

Heber City Corporation  
City Council Meeting  
December 4, 2006

6:00 p.m.

SPECIAL MEETING

The Council of Heber City, Wasatch County, Utah, met in **Special Meeting** on 12/04/2006, in the City Council Chambers in Heber City, Utah.

Present: Mayor David Phillips  
Council Members Terry Wm. Lange  
Vaun Shelton  
Shari Lazenby  
Jeffery Bradshaw  
Elizabeth Hokanson

Present: Wasatch County Council Chairman Jay Price  
Council Members Neil Anderton  
Kip Bangerter  
Kendall Crittenden  
Val Draper  
Steve Farrell  
Mike Kohler

Also Present: City Manager Mark K. Anderson  
City Recorder Paulette Thurber  
City Engineer Bart Mumford  
City Planner Allen Fawcett

Others Present: Sally Sharpless, Pam Patrick, Harold Patrick, Al Mickelsen, Dave Goeres, Bob Best, Marnee McLean-Cordova, Wayne Hicken, Dan Matthews, Mike Johnston, Stephanie Liese, Ward Winchester, Stan Despres, Darrell Johnson, Maria Johnson, Bruce Heywood, Shawn Seager, Todd Cates and Mr. Christiansen.

Mayor Phillips welcomed the Councilmembers, staff and Wasatch County representatives. He explained some of staff, Wasatch County Council and Heber City Council had met on November 21 and that this meeting was to continue the discussion on the Red Ledges Development. He indicated that Wasatch County had provided lunch and after the meeting was over, that would be available. Mayor Phillips indicated Bart Mumford would start by discussing transportation issues from a City prospective. He asked that during the discussion, only one person speak at a time.

Mumford explained he had made a presentation to the City Planning Commission in October regarding traffic. He said this issue was a controversial one and a big concern of residents as to what the City would do regarding traffic. He said the issue had come up several times and the presentation had been updated but was essentially the same as when shown to the Planning Commission.

Mumford indicated the Red Ledges development would have about 1,400 units. In addition to Red Ledges, and in the future, there would be an additional 2,000 units in the County. Because of the traffic volume involved with a development the size of Red Ledges, they had been required to do a traffic study. He said they did a fairly comprehensive one. Mumford reviewed current traffic trip numbers and traffic trip numbers estimated to the year 2030 on the same roads without additional improvements. The study determined the number of additional trips on roads such as Center Street and Mill Road. Mumford said a few trips here and there was not significant; but, a thousand trips made a big difference. From this study, it was determined there was a problem and the objective became to look at the issue and see what could be done.

Mumford went over the City's Traffic Master Plan and said it had been updated about three years ago. This was done looking at City and not County, however--it was set up to look at projected City boundary traffic.

Mumford talked about traffic levels of service and that they were designated ABCDE and F. He said that currently the City was A and B and it had been determined that level C was acceptable. He said the hope was the City would never get to F.

Mumford said that not factoring everything to the east was where the City didn't do as good as planning as should have been done and coordination with Wasatch County had also not been done.

It was indicated the Red Ledges people felt 75% of their project would be second homes which would make a difference in the model.

It was pointed out and agreed upon that traffic took the easiest way out. Mumford felt the first decision that had to be made was identify what could be done to reduce the traffic before it got to the City. He suggested that each decision impacted the next decision. He indicated that density had to be dealt with and what traffic that could should be bypassed around the City. He said the traffic going south was not as big an issue yet as there were some streets that way that were not blocked out yet but going north was different. He continued that going north the options were limited and the topography was steep. He suggested that time was a sensitive issue and there needed to be something that was faster than Center Street.

A possible route from Lake Creek road to US 40 was shown. Mumford said that was about the only undeveloped area remaining open except there was the one problem area in the Wasatch View Acres Subdivision. He indicated there would be some property acquisition needed--two homes that would have to be purchased or condemned and two

properties that weren't built on but would have to be purchased or condemned. There would have to be some widening of roads, as well.

Mumford talked about the proposed western bypass road alleviating some traffic on Main Street and suggested that had to be dealt with now before it couldn't be dealt with. He also suggested that whether Red Ledges developed in the City or County didn't make any difference because the impact was the same. If Center Street was used exclusively, there could potentially be 24,000 trips added and there would be congestion issues to deal with. Mumford continued to discuss the pros and cons of using Center Street. He indicated keeping the traffic on Center Street provided for no exit north. He discussed a second option of having two corridors—one going through the Bassett and cemetery area. Mumford said the City and County needed to decide about bypass roads and then what they would do with the remaining traffic. "We have a choice now and if you make a conscious decision now, you can actually design and plan for it. But if you want, it will happen on its own and you won't be able to plan and design," he said.

Mumford talked about the "what if's" and the end conclusion was to decide right now. He encouraged the elected officials to at least preserve the corridor and see how Center Street performed. "If you don't decide now, you won't have a choice. You will have congestion on Center Street and other traffic will spill over," he said. He recommended making a choice and plan for the impact. Mumford indicated there was not a problem going south, but that the magnitude of what would be going north "exceeded criteria." Mumford presented a plan showing a reserved corridor, shifting traffic off Mill Road and going through undeveloped area--through Stone Creek, cemetery and Bassett property. He stressed the need to at least think about a bypass and make a decision now or the land would all be filled in and there wouldn't be a choice. He suggested no one really wanted the new corridors but that there was no solution that made everyone happy. Mumford suggested that even if Red Ledges wasn't approved, this decision was still important. He indicated Red Ledges was only about 1/3 of the impact and there was plenty of capacity for Red Ledges with the widening of Center Street. However, if a decision wasn't made now, Red Ledges would be built and then there wouldn't be an option. He said the suggested roads wouldn't be needed for Red Ledges but that the new corridors were needed for continued growth in the County in the east. Mumford encouraged foresight. Allen Fawcett pointed out the increased traffic on Center Street would impact Main Street.

A presentation by Red Ledges representative, Todd Cates, was made.

Cates indicated what they had tried to do was cover three different areas--traffic plan, second homes and updates to the master plan. This presentation had been given to the Planning Commission already. He said there were two issues to look at; 1) manage traffic from Red Ledges and 2) traffic impacts on Center Street. It was indicated they had hired Fehr and Peers, who specialize in traffic, to do their studies. He said they were a leading engineering firm in the United States. Cates talked about traffic up to the year 2030 and traffic growth on Main Street. He said they used a high percentage growth figure because they wanted to be sure they did not underestimate the volume. He discussed other

developments in the area and talked worse case scenario options. It was indicated they felt at least 50% of their project would be secondary homes. He talked solutions and said there was more than enough capacity for Red Ledges on Center Street and he could stop right there but they wanted to look at other option just in case. He said they didn't want to be above a level C traffic impact and said Red Ledges had offered to participate in the widening of Center Street. He said using Center Street was the least impact to existing homes, but there were other options, if needed. Cates showed a map that would lower impact on Center Street by 35% which included an overpass. He indicated an eastern bypass would reduce traffic on Center Street by about 20%. He talked about a route around the existing homes in Timp Meadows but that it would effect Wasatch View Acres and at a very high cost--about seven million dollars or more depending on litigation and also the project could be held up for years. He said also it was a more winding, slower route. Cates then compared a second corridor to an eastern bypass which seemed to be the least costly and have the least impact.

Cates asked, Dave Goeres, Fehr and Peers to present their model. Goeres reviewed his company's history. He then reviewed and discussed the slides Cates had shown and said their numbers matched very closely with his numbers. He said the best-cost benefit solution was the road through the cemetery and Bassett property.

Wasatch County Council Chairman, Jay Price, asked how far along the Stone Creek development was and if it could be modified. Cates said they would be happy to take a chunk of the public park and allow Stone Creek to use that to meet their open space requirement. Mumford indicated Stone Creek had their master plan approved through the City Council already and were working with Planning Commission now. He said there were some issues that would have to be worked out as they (Stone Creek) would lose density.

Wasatch County Councilmember Mike Kohler thought putting a road through the Bassett and cemetery property would be the best. He said he felt a corridor outside of Center Street made sense as it didn't make sense to put all the traffic onto Main Street. At this point, there was a lot of discussion about possible corridors. Councilmember Mike Kohler felt consideration of a bypass should be made even though it would be costly in future years.

Mr. Christiansen indicated he lived in the five-acres lots. He said he understood the sentimental and emotional issue about a road going through the cemetery. He referred to Manti roads and how that traffic went by the Manti temple and cemetery. He said even with traffic on holidays, the cemetery remained sacred even with a highway going along close to it. He said the case was the same in Ephraim. Cates said the ground on the very north of the cemetery was very rocky and possibly could not be used for burial, anyway.

Winchester indicated he also lived in Wasatch View Acres. He said there were roads in the development not on the County Plan. He asked what the right-of-way width was. There was discussion about what the colored roads on the various maps represented. It

was indicated that if the right-of-way was 66' to 72' in Wasatch View Acres, it would take away their zoning because it would decrease their lots to under five acres.

Al Mickelsen, Wasatch County Planner, said the bottom line was that here in this valley, there were limitations and restriction-- mountains, city populace, and North Fields. He said as long as there was building, traffic would come. He discussed the possibility of Wasatch View Acres being annexed. Consequently, he felt the City and County needed to look at transportation as a team and plan ahead as Mumford had already indicated. He said area was needed for expansion and that the planning needed to be proactive. "If we don't, it will come back to bite us," he said. He discussed the fact that UDOT had spent millions to expand 800 North in Orem and suggested that was what would happen if good planning didn't happen now. "Lets identify corridors and plan for the future now," he said. Mayor Phillips said it appeared the City Engineer and County Planner were on the same page. Shaun Seager, Mountainland Association of Governments, indicated he had been working with Mumford and Al Mickelsen individually and together and was trying to coordinate their work.

Pam Patrick felt there were some people making decisions that had a conflict of interest and that their objectivity was lacking. "If there are people with a conflict, they should be taken out of the decision," she said. Mayor Phillips indicated the City and County decision makers did not live on Mill Road. He pointed out that some of the others who helped do the study and work do live on Mill Road, but they didn't make the decisions.

Mike Johnston, Summit Engineering, suggested the parties think of Red Ledges as a solution and not a problem. The problem he felt was dealing with growth beyond 2030 east of the County. He felt Wasatch County Councilmember Kohler had made two excellent comments--tie into the 2400 East connection and plan for an eastern corridor. He continued that he understood the "middle" wasn't in but felt the planning should start anyway. He felt that if Center Street was left as two lanes and an additional two stop signs were placed, the traffic would flip flop. He said it shouldn't be assumed that Center Street had to be four lanes. "North Village is coming. Red Ledges is coming. Lets take the money to widen Center Street and plan for the eastern corridor," he said.

#### MASTER PLAN AND DENSITY

It was indicated there had been small changes made to their master plan in relation to the lodge and condominiums and densities were lowered. It was also indicated that Jack Nickolus had made a couple changes to the golf course. It was pointed out the density was reduced when it was decided to annex into the City--about 84 homes. It was indicated the open space would stay about 51%.

Cates discussed secondary homes and what made this a good secondary home community. He reviewed some percentages of second home growth and people who were attracted to secondary homes. He indicated that recreation, beauty, amenities, security and privacy were some of the selling points of a secondary home. He said that gates gave a perception of added security and they added value to lots as much as 20%. He talked

about the higher level of amenities in the project, how it was a tax benefit to the community as they are taxed at 100% of value. He also pointed out that secondary homes require reduced police and road maintenance (lower requirement of services). He said the home owners would have less impact on the community in the long run and the school bond would be paid off sooner with their participation. He continued by stating the general fund would be increased for Wasatch County, Heber City and the school system. Fawcett felt some of the numbers represented by Cates needed to be looked at again as he did not think they were right. Lauren King explained that the State would come in and equalize monies and make sure some of the wealth got shared around the state. Anderson agreed with the comment about the benefit in relation to bond indebtedness. Everyone's taxes would go down based on more people contributing.

Cates talked about the Promatory Development and said they were getting very low primary residents. He felt Red Ledges would have more primary residents than Promatory.

Heber City Councilmember Lange indicated that some people had accused him of having a secret agenda. He said he had been on the Council for 15 years and anyone accusing him of not respecting the cemetery was mistaken. "Don't tell me I won't be impacted. I was the second home in Valley Hills" referring to the impact he had seen over the years. He said it would be a mistake to put a road through the cemetery. He indicated the Bassetts didn't want a road through their property nor did the Probsts. He agreed that stubbing out was a wise move but it had to go over the hill. He said the safest road was what the City wanted, not necessarily the fastest and all options needed to be looked at. Councilmember Lange said he had one year left on the Council and would do everything he could to keep a road out of the cemetery.

At 8:03 p.m., the meeting adjourned.

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Paulette Thurber, City Recorder