A-2 Agriculture
	AAOZ Accessory Apartment Overlay
	C-2 Commercial
	C-3 Commercial
	C-4 Commercial
	CMP Corporate Medical Park
	COSZ Clustered Open Space Overlay Zone
	I-1 Industrial
	M&BP Manufacturing & Business Park
	MURCZ Mixed Use Residential Commercial Zone
	NIOZ Neighborhood Infill Overlay Zone
	PC Planned Community
	R-1 Residential
	R-2 Residential
	R-3 Residential
	RA-2 Residential Agriculture
	RC Residential Commercial Overlay Zone
	SOB Sexually Oriented Business Zone

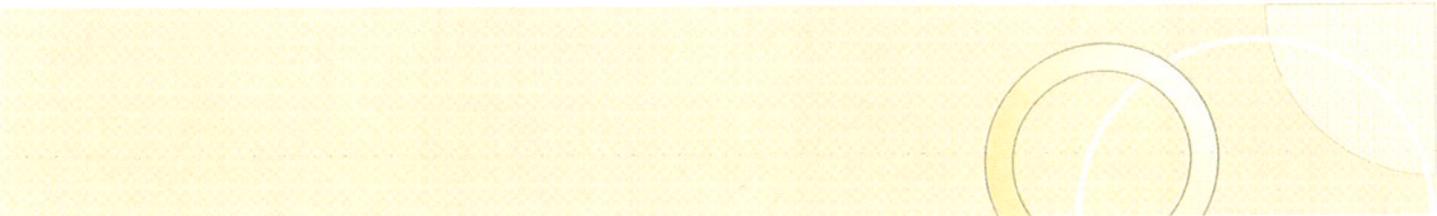
Heber Light & Power

Rocky Mountain Power



2-12-2014





Project Overview

Jordanelle to Midway

138 kV Double Circuit Transmission Line
with 12.47 kV Double Circuit Distribution Underbuild

- 10 Mile Project from Jordanelle Dam Area to Midway Substation
- Joint Project with Rocky Mountain Power and Heber Light & Power
- One Transmission Circuit and One Distribution Circuit per Utility.
- Project Construction to Start on April 1, 2014
- Completion Date for the Entire Project in 2017

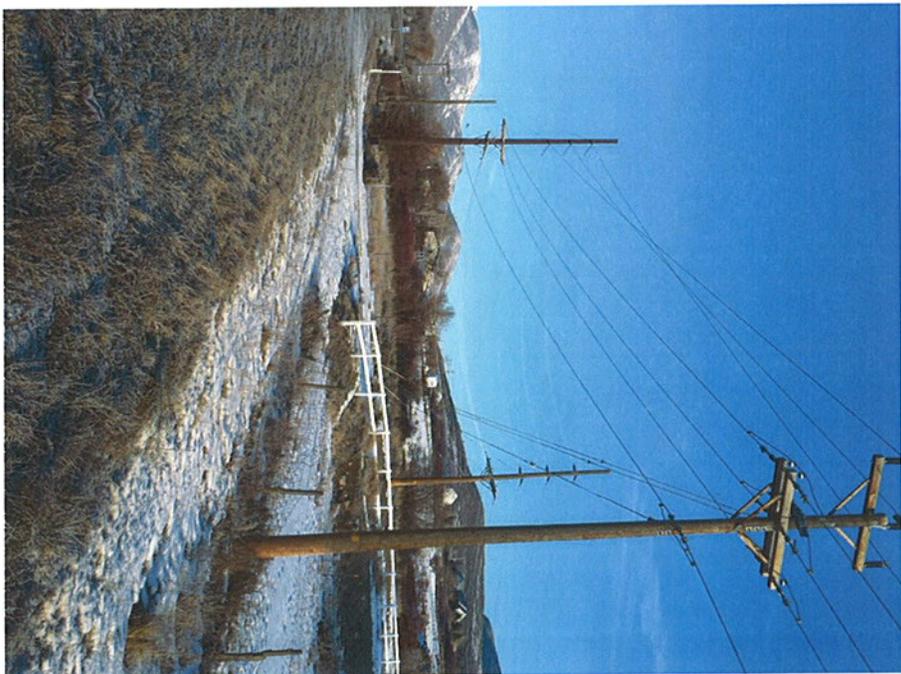
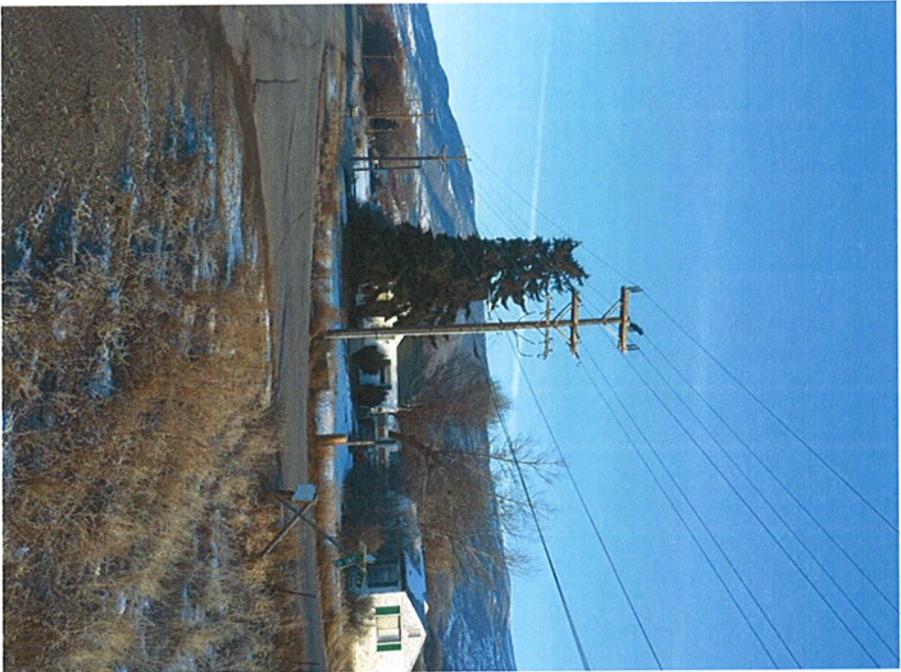


Phase #1 Overview

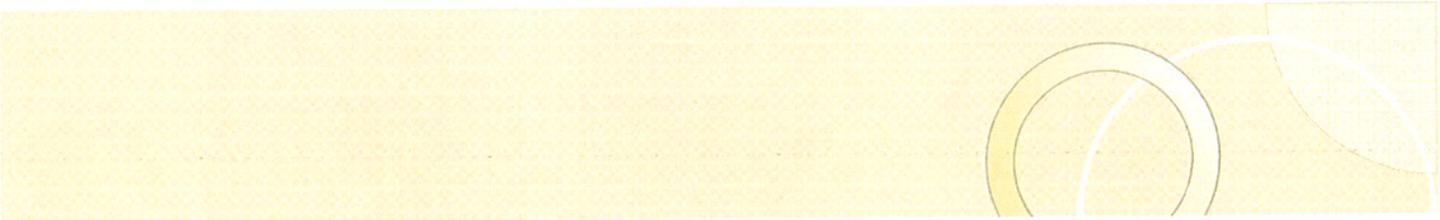
Highway 40

138 kV Double Circuit Transmission Line
with 12.47 kV Double Circuit Distribution Underbuild

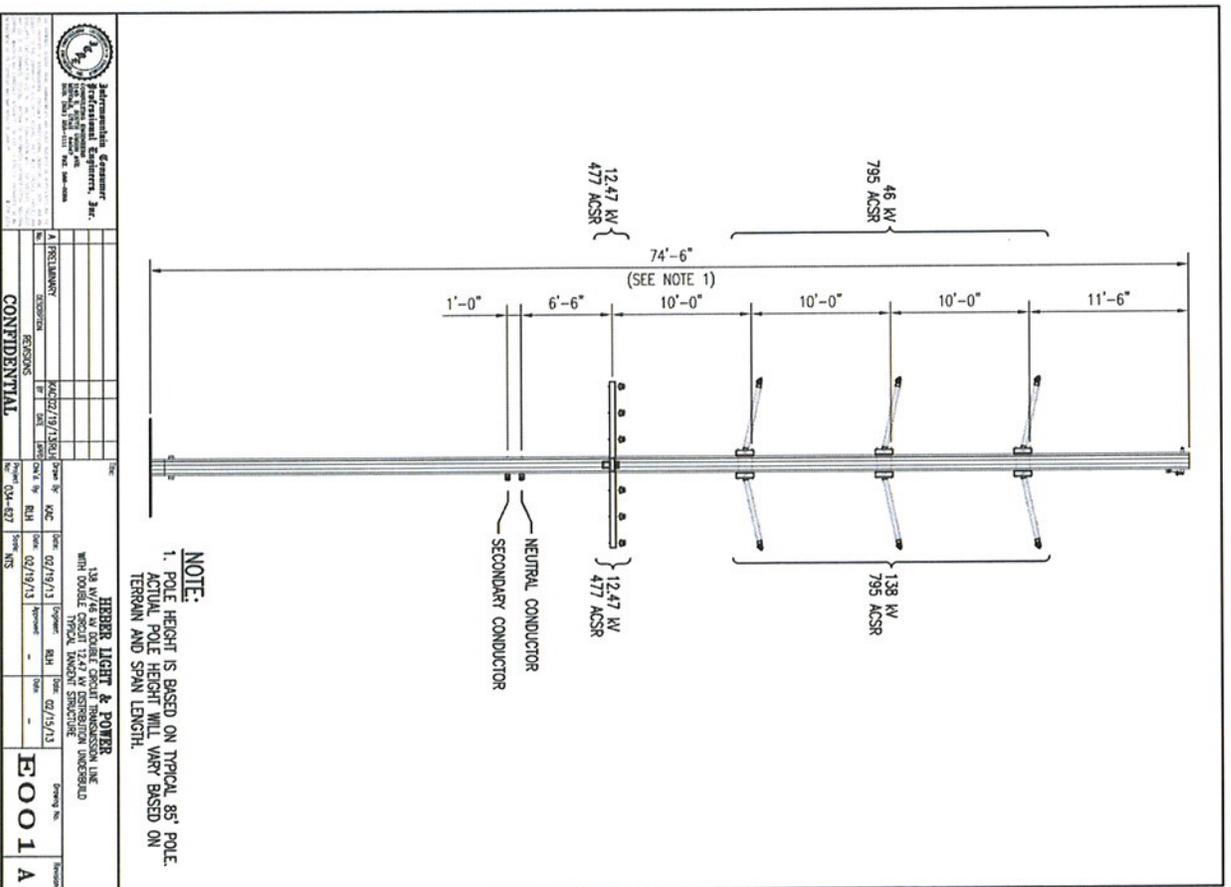
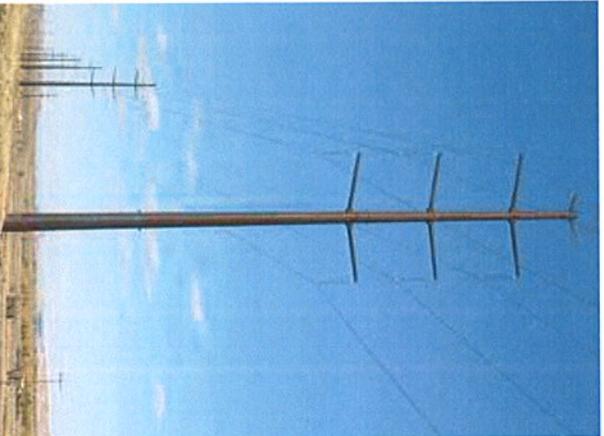
- 1.25 Mile Project between Coyote Lane and College Substation Road
- Follows Existing Route Along Highway 40
- Phase 1 Construction to Start on April 1, 2014
- Completion date for Phase 1 to be identified with the EPC
- This is the First Phase of a Transmission Line that will Ultimately run from Jordanelle Dam Area to Midway Substation



Typical Structures to be Replaced



- Typical Construction
- Pole will Range from 75' to 100' Throughout the Entire Project
- Poles will be Wood and/or Rusticated Steel



		Jaramanah, Geomark Professional Engineers, Inc. 1000 N. 10th Street, Suite 100 Phoenix, AZ 85003 Tel: 602-955-1111 Fax: 602-955-1000	
HEBER LIGHT & POWER 138 MW/8 TAP EXIST. CAPT. TRANSMISSION LINE WITH DOUBLE TYPICAL TOWER STRUCTURE OVERBUILT	Date: 02/19/13 Drawn: RHM Checked: RHM Approved: RHM Scale: -	Date: 02/19/13 Drawn: RHM Checked: RHM Approved: RHM Scale: -	Date: 02/19/13 Drawn: RHM Checked: RHM Approved: RHM Scale: -
Project No: 02-4-827 Revision: 02-4-827 Drawing No: EOO 1 A	CONFIDENTIAL		

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02/15/13

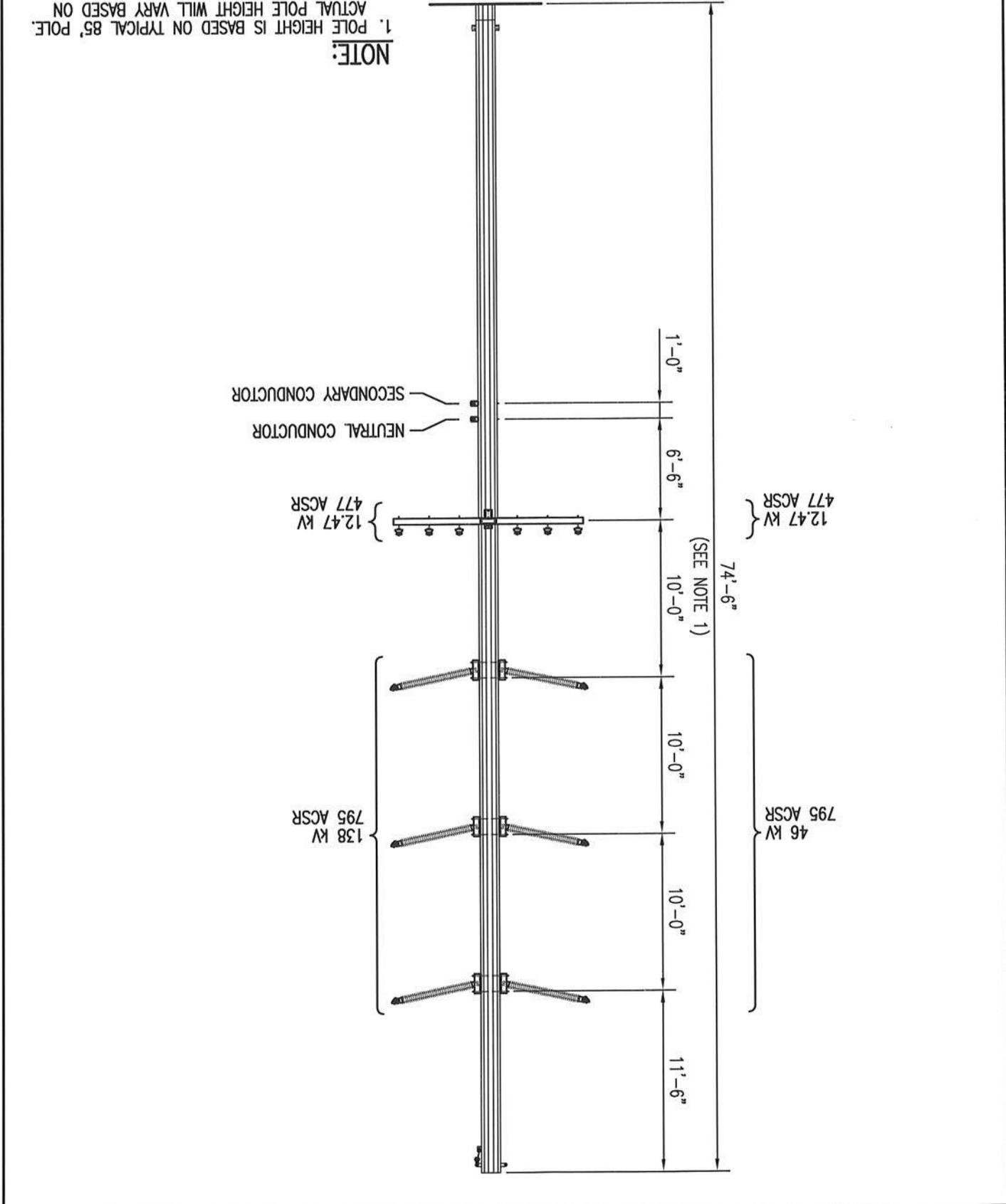


Intermountain Consulting Engineers, Inc.
Professional Engineers, Inc.
1149 E. NORTH UTAH AVE.
SALT LAKE CITY, UTAH 84111
TEL: 801-533-0000 FAX: 801-533-0000

REVISIONS		DESCRIPTION		BY	DATE	APP'D
A	PRELIMINARY	KAC	02/19/13	RLH		

Drawn By:	KAC	Date:	02/19/13	Engineer:	RLH	Date:	02/19/13
Checked By:	RLH	Date:	02/19/13	Approved:	-	Date:	-
Project:	034-627	Scale:	NIS				

HEBER LIGHT & POWER
138 KV/46 KV DOUBLE CIRCUIT TRANSMISSION LINE
WITH DOUBLE CIRCUIT 12.47 KV DISTRIBUTION UNDERBUILD
TYPICAL TANGENT STRUCTURE



HEBER LIGHT & POWER
138 KV/46 KV DOUBLE CIRCUIT TRANSMISSION LINE
WITH DOUBLE CIRCUIT 12.47 KV DISTRIBUTION UNDERBUILD
TYPICAL TANGENT STRUCTURE



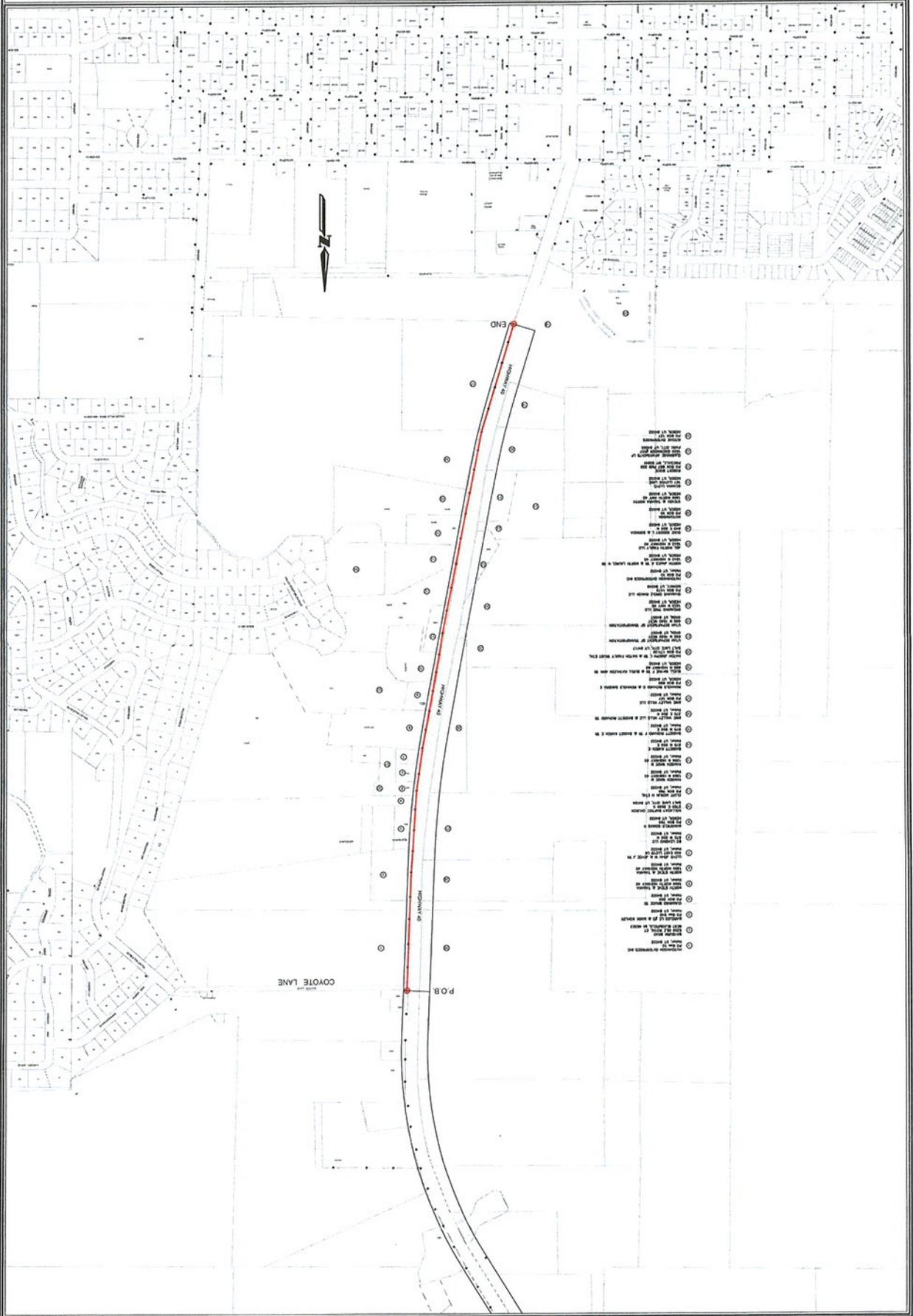
HERBERT LIGHT & POWER - ROCKY MOUNTAIN POWER
 800 NORTH MAIN STREET, HERBERT, UTAH

APPROVED BY H.E.W.
 DRAWN BY S.M.J.

DATE: 01-15-2014
 SCALE: 1"=200'

REVISION
 REVISION DATE
 REVISION MADE

REVISION	REVISION DATE	REVISION MADE
A	01-15-2014	





Project Details

Highway 40

138 kV Double Circuit Transmission Line
with 12.47 kV Double Circuit Distribution Underbuild

- Line will Complete a Loop Between Park City and Orem
- Part of a Larger, more Comprehensive Rocky Mountain Power Project that Upgrades and Strengthens the Electrical Grid in Northern Utah
- Creates a Second Point of Interconnect for Heber Light & Power
- Increases Reliability and Capacity for Heber Light & Power and Wasatch County Area

**Summit-Wasatch
Regional
Infrastructure Plan**
Rocky Mountain Power Lines
46 & 138 KV Transmission Lines

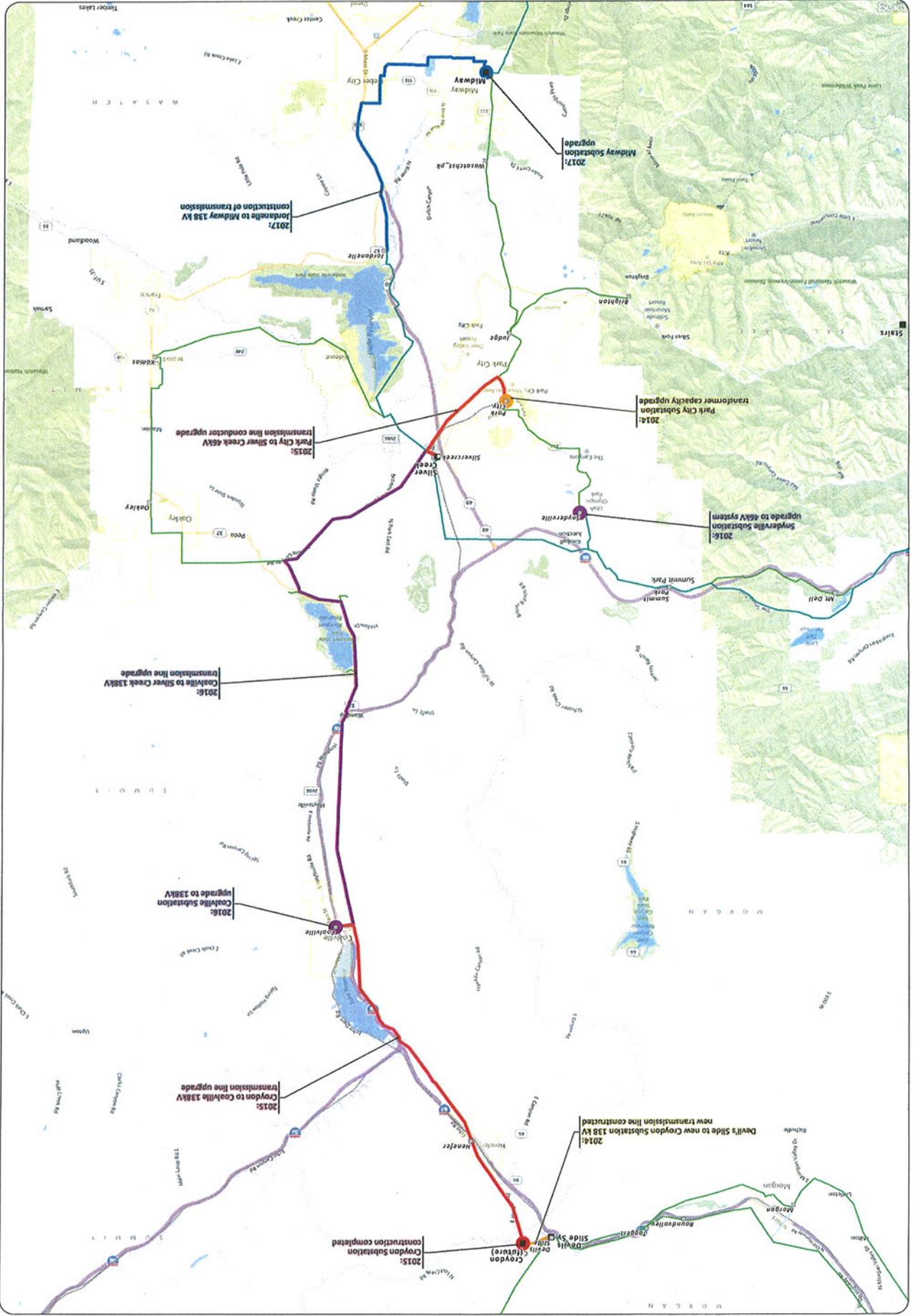
- Development Project Phase**
- 2017
 - 2016
 - 2015
 - 2014

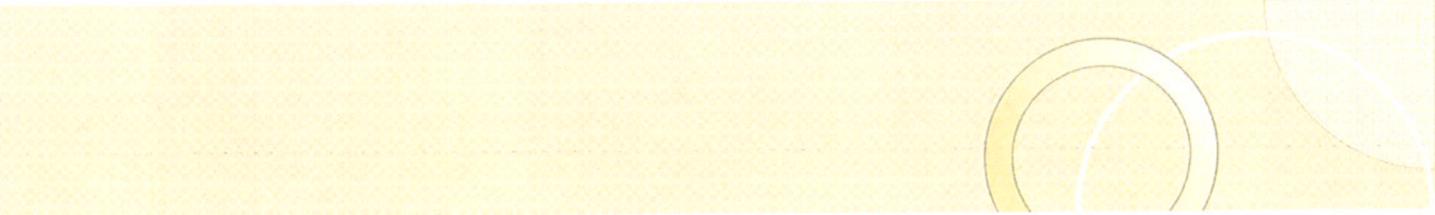
- 138 KV Transmission Lines
- 46 KV Transmission Lines
- Other KV Transmission Lines
- Transmission Substation
- Distribution Substation



ROCKY MOUNTAIN POWER
A DIVISION OF Xcel Energy

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Project Details

Highway 40

138 kV Double Circuit Transmission Line
with 12.47 kV Double Circuit Distribution Underbuild

- Line to Follow Existing Power Line Routes Wherever Possible
- Use of Self-Supporting Structures Where Needed to Limit Guy Anchoring
- Use Existing Easements and Road Right-of-Ways for the Majority of the Project
- Easements will be up to Sixty (60') Feet Wide
- Will Eliminate the Need for Multiple Lines in the Area North of Heber Along Highway 40



Conclusion

Highway 40

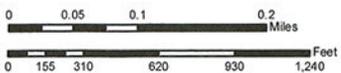
138 kV Double Circuit Transmission Line with 12.47 kV Double Circuit Distribution Underbuild

- Ensures Community and Economic Sustainability for the Entire Heber Valley for Years to Come
- The Partnership Between HL&P and RMP Creates Synergies and Cost Savings
- Structure Style and Color will Minimize Visual Impact
- Community Leaders will be Kept Up to Date on all Phases of the Project
- Heber Light & Power and Rocky Mountain Power Appreciate Your Time and Consideration, and we Look Forward to Working Together with You on this Project.



Proposed Transmission Route Heber City

Page 1 of 7



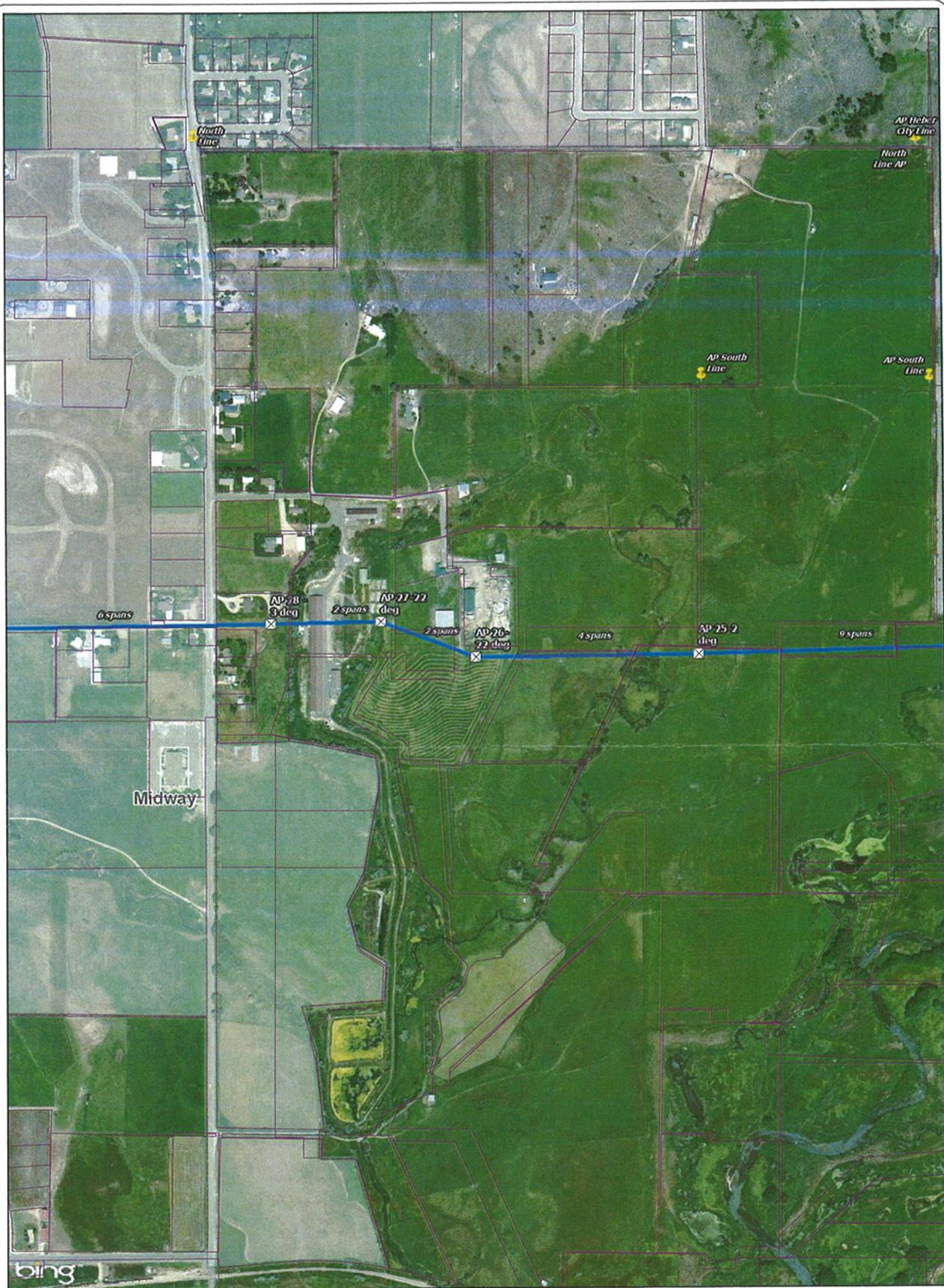
- Legend**
- Proposed Transmission Line
 - Proposed
 - Alternate
 - Line Corner
 - Marker/Comment
 - Transmission Substation
 - Distribution Substation
 - Distribution Line
 - Parcel Data
 - Proposed ByPass Road
 - Municipalities



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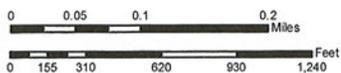
Data are projected in UTM Zone 12, NAD83, meters.

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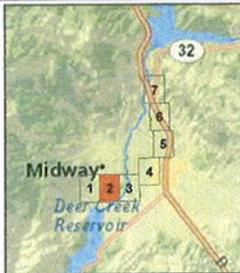
Proposed Transmission Route Heber City

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Legend

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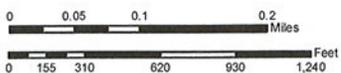
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Proposed Transmission Route Heber City

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Legend

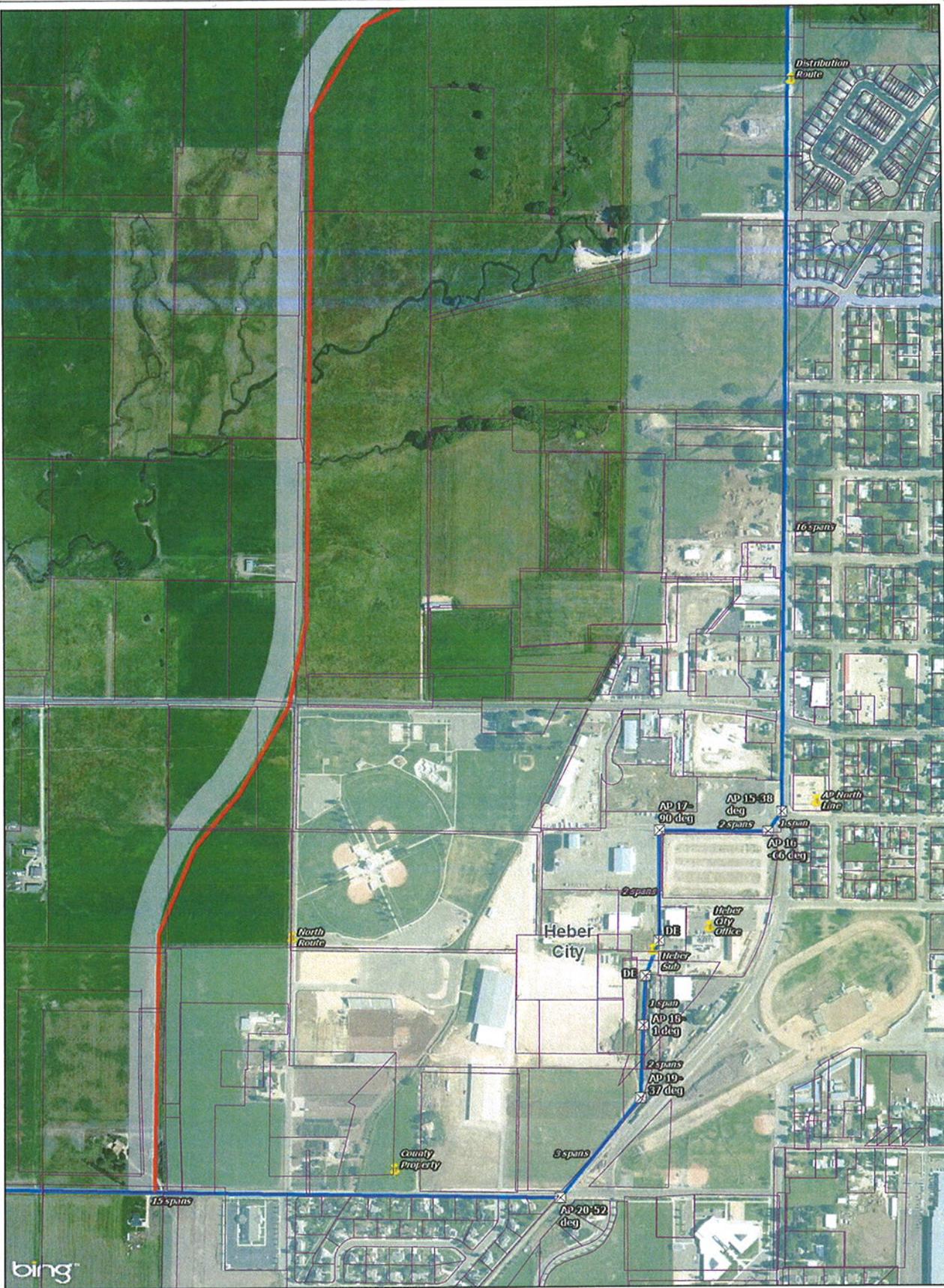
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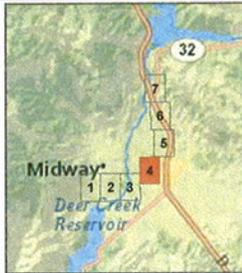
Proposed Transmission Route Heber City

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Legend

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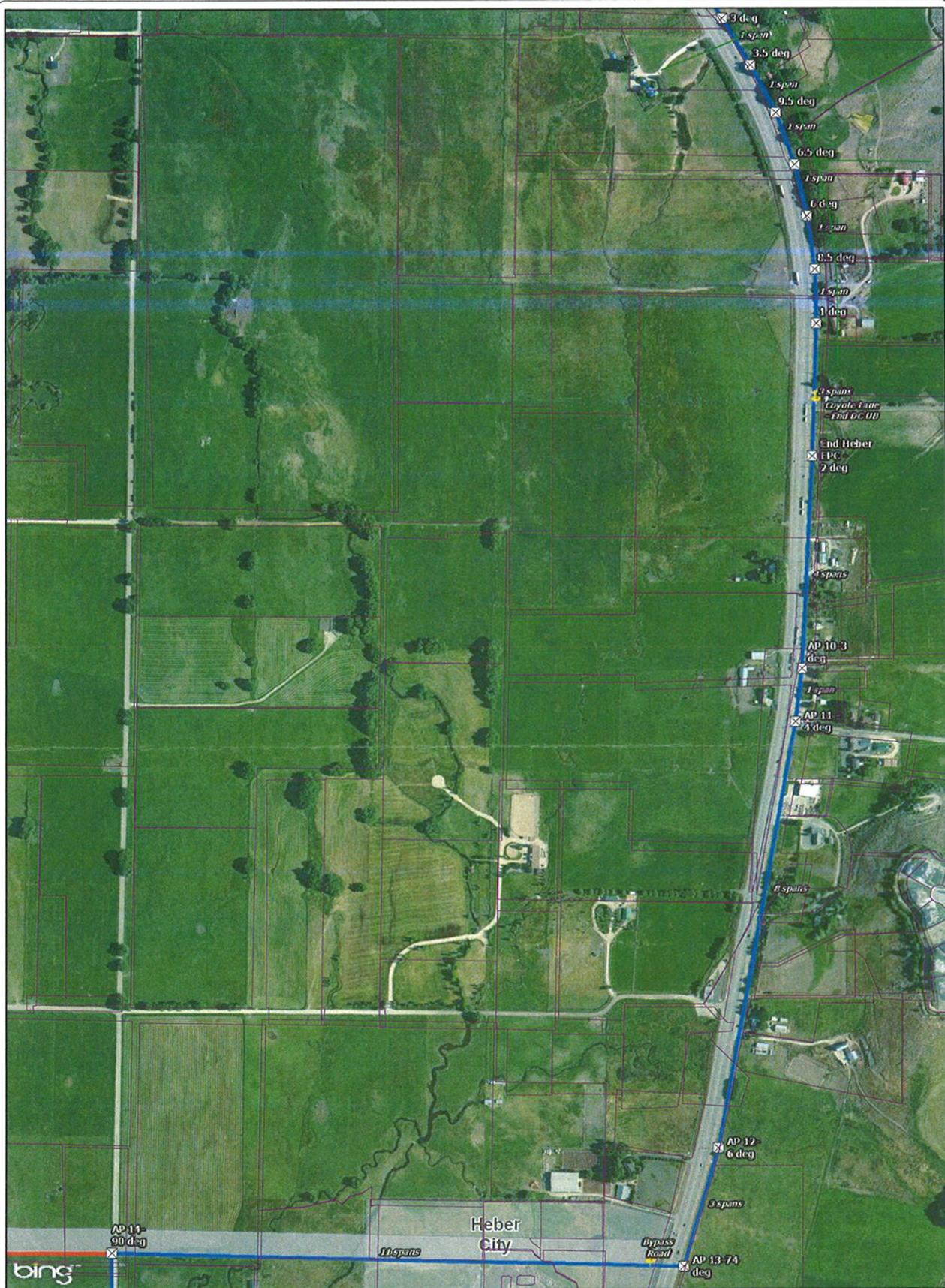


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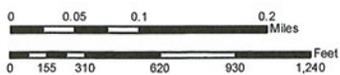
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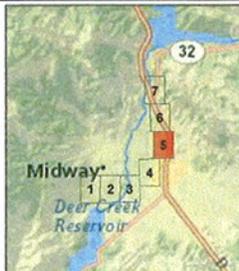
Proposed Transmission Route Heber City

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Legend

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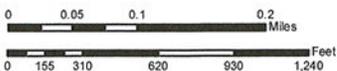
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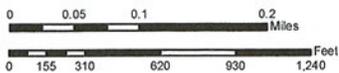
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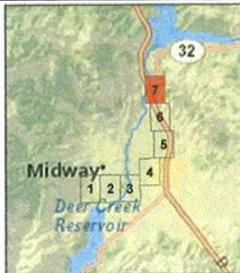
Proposed Transmission Route Heber City

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Legend

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TAB B

1000 Police Department		
1100 Office of the Chief of Police	630	
1200 Administrative	1,695	
1250 Records	250	
1300 Patrol	1,175	
1350 Evidence	3,029	
1400 Investigations	950	
1450 Interview & Interrogation	973	
1500 Quartermaster	241	
1600 Community Policing	450	
1700 Animal Control	0	
1800 Support	4,731	
Net Useable Area	14,124	
Grossing Factor	2,492	
Gross Programmed Area		16,616
2000 Justice Court		
2100 Public Area	285	
2200 Mix Zone	1,667	
2300 Secure Area	1,232	
2400 Clerk of the Courts	460	
2500 Inmate Area	600	
Net Useable Area	4,244	
Grossing Factor	749	
Gross Programmed Area		4,993
3000 Public Areas		
3100 Public Lobby	966	
3200 Community Room	1,311	
Net Useable Area	2,277	
Grossing Factor	402	
Gross Programmed Area		2,679
4000 Shared Spaces		
4100 Building Services	263	
Net Useable Area	263	
Grossing Factor	46	
Gross Programmed Area		309
Grand Total Gross Programmed Area		24,598