

CITY COUNCIL WORK SESSION  
Tuesday, October 7, 2008 6:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Charelle Bowman, Mayor Pro Tempore, Presiding  
Council Members: Jim Perry, Ken Kirk, Eric Richardson, Marisa Wright (6:12 p.m.)  
Konrad Hildebrandt, City Manager  
Courtney Hammond, City Meeting Transcriber  
Others: Ron Rydman, Jim Madsen, Cliff Chandler, Brent Uibel (6:40 p.m.)

This work session of the City Council of the City of Cedar Hills, having been posted throughout the City and the press notified, was called to order at 6:09 p.m. by C. Bowman.

- Presentation by Utah Valley Home Builders Association (6:09 p.m.)

See handouts. Rod Rydman, Community Relations Director from the Utah Valley Home Builders Association, presented a report that dealt with value of new home construction in Utah Valley. The report shows that new housing pays for itself by generating revenue in the local community. Dr. Eliot Eisenberg was the economist that did the study. Mr. Rydman feels the market will come back within the next two years. He thinks Utah's market is poised to come back because there was not the same level of subprime lending that other portions of the country saw. There were 877 new homes sitting vacant in Utah County as of July 31, 2008.

C. Richardson stated that on the macro sense he understands that new homes pay for themselves, but on the city level, impact fees don't cover the cost to the City for new construction. The requirements to raise impact fees take time to complete and make it difficult to keep up with ongoing and rising costs. Rod Rydman would like to work with the City when it comes time to revise the impact fees.

C. Perry stated that the way things are currently set up, there is incentive for cities to go after big box stores rather than residential.

- Noticed agenda items for this Regular Council Meeting
- Motion to go into Executive Session, Pursuant to Utah State Code 52-4-205
- Motion to adjourn Executive Session and Reconvene Work Session

No Executive Session

- Other - Golf Course Presentation (6:45 p.m.)  
Jim Madsen presented Council members with golf course clothing to wear around the community.

This work session was adjourned at 6:55 p.m. by C. Bowman.

/s/ Kim E. Holindrake  
Kim E. Holindrake, City Recorder