

**CITY COUNCIL MEETING**  
Tuesday, January 8, 2019 7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Jenney Rees, Presiding  
Councilmembers: Denise Andersen, Ben Bailey, Ben Ellsworth, Mike Geddes,  
Brian Miller  
Chandler Goodwin, City Manager  
Greg Gordon, Recreation Director  
Jeff Maag, Public Works Director  
Charl Louw, Finance Director  
Joel Wright, City Attorney (7:07 p.m.)  
Colleen Mulvey, City Recorder  
Others: Lt. Gregg Ludlow

1. Call to Order

This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:01 p.m. by Mayor Rees. The Pledge of Allegiance was led by Boy Scout Oliver, and the invocation was given by C. Miller.

2. Approval of Meeting's Agenda.

**MOTION: C. Andersen—To approve the meeting's agenda.** Seconded by C. Ellsworth.

Yes	-	C. Andersen	
		C. Bailey	
		C. Ellsworth	
		C. Geddes	
		C. Miller	Motion passes.

3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments. Comments are limited to three minutes per person with a total of 30 minutes for this item.

Julie Sessions said she attended a softball game and a foul ball hit a windshield. The field at Harvey Park would be a safety issue and liability to the City, which she asked the Council to take into consideration. She also mentioned that the parking on Deerfield Road would be encumbered by the park.

Chuck Loveday said he had spoken to his neighbors about the new sports park. He noted Deerfield was overwhelmed with soccer; the City needed more soccer fields as the sport grew in popularity. He suggested a referendum for the residents to choose what was included in the park. He also discussed the lighting for the park and the pickleball courts.

Tom Harris said he understood the City was installing a pickleball court. However, the sport caused a lot of noise and the neighbors did not want the nuisance. He discussed the safety, lights, and the traffic.

Trent Augustus stated that many Cedar Hills children had to travel to other cities to play baseball. He asked the Council to readdress the baseball diamond for the residents.

CONSENT AGENDA

4. Minutes from the December 17, 2018, Special City Council Meeting

**MOTION: C. Ellsworth—To approve the consent agenda.** Seconded by C. Andersen.

Yes - C. Andersen  
C. Bailey  
C. Ellsworth  
C. Geddes  
C. Miller Motion passes.

CITY REPORTS AND BUSINESS

5. City Manager

Mr. Goodwin reported Jr. Jazz and the Ski Bus were about to begin. He thanked everyone for their support with these activities. He reported they were having a retirement open house for Mike Carson. Lastly, he mentioned a survey that was recently distributed to the residents.

6. Mayor and Council

C. Andersen reported that she met with the Utah 9-1-1 Dispatch, where a vote was held pertaining to employee benefits.

Mayor Rees reported she attended a MAG meeting where population projections were provided. She said they did not anticipate Cedar Hills growing significantly through 2020. She reported that Utah County was working on approving the quarter cent sales tax. Two people from Utah County were appointed to the UTA Advisory Board. Currently, the Board Members were focused on the legislative agenda as they were anticipating a secondary water bill that would require metering on all new services.

7. Review/Action on Appointment of Mayor Pro Tempore

Mr. Goodwin proposed C. Andersen as Mayor Pro Tempore.

**MOTION: C. Geddes—To elect Councilmember Andersen as Mayor Pro Tempore, who shall have all the powers and duties of the Mayor during her absence, disability, or refusal to act according to State and City Codes.** Seconded by C. Miller.

Yes - C. Andersen  
C. Bailey  
C. Ellsworth  
C. Geddes  
C. Miller Motion passes.

8. Review/Action on a Resolution making Assignments to members of the City Council, Staff and Residents to Certain Boards, Committees and Entities

Mayor Rees mentioned the change of having C. Bailey serve on the Finance Committee.

**MOTION: C. Andersen–To approve Resolution No. 01-08-2019A, a resolution assigning members of the City Council, Staff and Residents of the City of Cedar Hills, Utah, to certain Boards, Committees, and Entities.** Seconded by C. Ellsworth. Vote taken by roll call.

Yes - C. Andersen  
C. Bailey  
C. Ellsworth  
C. Geddes  
C. Miller Motion passes.

9. Review/Action on an Ordinance Amending City Code Title 3, Related to Business Licensing and Home Occupations

Mr. Goodwin explained this code allowed businesses to be managed out of homes. It also covered what businesses could be managed out of accessory buildings. He discussed the requirements and conditions and noted several banned businesses that would cause nuisances and disturbances within a neighborhood. There was also an appeal process in place for businesses.

Mayor Rees asked if they needed to add language about temporary use. Mr. Goodwin stated that many of the licenses were for temporary use.

C. Andersen said she did not see any negative impacts of tattooing in a neighborhood. Mr. Goodwin suggested removing this portion of the code or doing more research on the matter. C. Geddes said he wanted to strike this from the code. C. Andersen agreed.

**MOTION: C. Ellsworth–To approve Ordinance No. 01-08-2019A, an ordinance amending Cedar Hills City Code Title 3 related to Home Occupation Business Licensing, subject to the following changes, striking Tattooing from the Prohibited Uses, adding the phrase “and accessory buildings” to 3-1B-1(A).** Seconded by C. Geddes. Vote taken by roll call.

Yes - C. Andersen  
C. Bailey  
C. Ellsworth  
C. Geddes  
C. Miller Motion passes.

10. Review/Action on Release of Durability Bond for Bridgestone Subdivision Plats F & G

Mr. Goodwin said they had been working with the developers on this item.

**MOTION: C. Andersen–To approve release of the durability retainer related to the Bridgestone Plats F & G.** Seconded by C. Ellsworth.

Yes - C. Andersen

C. Bailey  
C. Ellsworth  
C. Geddes  
C. Miller

Motion passes.

#### 11. Discussion on Harvey Park

Mr. Goodwin used a handout to discuss the history of the park. He explained the land had been under litigation for many years. He displayed the old concept plan as well as the new plan. He said they added pickle ball courts, a splash pad, and a play area after receiving feedback from residents. They recently had received complaints from residents about the noise the pickle ball courts would create, and they were designing the park to mitigate the sound. He also discussed the architectural design of the park.

C. Geddes noted the park was not flat and it would take a lot of engineering to make the fields flat. Mr. Goodwin explained they had discussed about strategically placing the park to be safe. He presented the current plans for the baseball diamond and said there was little concern of balls hitting cars on the street. He noted the space given for Harvey Park was adequate to meet safety standards.

Mr. Goodwin then discussed the bid for storage. Keller Construction won the bid and made changes to reduce the costs. This was due to removing features such as the basement. This gave them ample funds to include the baseball diamond and pickleball courts.

C. Andersen asked for a timeline on Phase 2. Mr. Goodwin responded it was too soon to make an estimate.

Mayor Rees asked Mr. Goodwin to discuss parking. Mr. Goodwin stated they planned on having 130 parking stalls. The layout would alleviate a lot of parking issues. They were willing to paint curbs red to prevent people parking in the neighborhood. He also explained that they would not have a permanent fence. He mentioned the liability to the City and the inclusion of soccer fields. Mr. Louw discussed the master plan they had made with the Beautification, Recreation, Parks and Trails Committee in connection with the residents.

Mr. Goodwin noted the lighting was not part of Phase 1 because it was expensive. They made a compromise to include street lighting. There was subsequent discussion on the types of lighting that would be implemented. Mr. Goodwin said they would also consider sound walls.

Mayor Rees asked if there was a way for the City to control the lights. Mr. Goodwin responded the lights would be on a dial and would be required to be shut off at park curfew.

Mr. Goodwin noted there was no way to capture all the foul balls. He said they would have to accept a certain amount of risk. People could park away from this area during times there would be baseball games.

Denis Dahl commented he did not want 130 parking spots in his neighborhood. He noted a splash pad would draw a lot of people not from their community; therefore, he was against the

splash pad. He was also against the lighting because it would be a nuisance. He stated a fence had never stopped foul balls, and balls would hit cars and kids. He noted the number of residents in the City was declining and they would still be responsible for a park.

John Woosley commented that there were a lot of people that played baseball. He said they needed another place to play because people did not want to drive far away to play. He admitted foul balls would hit cars and break windows, but it was worth the risk.

Heather Caffey said she was in support of the baseball field, noting that her boys played competitive baseball. She explained that she has a child with special needs and this was one of the few sports in which he could participate. She added people were playing baseball in other places that were not safe. This would provide a location for children to play safely.

Tiffany Woosley said she understood the Council's difficult decision. She said her children played sports and she was in favor of a park. She noted that currently there were not enough fields in Cedar Hills.

Garrett Beagley commented that little leaguers could not hit the ball too hard. Therefore, there was little risk to the surrounding area. He also asked if the park would have access to a trail.

Scott Grygla commented that the City needed more space for fields. He noted Highland and Alpine were growing and there would not be enough space in the future. He stated they needed to make sure the parking was safe, and mentioned that the parking in Mesquite Park was dangerous. He suggested removing tennis courts to put in more soccer fields. He added that all his five children played sports and there was limited space.

Cade Smith commented he had coached baseball for many years. He stated Harvey road was not a safety issue and noted that no 14- or 15-year-old could hit the ball that far. He said they needed more lighting, fencing, and netting to protect the surrounding area. He said baseball was a growing sport in their community.

Eric Larsen commented that he agreed with many of the residents. He volunteered coaching baseball and soccer, and said this was a big impact to the community because it was a struggle to find fields.

Tom Harris asked the Council to consider sound proofing the pickleball courts because it was a very noisy sport.

Chuck Loveday asked that they move the pickle ball court.

Colleen Brown said she preferred not having a baseball field because it would affect them every day from the noise and the parking. The area was already congested and this would add to the traffic. She said she was concerned about the safety of her children.

Joel Jensen said he was concerned with the traffic. People dragged raced by his house every day and he did not want more traffic. He said it cost him thousands of dollars to construct a wall to protect his family.

Jack Kruger said he was in favor of the baseball field and that driving to Alpine wasted gas and was expensive.

Mayor Rees closed the floor for public comments. She noted this was not an item to be voted on and they were interested in the public's input.

Mr. Goodwin said they needed to consider parking, lighting, noise, and safety, and would start by discussing traffic. The traffic on Harvey Boulevard was increasing regardless of the park. Mayor Rees noted Canyon Road would connect west to American Fork. Mr. Goodwin noted the Highland's splash pad had 57 parking stalls and theirs would have 130. They were accounting for foul balls with the architecture of the field and considering fencing options. He said there was no major concern of balls hurting people.

He noted there would be access to the Murdock Canal Trail. He said Highland and Alpine fed into their recreation programs, and they needed to continue a friendly relationship with these communities.

Mr. Louw explained the first phase of the park would cost \$4 million. This would be cheaper than other parks in the County and the City was not going into debt for construction. The lights would be funded by street impact fees and the grading would be funded by the capital projects fund.

Mr. Goodwin noted this was not a review/action item and they already awarded the bid. He noted they were optimistic about the pickleball courts.

C. Geddes thanked staff and the Council for their work on the park. He said he lived close to the park and was a big fan of sports. This had been in the City's plans for many years. He stated sports was a good character builder for the youth. He noted this would be a great gathering place for the Family Festival every year.

C. Ellsworth thanked everyone who attended the meeting and voiced their comments. He said they would consider everything and do their best to mitigate all the concerns. C. Miller thanked staff for their work on the park. He also thanked everyone for their comments and said he was committed to address the concerns. He was also concerned with the foul balls. C. Bailey said he hoped there would have been three baseball fields, but one was a good compromise. He asked the public to visit the website and see the master plan they had discussed. He noted this was a plan that took a lot of thought and deliberation.

Mayor Rees thanked the public for their comments. She said they were willing to answer questions after the meeting.

Mr. Goodwin stated they would follow up on the pickleball court noise problem and the landscaping. He said the renderings would be on the website for the public. C. Ellsworth and C. Geddes thanked Mr. Goodwin for his work on this project.

ADJOURNMENT

This meeting was adjourned at 8:52 p.m. on a motion by C. Ellsworth, seconded by C. Geddes, and unanimously approved.

Approved by Council:  
February 19, 2019

/s/ Colleen A. Mulvey, MMC  
City Recorder