

**CITY COUNCIL MEETING**  
Tuesday, February 5, 2019 7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

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  
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 7:05 p.m. by Mayor Rees. The Pledge of Allegiance was led by C. Bailey, and the invocation was given by Mayor Rees.

2. Approval of Meeting's Agenda.

**MOTION: C. Geddes—To approve the agenda.** Seconded by C. Miller.

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.

There were no public comments.

**CITY REPORTS AND BUSINESS**

4. City Manager

Mr. Goodwin reported that the ski bus had recently begun its service. He also reported staff was working on the driving range fence repair.

5. Mayor and Council

Mayor Rees reported that she attended the Lone Peak Public Safety District meeting. They approved the agreement for the City to leave the district and agreed to provide compensation. She said she attended the Utah Housing Gap Coalition meeting where they discussed housing affordability.

C. Ellsworth reported he attended the Family Festival Committee meeting. They were seeking more sponsors and volunteers.

6. Review/Action and Public Hearing on Approval of a Storage Facility and Taco Bell, part of the Cedar Hills Gateway Commercial Subdivision, located at approximately 9968 North 4800 West in the SC-1 Commercial Zone

Mr. Goodwin said staff was requesting that this item be tabled, as they were still in the Planning Commission phase.

C. Andersen asked if the concept plan for Taco Bell was approved. Mr. Goodwin stated the concept plan was approved. They were concerned about the depth of the drive-thru. They were also waiting for an engineering review and a traffic plan, and were seeking solutions on the storage facility's elevation plans, and lighting.

**MOTION: C. Andersen—To table this item until the Planning Commission has made their recommendations.** Seconded by C. Miller.

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

7. Review/Action and Public Hearing on an Ordinance Amending City Code Title 10, Chapter 5, Section 29 related to Carports, Land Sea Cargo Containers and Accessory Structures

Mr. Goodwin explained that the code was supposed to address the number, size, and location of carports. They would only allow side or rear carports and would treat them as permanent structures. He said they would limit the materials that could be used for carports. C. Geddes asked if they would allow the prefabricated metal carports. Mr. Goodwin responded in the affirmative.

Mr. Goodwin then discussed land sea cargo containers. He explained they did not want to allow them as permanent structures in the City; therefore, they would only be allowed temporarily. They also could not be converted into livable spaces. Mayor Rees asked where the land sea cargo containers could be stored temporarily. Mr. Goodwin stated that they could be placed in the driveway. C. Andersen asked about the time period for which they were allowed. Mr. Goodwin said one week; however, an extension could be obtained.

C. Geddes asked if the containers would be permitted if they were made up to code. Mr. Goodwin explained that there was a new trend of people using these containers as permanent structures. The Council could discuss whether to permit them if they were built up to code. C. Geddes said they should address this in the future when they discussed tiny homes.

Mr. Maag asked if they considered how high the containers could be stacked. Mr. Goodwin responded they did not consider this issue. He said they could add something in the code to address stacking the containers. Mayor Rees and C. Andersen agreed they should prohibit stacking.

#### PUBLIC HEARING

There were no public comments.

**MOTION: C. Andersen—To approve Ordinance No. 02-05-2019A, an ordinance amending Title 10, Chapter 5, Section 29 of the Cedar Hills City Code related to carports, land sea cargo containers, and accessory structures subject to the change of adding the phrase that cargo containers shall not be stacked.** Seconded by C. Ellsworth. Vote taken by roll call.

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

#### 8. Discussion on Raising the Minimum Age to Purchase Tobacco Products to Twenty-One (21)

Mr. Goodwin explained that there was discussion about a statewide change to the minimum age to purchase tobacco products. Mr. Wright said he was concerned about being the first City to adopt the new standard. It was a good premise and they needed to discuss what other cities had implemented.

Mayor Rees explained Lehi was attempting to pass something concerning the minimum age requirements. She said they needed direction from the Council on how to proceed. C. Miller said he was interested in pursuing the change, and added that they needed to make it more difficult for children to obtain tobacco. C. Andersen said she was also in favor.

Mayor Rees said they needed to speak with Walmart and Harts about the ordinance change. Changing the legal purchase age to 21 would allow law enforcement to keep underage staff members longer who help them with compliance checks. Mr. Goodwin said he would reach out to Lehi to get the model ordinance to be in line with Utah Code.

Mayor Rees mentioned that a resident wanted to discuss a fee waiver on utility billing for suspended services. The Council Members indicated they had already made their decision.

ADJOURNMENT

This meeting was adjourned at 7:35 p.m. on a motion by C. Ellsworth, seconded by C. Andersen, and unanimously approved.

Approved by Council:  
March 5, 2019

/s/ Colleen A. Mulvey, MMC  
City Recorder