

## CITY COUNCIL WORK SESSION

Tuesday, March 5, 2019 6:00 p.m.

Community Recreation Center

10640 N Clubhouse Drive, Cedar Hills, Utah 84062

Present: Jenney Rees, Mayor, Presiding  
Councilmembers: Denise Andersen, Ben Bailey, Ben Ellsworth, Mike Geddes,  
Brian Miller  
Chandler Goodwin, City Manager  
Charl Louw, Finance Director  
Greg Gordon, Recreation Director  
Jeff Maag, Public Works Director  
Joel Wright, City Attorney (6:15 p.m.)  
Colleen Mulvey, City Recorder  
Others: Lt. Gregg Ludlow

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:05 p.m. by Mayor Rees.

### 1. Ordinance - Overhead Doors / Storage Facility

Chandler Goodwin explained that the plans for the indoor storage facility included overhead doors. They needed to discuss the impact of the overhead doors to the surrounding facility. The current code did not allow for these types of doors. Two of the Planning Commission members lived near the facility and were comfortable with these types of doors. Mr. Goodwin then listed the conditions they would put into the code to allow overhead doors in this zone.

C. Geddes asked if there was a rendering of the plan, to which Mr. Goodwin responded in the affirmative. He displayed the rendering and explained the front of the building would face the public street. C. Geddes asked if the entrance was climate controlled. Mr. Goodwin responded in the affirmative. C. Geddes asked if the second floor was accessed by the overhead doors. Mr. Goodwin responded in the negative, explaining that the whole second floor was indoors.

Mr. Goodwin clarified there were no homes facing the overhead doors. The developer had made these changes in good faith. Mayor Rees asked about the front elevation. Mr. Goodwin responded that they could be specific about where the loading docks were located. Mayor Rees asked them to add this clarification. She then asked why there were no limitations on smaller buildings. Mr. Goodwin explained larger buildings had more area to determine the location of the loading docks. He concluded by explaining the codes limitations on building size. He suggested changes to better make that determination.

### 2. Cedar Canyon Settlement Agreement Amendments

Mr. Goodwin explained that in September there was a change in application for water rights. There was currently a dispute with Cedar Hills Farmland delaying the change in water rights. Mr. Goodwin noted the City was currently more than covered for water rights.

Mayor Rees asked if there was any issue tabling this item until the 19<sup>th</sup>. Mr. Goodwin explained that Chris Bramhall with Kirton McConkie was coming to review the agreement. He noted the closing date was on the 15<sup>th</sup> and there was some concern about tabling the item until the 19<sup>th</sup>.

C. Geddes asked Mr. Wright for his opinion on the matter. Mr. Wright stated that he was not familiar with the item. Mr. Goodwin explained that the City would not hold up an issuance of certificate of occupancy. Mayor Rees asked if they had enough water supply if the rights were not turned over. Mr. Goodwin responded that he did not expect there to be any issues.

Mr. Wright explained that the State governed all water rights, and all disputes would go through a judicial process that could last up to several months. Mayor Rees asked what would happen if they did not create a resolution. Mr. Goodwin responded that they would purchase the rights.

Mr. Goodwin asked if Mr. Maag saw any issues. Mr. Maag responded that he was confident they would not have any homes built before it was an issue.

This meeting was adjourned at 6:35 p.m. on a motion by C. Geddes, seconded by C. Ellsworth, and unanimously approved.

Approved by Council:  
April 16, 2019

/s/ Colleen A. Mulvey, MMC  
City Recorder