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February 6, 2007
City Council Special Meeting
Red Ledges Transportation Discussion
Public Meeting

City Council Members Present

Terry Lange
Jeffery Bradshaw
Shari Lazenby
Elizabeth Hokanson
Vaun Shelton

Mayor

David Phillips

County Council

Val Draper
Steve Farrell
Jay Price
Mike Kohler

Others present

Mark Anderson
Bart Mumford
Tony Kohler
Mike Burns
Lauren Knowles
Kieth Rawlings
Todd Cates
Rudi Kohler
Rick McClosky, Stone Creek Developer
Tyler Frisby, Stone Creek Development
Paul Simms, Stone Creek Development
Mike Johnston
Chief Rhoads
Doug Smith
Mr. Murdock
Dennis Schindler
Mary Ann Fawcett
Bob Wren
Mrs. Mumford

Many other residents from the neighborhood, about 60 or more people filling the room.

Meeting began at 5:57

1
2 Todd Cates introduced the discussion item with a map of the various transportation
3 options for the Red Ledges Project. Mountainlands Association of Governments (MAG) has
4 produced data regarding the various options about traffic impact analysis. Red Ledges has
5 condensed this study into 3 options, each with different impacts to different streets. MAG
6 designed the traffic analysis build out scenario, considering all of the developable land to the east
7 of Heber City. The three basic options are:

- 8 (1) Valley Hills Drive and Mill Road (existing) 21,000 trips result on Center Street.
9 (2) From Center Street north through Stone Creek, and west through cemetery area to
10 highway, 14,000 trips on Center Street.
11 (3) from Center Street north, and east of Stone Creek and north through Wasatch View
12 Estates and out Coyote Lane 25,000 trips on Center
13

14 Stone Creek has been working with Red Ledges to find a way to get a bypass corridor.
15 Todd displayed one option showing a 30 mph road that went north along the canal and eastern
16 edge of Timp Meadows East, out to Mill Road to the existing road stub. The right-of-way and
17 canal are approximately a width of 90 feet. Red Ledges has also provided a link to Wasatch
18 View Estates in this option.
19

20 Still another option is the same as the first option, except when traveling through Stone
21 Creek, the road continues to the north edge of Stone Creek and then goes directly west through a
22 vacant lot on Mill Road.
23

24 Steve Farrell asked how far away from the homes the right-of-way is to the proposed
25 road. The property lines are 30 feet to the top back of curb, indicated Todd Cates. The property
26 lines are on the centerline of the canal. The Red Ledges would be amenable to increasing the
27 distance from property lines to the road if need be, but doesn't want to destroy the integrity of
28 the park by doing so.
29

30 Bart Mumford asked for another alternative that traverses as follows. It connects at the
31 north west corner of Stone Creek and travels straight west through the cemetery and out to
32 Highway 40. Bart indicated the MAG models show that the least impact option is to split the
33 traffic into two three lane roads. (1) Center Street, and (2) a route going from Center Street to
34 somewhere north out on Highway 40. One key element is that a road will be needed through the
35 cemetery to handle all of the traffic. The north link out to the highway can connect anywhere
36 along Center Street within the Red Ledges and be successful in carrying the traffic. Bart
37 recommends widening Center Street to 3 lanes and having the new north-westerly road be 3
38 lanes as well in this option. Mr. Mumford indicated that the County likely should step up in any
39 option that is adopted and provide monetary assistance since much of the traffic comes from the
40 eastern county. Bart prefers and recommends having the north-westerly route traverse along the
41 eastern edge of Stone Creek, along the north edge of Stone Creek, and straight west through the
42 north part of the cemetery out to Highway 40.
43

44 Mayor Phillips asked what the road would look like. Bart indicated the road would be a
45 66 foot right-of-way, limited access, no parking, and three lanes. Bart sees a benefit to having
46 the road go along the north side of the cemetery property because it won't bisect the cemetery

1 and Stone Creek. He prefers the road to be there, and along the east of Stone Creek, with his last
2 preference being through the Stone Creek Road stub at approximately 675 North Mill Road.
3 Bart indicated that a 3-lane Center Street alone can handle the Red Ledges traffic, but it cannot
4 handle both Red Ledges traffic and the rest of the eastern county traffic.
5

6 Tyler Frisby, representing Stone Creek, explained the Stone Creek development. Stone
7 Creek has gone through the entire process up to Final Approval with the Planning Commission.
8 The transportation issue has really blind sided the Stone Creek developer. Stone Creek and Red
9 Ledges have worked some possible options that change the Stone Creek layout. Stone Creek is
10 considering changing some of their housing product in one option where the bypass road goes
11 from the Red Ledges park and straight to the 675 North Road stub, with open space north to
12 Wasatch View Estates for a possible connection to the north. Tyler indicated that the tightest
13 area for the corridor is along the cul-de-sac lots in Timp Meadows East. Some of the existing
14 lots are not very deep and would be affected by the new street. A center median down the street
15 would tend to soften the effect of the road. This option could be altered by having it go north
16 westerly to the northwest corner of Stone Creek and straight west to Mill Road. Tyler
17 recommends this particular option because it has the least impact on existing residents and won't
18 bisect the cemetery. However, Stone Creek does end up losing some lots in this option. The
19 future option goes up through Wasatch View Estates on approximately 1650 East. Stone Creek
20 feels that a road along their eastern edge will negatively impact their development with lower
21 property values.
22

23 Mayor Phillips reminded everyone that the intent of this discussion is to find an option
24 that makes sense for everyone, and everyone will need to give and take to make it work.
25

26 Val Draper felt the road would be better along the eastern edge of Stone Creek so it won't
27 impact existing residences as much. Doing so, he felt, provides the maximum number of options
28 for future roads and exits, and the least impact on existing residences. [Applause by audience]
29

30 Mike Kohler indicated that Mr. Draper's assessment closely represents the feelings of the
31 County Council on this matter. Mike said that the MAG studies show that Main Street will be
32 dramatically impacted as soon as 10 years from now if Center Street is utilized as the only traffic
33 option from the east. He indicated that a north corridor in the Red Ledges area is needed to
34 handle all of the traffic, and it needs to happen now or it will never happen.
35

36 Terry Lange has heard from surrounding neighborhoods around the corridor area. Mr.
37 Lange explained the three street stubs exist to handle future development, and Mill Road
38 pavement is 50 feet wide, in anticipation of handling a lot of traffic. Mr. Lange likes the option
39 that is east of Stone Creek, but is not in support of the road going through the cemetery
40 expansion area. He felt this option would impact fewer residents.
41

42 Shari Lazenby agrees with Val Draper, that the road should be located to impact as few
43 existing residents as possible and provide maximum future options. Jeffery Bradshaw also
44 supports the east of Stone Creek option, but with the bypass on the east side of the Red Ledges
45 Park, away from the Timp Meadows lots that back up to the canal.
46

1 Rick McClosky, Stone Creek developer, said that locating the bypass on the east edge of
2 Stone Creek will take up the most valuable view lots. Mr. McClosky asked the audience to
3 indicate how far away the street should be from existing residences so he could try to design
4 their subdivision with fewer impacts to them. The audience expressed their dislike of having the
5 bypass next to the canal and their backyards. Mayor Phillips asked for order in the room.
6

7 Elizabeth Hokanson indicated that it is clear that people don't want the bypass in their
8 back yard along their properties and canal.
9

10 Bart Mumford explained the rationale for the bypass street as keeping the traffic off of
11 Mill Road. Val Draper asked when the Bassett road would be constructed. Bart indicated that it
12 would be when that property develops.
13

14 Elizabeth Hokanson said she prefers the option that is east of Stone Creek because it
15 protects future options and has the least impact on existing residences. Todd Cates indicated that
16 there is still an option to put the road through the center of Stone Creek, as well as other options.
17 He suggested putting the road on the east side of the park and the Red Ledges would be willing
18 to do that.
19

20 Public comments

21
22 Sandy Goulay asked what will be done to beautify the corridor and provide a safe park. She was
23 concerned about the park being next to an open canal and children falling in.
24

25 Scott Wilhite suggested reconfiguring the road.
26

27 Glinda Straddeck asked to have the road pushed to the east of the park. Her lot is on the Timp
28 Meadows East cul-de-sac, and her lot is close to the canal. Having a road next to the canal will
29 impact her family's quality of life.
30

31 Jeff Dawn lives on Mill Road, and said the speed of traffic is 52-54 mph on Mill Road. He
32 suggested increasing enforcement of speed limits and looking at traffic calming devices.
33

34 Jenny Cook asked if the eastern proposal will work with the original Stone Creek Plan. Mr.
35 McClosky said yes, if the corridor was on Red Ledges property and Wasatch View property.
36 She asked what the timeframe for the developments will be. Todd Cates said Red Ledges has a
37 10 to 14 year build out. Mr. McClosky indicated he hoped to have a March 2007
38 groundbreaking. She also indicated that the road, as proposed, would not be used by very many
39 people.
40

41 Halley Smith asked if there would be more future surprises.
42

43 Lee Melhay asked if there would be a deadline on the road being built. Mayor Phillips indicated
44 that the developers would be building the bypass and streets as part of the developments. Lee
45 asked how citizens would know if the alignment and plans would change. Lee asked about the
46 development process. Mark Anderson indicated the purpose is to get an agreement between the

1 City, County, and Developers through a memorandum of understanding rather than an
2 annexation agreement, with the intent of getting the County to withdraw their protest to the
3 annexation. Mark Anderson indicated that the annexation agreement will soon follow with the
4 master plan approval for the Red Ledges project.

5
6 Robert Wren said the meeting notice mentioned the memorandum of understanding, and asked if
7 it was available as a public document. Mr. Wren was asked to visit with Mark Anderson or
8 Paulette Thurber.

9
10 Pam Cone said the property values and safety of children will be affected by the future street.
11 She indicated that the Red Ledges has changed their mind on many things and left out promises
12 to the neighborhoods in their plans. She wants the street bumped east, and feels that a 2400 East
13 alignment works best.

14
15 Doug Murdock said he would not use the road as proposed because it would be more convenient
16 to use Center Street, which is a straight shot to Main Street. He also indicated the 90 degree turn
17 on the east of Stone Creek was not a logical design for the street.

18
19 Stan Despres said the proposed cemetery road will mitigate much of the future traffic. He said
20 there are many options for future cemetery land elsewhere, and the city itself controls this area.

21
22 Jared Jensen said the proposed end of the road at 1300 East is poor planning, and the road stub
23 has always been intended to connect through to future development.

24
25 The meeting concluded at 7:45 pm.

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Anthony Kohler, Planning Dept.