

CITY COUNCIL MEETING
Tuesday, March 19, 2019 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Jenney Rees, Mayor, Presiding
Councilmembers: Denise Andersen, Ben Ellsworth, Mike Geddes, Brian Miller
Absent/Excused: Ben Bailey
Chandler Goodwin, City Manager
Jeff Maag, Public Works Director
Joel Wright, City Attorney
Colleen Mulvey, City Recorder
Others: Lt. Gregg Ludlow, Charlie Openshaw, Mark Greenwood, Ryan Bybee

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 7:03 p.m. by Mayor Rees. The Pledge of Allegiance was led by Boy Scout Andrew Crapo, and the invocation was given by C. Geddes.

2. Approval of Meeting's Agenda.

MOTION: C. Ellsworth—To approve the agenda with the change of moving Item 7 to be heard before Item 6. 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 he attended the Emergency Management Expo. He said it was successful and a lot of people attended. He also thanked Laurie Petersen for her work on the expo. He reported the City would make dumpsters available for spring cleaning. He stated that everyone should exercise caution on Canyon Road as it was still under construction. His last report was on the golf course opening Saturday.

5. Mayor and Council

C. Andersen reported that she attended the Central Utah 911 meeting.

Mayor Rees reported the legislative session was over and the State passed a few bills that would affect new developments in the city. C. Geddes asked if this would affect one of the newer developments. Mayor Rees responded that they had already required the developer to adhere to the new guidelines.

Mayor Rees noted the Tobacco 21 act also passed. She said she received an email concerning a Sustainability Coalition requesting City representation.

C. Miller reported the Beautification, Recreation, Parks & Trails Committee was meeting tonight. They were discussing the service projects and other planned activities.

6. Discussion on Membership in the American Fork Chamber of Commerce

Josh Walker, President of the Chamber of Commerce, presented a packet to the Council, and explained that they were working on developing programs for businesses in the City.

Kristina Wesemann, Vice President of the Chamber of Commerce, discussed the resources the Chamber offered. The Chamber held networking events for its members, and worked with cities to distribute marketing materials. This was extremely useful for small businesses. Ms. Wesemann also noted they worked with American Fork City for their Steel Days celebrations.

Mr. Walker continued by explaining the benefits of a partnership with the Chamber of Commerce. Ms. Wesemann commented there were several businesses that had contacted the City with interest in joining the Chamber.

C. Andersen asked if Alpine and Highland had joined the Chamber. Mr. Walker responded that Cedar Hills was the first city they had met with. C. Geddes asked if any of their dues funded lobbying, to which Mr. Walker responded in the affirmative. He explained there were policies they supported and lobbied for at the State level.

Joe Phelon, resident and member of the Chamber, commented the Chamber was helpful if they were active members. He said the Chamber helped them form relationships.

Mayor Rees noted that this was a discussion item only.

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

Mr. Goodwin explained that the Planning Commission had concerns with the drive-thru at Taco Bell. He said the position of the building created a potential for the cue to wrap around the building, which could cause some traffic problems. They had discussed potential solutions with

staff and the developer. He noted they also suggested requiring some signs to designate where the cue should be located if it was busy.

Mr. Goodwin said there was also a concern with a strip of land, which he subsequently identified on an aerial map of the property. The Planning Commission wanted the developer to widen the drive aisle and parking stalls to allow space for plantings. Mr. Goodwin explained the Planning Commission was also concerned with parking, and noted that the code required more parking for potential visitors. He then discussed the materials planned for the buildings. He said the Planning Commission did not have any concerns about the materials and design of the buildings. He said the developer was present to answer any questions.

C. Geddes asked if the developer planned on curb and gutter, to which Mr. Goodwin responded in the affirmative. C. Geddes asked how far east the road stretch would. Mr. Goodwin responded the road would go all the way to the next street. He said they would put in all the public improvements in the initial phase.

C. Andersen asked about the material used. She was not in favor of the metal because it did not look colonial. Mr. Openshaw, the developer, agreed to use more natural materials to match the area.

Mr. Goodwin continued by discussing the storage facility and presented the design plans. He explained the roads would connect to the Cedar Canyon development. Parking was limited around the building. He said they did not want overhead doors on the front of the building. They also made efforts to not affect the residential neighbors with landscaping and walls. C. Andersen asked how many doors would be in the back. Mr. Goodwin responded they planned on 35 bay doors.

Mayor Rees thanked the developers for working with the City and making changes to their design. Mr. Goodwin continued by discussing the changes made by the developer.

C. Geddes asked if the second level was accessible from the inside. Mr. Bybee responded in the affirmative. The loading zones would be accessible on the south side of the building.

Mr. Bybee explained the building could only be accessed from 9:00 a.m. to 6:00 p.m.

Mr. Goodwin said he wanted to review the landscaping plan. The Planning Commission worked with the developer to include more grass.

PUBLIC HEARING

There were no public comments.

Mr. Goodwin explained everything was noticed on one memo because they were done by the same developer.

MOTION: C. Andersen—To approve the preliminary plans for the Taco Bell, located at approximately 9900 North 4800 West, subject to the following change: the metal material on the outside of the building be changed to some type of wood option and to use the bronze element instead of white. Seconded by C. Geddes. Vote taken by roll call.

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

MOTION: C. Ellsworth—To approve the preliminary plans for a storage facility, located at approximately 9900 North 4700 West, subject to the following change: the landscaping is to be grass on the north side, and xeriscaping on the south side. Seconded by C. Andersen. Vote taken by roll call.

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

ADJOURNMENT

This meeting was adjourned at 8:12 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