

CITY COUNCIL MEETING
May 18, 2021 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Denise Andersen, Mayor, Presiding
 Councilmembers: Laura Ellison, Mike Geddes, Brian Miller, Kelly Smith
 Absent/Excused: Ben Ellsworth
 Chandler Goodwin, City Manager
 Greg Gordon, Recreation Director
 Kevin Anderson, Public Works Director
 Craig Hall, City Attorney
 Colleen Mulvey, City Recorder
 Others: Lt. Cameron Paul

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 Andersen. The Pledge of Allegiance was led by C. Smith and the invocation was given by C. Ellison.

2. Approval of Meeting’s Agenda.

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

Yes	-	C. Ellison	
		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.

No comments.

CONSENT AGENDA

4. Approval of the minutes from the April 13, 2021, City Council meeting

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

Yes	-	C. Ellison	
		C. Geddes	
		C. Miller	
		C. Smith	Motion passes.

CITY REPORTS AND BUSINESS

5. City Manager

Chandler Goodwin reported that teen soccer started the next week and tot soccer had two weeks left. Summer camps were open for registration and Hokulia Shaved Ice was opening at Harvey Park that weekend. The splash pad would not be activated until Memorial Day and Family Festival tickets were on sale.

6. Mayor and Council

C. Geddes reported that Rob Olson had reached out and wanted to serve at the Family Festival.

Mayor Andersen reported that Canal Boulevard opened on Saturday. The budget for that road was \$10M but they came in at \$1M under budget. They appropriated \$250K of that to purchase the property on the corner of North County Blvd. and Timpanogos Highway to improve the flow of traffic. She had given Council a list of Utah County highway projects to make them aware of what was going on. Meals on Wheels had a 47% increase in meals during Covid to seniors with a 60% increase in delivery. They had divided up park cleanup in the previous meeting and she wanted to pick a set time to get this done so people were aware of when to help.

C. Smith reported she had met with Youth City Council (YCC), and they had some ideas for activities for the kids in the communities to participate in after the cleanup to get them involved. She had an idea to have different youth groups come and participate as well as having entertainment.

Mayor Andersen said her idea was to get the neighbors excited to take care of their parks in the community.

C. Smith reported she had sat in for the COVID call for the Mayor and there would be no mandates or rules that needed to be followed for the Family Festival. She said the art contest was done and she called the winning artists who each received \$10 gift cards, and they would be participating in the parade.

7. Review/Action and Public Hearing on Preliminary and Final plan approval for a 2-lot subdivision located at 9991 North 4000 West in the R-1 20,000 Rural Residential Zone

Mr. Goodwin stated the landowner wished to subdivide the property which would create two lots out of the existing lot. The access would be off of Cedar Hills Drive as part of the improvements. This was a relatively simple subdivision in that there were no public utilities to be installed, the utilities would be stubbed into existing lines. There was existing sewer and the only thing needed would be the installation of a sidewalk on Cedar Hills Drive. There would be an eventual project on 4000 West which would include the installation of water lines, fire hydrants, and sidewalks that met City standards. There would be an ADA ramp up to the corner of 4000 West and Cedar Hills Drive and the overgrowth needed to be opened up.

C. Geddes wanted to make sure they cleaned up that corner to give it a good line of sight.

PUBLIC HEARING

Doug Ledoux, lived across street, asked about changing the city code from apartments to units and that he was grateful for all the Council did. Mr. Goodwin replied he would answer that question in the next item.

MOTION: C. Smith—To approve the preliminary and final plans for the Smith Walker Subdivision, located at 9991 North 4000 West, subject to cleaning of the corner to give a good line of site. Seconded by C. Geddes.

Yes - C. Ellison
C. Geddes
C. Miller
C. Smith

Motion passes.

8. Review/Action and Public Hearing on an Ordinance amending City Code Title 10—5-32 and 10-2-1 related to Accessory Dwelling Units

Mr. Goodwin stated in response to Mr. Ledoux’s question, they had switched all references from accessory apartments to accessory dwelling units (ADU). They had adopted their ADU code to be in line with what the state had adopted that year. With HB82 passing in the legislation that year, the major changes were the prohibition of a second utility meter, requiring an ADU that did not change the appearance of the primary residence. The bill required the primary dwelling to be owner occupied, and only requiring one parking stall; this one was the one with which staff had an issue.

C. Smith asked what they were going to do about wintertime. Mr. Goodwin replied they were going to have to find a place to park because this did not give them license to park in the street and prevent the City from running the snowplows. He anticipated that this was going to be a problem. Currently the City required two covered spots. C. Geddes asked how many registered ADUs they currently had. Mr. Goodwin replied he would find the answer and added that staff wanted to make this an easy process. He continued with the list of major changes. The primary dwelling could not be served by the family’s septic system, ADUs were not allowed on less than 6,000 square feet, and for non-compliant ADUs a lien could be held against the property. This bill had taken effect on May 5th.

PUBLIC HEARING

No comments.

MOTION: C. Smith—To approve Ordinance No. 05-18-2021A, an ordinance amending Cedar Hills City Code 10-2-1 and 105-32 related to Accessory Dwelling Units. Seconded by C. Ellison.

Yes - C. Ellison
C. Geddes
C. Miller
C. Smith

Motion passes.

9. Review/Action on Approval of Quit Claim Deeds for Jurisdictional Transfer of property in SR-129 (North County Boulevard)

Mr. Goodwin stated this was a housekeeping item. In 2014, the County took over Canyon Road and the State inherited North County Boulevard. As part of that there were some jurisdictional transfers that were supposed to take place; somehow a couple parcels along SR129 ended up in the City's name and they didn't want to maintain these. UDOT had come up with Quit Claim Deeds for the city to deed these properties over to them. Mayor Andersen commented that UDOT had been the one to bring this up. Mr. Goodwin said they had some infrastructure in the road, but this should not affect any of that.

MOTION: C. Smith—To authorize the Mayor to sign the proposed Quit Claim Deeds, transferring jurisdiction of certain parcels along SR-129 (North County Boulevard) to the Utah Department of Transportation. Seconded by C. Miller.

Yes	-	C. Ellison	
		C. Geddes	
		C. Miller	
		C. Smith	Motion passes.

ADJOURNMENT

This meeting was adjourned 7:36 pm on a motion by C. Geddes, seconded by C. Smith, and unanimously approved.

Approved by Council:
June 29, 2021

/s/ Colleen A. Mulvey, MMC
City Recorder