

CITY COUNCIL WORK SESSION
Tuesday, May 7, 2019 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Denise Andersen, Mayor Pro Tempore, Presiding
Councilmembers: Ben Bailey, Brian Miller, Ben Ellsworth, Mike Geddes (6:24 p.m.)
Absent/Excused: Jenney Rees
Chandler Goodwin, City Manager
Greg Gordon, Recreation Director
Jeff Maag, Public Works Director
Joel Wright, City Attorney
Colleen Mulvey, City Recorder
Others: Lt. Gregg Ludlow

This work session meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:01 p.m. by Mayor Pro Tem Andersen.

Chandler Goodwin said they would talk about the Taco Bell and Storage Facility's site plans. He noted the Planning Commission did not make any changes to the site plan. He said there was a problem with the storm water being collected into one location. This was changed so there was no longer a community storm drain system. The other change to the site plan was the parking; the stalls were made smaller.

Mr. Goodwin explained that the changes to the parking would allow pedestrian access to Taco Bell. He continued by discussing the design of the buildings. The developer chose to have an organic look rather than metallic.

Mr. Goodwin moved on to discuss the storage facility. The developer planned to install an eight-foot fence. The Planning Commission was concerned about the length of the fence. It would border City property and they would require fence be the same material as the City's. He continued by discussing the landscaping and explained that they wanted to ensure water preservation by requiring less grass and more xeriscaping.

Mr. Goodwin said the developer would not post a bond to build the improvements. The City would be required to give them a certificate of occupancy once the improvements were finished. He noted the City normally did not allow developers to choose this option. He said this was not a large risk to the City because it was in the developer's interest to build the improvements.

Mr. Maag said the advantages of a bond were the improvements would be City property regardless of the outcome of the development.

C. Ellsworth asked about the risks of the developer not finishing the project. Mr. Goodwin responded the price of land would fall. This was outside the City's control.

Mayor Pro Tem Andersen asked when the project would begin. Mr. Goodwin responded they had a pre-construction meeting scheduled. They could then begin construction within two or three weeks. He noted any approval should be subject to final engineering review.

Mr. Goodwin commented they were planning on a discussion about water in June. He said they should consider xeriscaping in future park strips in the City.

This meeting was adjourned at 6:25 p.m. on a motion by C. Ellsworth, seconded by C. Miller, and unanimously approved.

Approved by Council:
June 26, 2019

/s/ Colleen A. Mulvey, MMC
City Recorder