

CITY COUNCIL MEETING
Tuesday, October 6, 2020 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,
Kelly Smith
Chandler Goodwin, City Manager
Greg Gordon, Recreation Director
Hyrum Bosserman, City Attorney
Colleen Mulvey, City Recorder
Others: Lt. Josh Christensen, Members of American Fork Police and Fire
Departments

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 C. Ellsworth and the invocation was given by C. Andersen.

2. Approval of Meeting's Agenda.

MOTION: C. Ellsworth—To approve the agenda. Seconded by C. Smith.

Yes	-	C. Andersen	
		C. Ellsworth	
		C. Geddes	
		C. Miller	
		C. Smith	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 comments.

4. Review/Action on Adopting a Resolution Recognizing Cedar Hills Champions

Mayor Rees stated that there were several individuals to recognize that evening. She read the resolution.

Kent Loosle, Mt. Point Medical Center representative, stated that they wanted to honor these individuals for saving a life and called the award the "Great Save Award." On August 20th, emergency personnel were dispatched to an incident which resulted in life-saving procedures. He stated they were proud of their Cath lab. He noted it was the only Cath lab in northern Utah

County, and he was honored to present the “Great Save Award” to the individuals mentioned in the resolution.

Mayor Rees expressed her appreciation and commented that she loved to recognize their emergency personnel for serving the community. C. Smith commented that she appreciated the American Fork police and fire departments and thanked them for their service. C. Andersen stated that she had to call 9-1-1 in August for her mother. The American Fork Police responded quickly and were so kind and professional. C. Miller commented it was comforting to know the community was in good hands and that neighbors looked out for neighbors. C. Geddes thanked the American Fork police and fire departments and said he appreciated their service. C. Ellsworth commented that he wished they could do more to show their appreciation for everyone involved.

MOTION: C. Andersen—To approve Resolution No. 10-06-2020A, a resolution recognizing Lionel Longson, members of American Fork Rescue Crew and members of American Fork Police Department as Cedar Hills Champions for their heroic efforts and outstanding service. Seconded by C. Smith.

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

At 7:11 p.m. the Council took a 15-minute break.

CONSENT AGENDA

5. Appointment of Tyler Dahl and Kathryn Newman as Alternate Members to the Planning Commission

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

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

CITY REPORTS AND BUSINESS

6. City Manager

Chandler Goodwin reported they were finishing their flag football season, whereas soccer and tot soccer were still going on. They would see dry fields around the City as they approached the end of the watering season and would lose winter watering rights after October 15. They had a new events coordinator, Missy Barr, and they were excited to have her on board. Golf continued to have great numbers and had had a great year. Winter pressurized irrigation started on October 15

and if anyone saw any active connections after that date, they should report it, as it could be indicative of a cross connection. Due to the overall dryness, the 2020 burn season had been cancelled.

7. Mayor and Council

C. Andersen reported she had attended the Utah Lake Commission meeting. She discussed an incident that occurred this summer wherein two girls drowned because they were not life jackets. As a result, safety precautions would be published in an upcoming newsletter.

Mayor Rees said Cedar Ridge Elementary had released their first Monarch butterflies and they were still the only Monarch City in Utah. She stated the MAG committee had approved funding for 2024 which included the widening of Harvey Boulevard. C. Geddes asked if that was just for Cedar Hills. Mayor Rees replied they had worked with Pleasant Grove to receive the funding.

8. Review/Action and Public Hearing on an Ordinance amending City Code 10-6A-2 related to Districts within the SC-1 Commercial Zone

PUBLIC HEARING

No comments.

Mr. Goodwin explained that items 8, 9, and 10 were all semi-related so he would review them all at the same time. He pulled up a map for the SC-1 district and explained there were three districts within that zone. In 2017, they entered into a settlement agreement with the Cedar Canyon Group and the zoning map had changed. He presented the new map and commented they had pulled a hybrid parcel off that had contained 80 Cedar Canyon units and some commercial lots. The parcel in question stemmed from an application dealing with a building that had four spaces in it, two of which had been empty for years. They were trying to find ways to get these spots filled. The application they currently had was for an ATM but currently ATMs were not allowed in that district. Therefore, they had proposed moving the whole building into the mixed-use district. They were trying to avoid unintended consequences of modifying the code too much. The Planning Commission had recommended they allow data services; however, Staff had concerns that there would be unintended consequences with that. Since they were moving the building from commercial to mixed-use, they wanted to make sure they were not taking away any uses. He then presented and described a land use table from the packet.

Mr. Goodwin said uses found in the retail district would be represented in the mixed-use zone. He discussed drive-thru and fast-food restaurants and proposed it as a conditional use in this district. There was a concern about traffic in the area, so therefore they sought out bids for a traffic study.

C. Geddes thought that Cedar Hills Drive had already had a traffic study performed on it. Mr. Goodwin replied it had but there were unforeseen developments that would warrant a new study. Mayor Rees stated there had been no expectation that 70 new homes would be built. Mr. Goodwin stated the study did not cost that much and would be beneficial. There were a couple of entry points into the City and it was important that they presented a welcoming feeling.

Mayor Rees commented that the only stipulation in the settlement agreement was that they could not have any additional residential units. Mr. Goodwin referred to the land use table again. C. Geddes asked about 5813 (Drive-through and fast-food restaurants) as a conditional use. Mr. Goodwin replied that that was what he would suggest. He stated that the 10-6A code had been adopted; however, changes to the code were needed. He referred to the zoning map and stated the code had allowed for some residential but there were some requirements and he read the code. Staff recommended that the portion regarding residential be removed.

9. Review/Action and Public Hearing on an Ordinance amending City Code 10-6A-3 related to Conditional and Permitted Uses within the SC-1 Commercial Zone

PUBLIC HEARING

No comments.

10. Review/Action and Public Hearing on an Ordinance amending City Code 10-6A-6 related to Residential Requirements in the SC-1 Commercial Zone

PUBLIC HEARING

No comments.

MOTION: C. Andersen—To approve Ordinance No. 10-06-2020A, an ordinance amending Cedar Hills City Code Title 10-6A, Sections 2, 3 and 6 related to Districts within the SC-1 Commercial Zone, Conditional and Permitted Uses and Residential Requirements within the SC-1 Commercial Zone, subject to the modification of adding Land Use #5813 as a Conditional Use. Seconded by C. Ellsworth.

Yes - C. Andersen
C. Ellsworth
C. Geddes
C. Miller
C. Smith

Motion passes.

11. Review/Action and Public Hearing on approving a Permit for Bank of America in the SC-1 Commercial Zone

PUBLIC HEARING

No comments.

Mr. Goodwin stated they had received an application from Bank of America for an ATM in the previously discussed district. It was a simple room with an ATM, and he liked the idea of getting tenants inside the buildings. Typically, nuisances to be concerned with were smells or noises but since it was an ATM there were none of these associated with it.

C. Miller asked about safety and if customers would need to swipe their cards to enter the room. Mr. Goodwin replied that there were ways to mitigate that and to add safety measures. C. Miller stated that lighting was important, and he hoped to put in full safety measures. C. Andersen asked if it would be a 24-hour facility. Mr. Goodwin replied he had been told it would be and that safety

was a valid concern. C. Andersen commented she would love to hear what their plan and security protocols were. Mr. Goodwin stated he would bring up safety concerns to the applicant.

MOTION: C. Geddes—To approve the proposed land use, Bank of America ATM room, to be located at 4723 West Cedar Hills Drive. Seconded by C. Smith.

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

Mayor Rees asked if Council would permit three minutes for public comment.

MOTION: C. Andersen—To amend the agenda to allow more public comment. Seconded by C. Geddes.

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

Public Comment

Brittney Lindsey, resident who lived on Chesterfield Drive, commented she was a concerned parent and a soccer coach. She was concerned with the mandates across the State and upset that she saw commissioners issuing these mandates but were not wearing masks. She was bothered that her children were being masked all day due to mandates. She hoped that if more mandates were issued that someone would push back because as parents they could not.

ADJOURNMENT

This meeting was adjourned 7:51 p.m. on a motion by C. Geddes, seconded by C. Andersen, and unanimously approved.

Approved by Council:
November 17, 2020

/s/ Colleen A. Mulvey, MMC
City Recorder