

CITY OF CEDAR HILLS
CITY COUNCIL WORK SESSION MINUTES
Tuesday, April 12, 2022 – 6:00 p.m.
Community Recreation Center
10640 N. Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Denise Andersen, Presiding
Council Member Laura Ellison
Council Member Mike Geddes
Council Member Alexandra McEwen
Council Member Brian Miller
Council Member Kelly Smith

Staff: Chandler Goodwin, City Manager
Charl Louw, Finance Director
Kevin Anderson, Public Works Director
TJ Aston, Public Works Systems Manager
Hyrum Bosserman, City Attorney
Colleen Mulvey, City Recorder

Others: Lieutenant Josh Christensen

The Work Session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:04 p.m. by Mayor Andersen.

- **Station Appreciation – Officer Recognition Presentation.**

It was noted that members of the community are in good hands in the event of an emergency. To provide an experienced, professional, emergency medical service team, the City departments need passionate, experienced, and skilled providers. Firefighter/Critical Care Paramedic, Jeff Bateman, was considered to be someone who exemplifies these qualities and is instrumental in the service provided. He is extremely passionate about his patients and the services offered. He recently helped develop a curriculum for a new Critical Care course that will be taught. His skills have been refined through his time operating an ambulance. Mr. Bateman always has a good attitude and great insight into the problems faced daily. He has a great bedside manner and easily establishes good relationships with patients. Confidence was expressed that Mr. Bateman will continue to provide a high level of service in the community. He was described as a valuable member of the department.

Detective Trini Ochoa from the American Fork Police Department was nominated for the month's Station Appreciation. Detective Ochoa currently serves as the School Resource Officer ("SRO") for Polaris and Summit High Schools in American Fork. Polaris High School is an alternative high school and Summit High School is for students who are in State custody. Detective Ochoa keeps very busy at these schools. He has broken up gang fights, investigated incidents of aggravated assaults on students and staff, and recovered a substantial amount of drugs from the

school. Most recently, Detective Ochoa came across a 14-year-old student who had overdosed. Ochoa quickly administered NARCAN and helped save the student's life.

Detective Ochoa's childhood and upbringing were incredibly challenging and less than ideal; however, he uses these experiences to better meet students at their level and earn their trust and respect. The students at this school love Detective Ochoa because he is a good, humble, and empathetic person. His fellow officers also love and respect him. He is a staple of the organization and greatly appreciated.

Mayor Andersen thanked all of the members of the Fire and Police Departments for their hard work.

- **Presentation – Central Utah Water Conservancy District.**

Central Utah Water Conservancy District ("CUWCD") Water Conservation Manager, Rick Maloy, reported that CUWCD is the largest wholesale water provider in the State. Their primary sources of water are the Colorado River, Strawberry Reservoir, and Jordanelle Reservoir. They cover seven counties and provide a considerable amount of water every year. Over the last several years with the severe drought, water conservation has become increasingly important.

The District offers programs for residents including a Smart Controller Rebate for residences and a Toilet Rebate for older homes to replace existing toilets. New programs include Flip Your Strip where homeowners can convert their lawns to a water-efficient design and Localscapes Rewards for homeowners installing or updating landscaping. The State has appropriated \$5 million for these programs.

There is also a Landscape Leadership Grant for local business owners to reduce outdoor water use through efficient landscaping. Additionally, a Commercial Smart Controller Rebate is available for municipalities and businesses to help control water consumption. In 2020, 106 million gallons of water were saved on the University of Utah campus, which equates to about 16% savings. There is currently \$1 million available in grant money for water conservation projects.

Mr. Maloy stated that in 2023, the Water Conservancy District will implement water efficiency standards that will determine the funding from the District to the cities it services. He showed a graph of the Utah Lake Basin and the potential results of conservation measures. These standards will apply to all new development, commercial, residential, institutional, and industrial, and all new landscaping construction installed by homeowners. There is also an indoor plumbing fixture requirement that is already being implemented.

The outdoor landscaping standards will apply to all new and rehabilitated landscaping for homeowners, public and private agencies, and all new development. There will also be irrigation requirements designed for plant material to achieve the highest efficiency. Lawn zones must be separate from other irrigation zones and drip systems should be used for all plants other than lawns. Smart Controllers allow for rain delay and shut-off capability from a remote device like a cell phone and these will be required for all new landscaping. Mulch is the best material for keeping out weeds and to hold water in.

Mr. Maloy stated that plant material is important and there should be at least 50% plant coverage in landscapes to help cool neighborhoods and keep them looking nice. Slopes greater than 25% and areas less than eight feet wide should not have lawn.

Localscapes requirements for residential landscapes include a central open shape and gathering areas, activity zones, paths, and plantings. Mr. Maloy showed a picture of a landscaped home that uses 70% less water than an identical property next door because it was designed with water-efficient landscapes. There are additional considerations for small lots, commercial, industrial, institutional, and multi-family situations.

Council Member Smith asked if the City's plan to change the landscape in the roundabout would qualify for one of the grants. Mr. Maloy said that it would. He that the CUWCD has architects and designers on staff who are happy to help with any projects they may have.

City Finance Director, Charl Louw, asked what the match for the grants would be. Mr. Maloy stated that they cap the grants at \$100,000 with no matching requirements. It is based on cost per square foot and is available whenever they wish to apply. The timing is typically quick with funds received less than one month after application.

Council Member Ellison addressed the numerous calls she has received regarding sprinklers being on when it is raining or at times that are not ideal. Mr. Goodwin reported that the golf course transferred to a smart watering system last year. Early in the season, there may be times when sprinkler heads get jammed and remain on until they are fixed. Maintenance will typically run through all the systems to ensure they are working properly, but occasionally, something is missed.

Mr. Louw stated that there are several areas of the City that have not converted to smart controllers yet. Public Works Director, Kevin Anderson reported that they water during the day and many of the park strips are on a battery-operated system. Mr. Goodwin added that the City waters during the day because of water pressure issues to avoid competing with residents who typically water at night. Mr. Maloy reported that Utah State University conducted a study of daytime water use and discovered that more water is lost to wind than evaporation.

Mayor Andersen asked if Mr. Maloy could send the application for the grant. Mr. Maloy stated that everything is online and very simple to access and fill out. The most difficult part is having a plan in place. The CUWCD would be available to help with a plan as well.

There was additional conversation regarding specific City projects and options to improve the landscaping. Mr. Maloy explained that the CUWCD works closely with municipalities and is available to provide feedback for landscaping plans that will best meet the City's needs.

- **Noticed Agenda Items for the Regular City Council Meeting.**

Council Member Geddes requested further information regarding the annexation sewer issue in Mahogany Heights and the boundary adjustment in Orchard Place. Mr. Goodwin reported that in the gated community, Orchard Place, Lot 3 is in Cedar Hills. The owners of Lot 3 purchased a portion of land from their neighbor on the opposite side of the creek. Typically, this would just involve a lot line adjustment; however, in this case, the acquired lot is in Pleasant Grove, which requires a boundary line adjustment. The applicant has submitted applications to both cities. Each city must then pass a resolution noticing their intent to do a boundary line adjustment between the two cities. That begins a 60-day challenge window where the public can state their objections. If there are no objections, an ordinance will be adopted into the municipal boundaries and sent to the State. The State Lieutenant Governor's Office will grant final approval. The City has reached out to Pleasant Grove City who had no issues.

Mr. Goodwin reported that in Mahogany Heights, the second home on the right as you travel north has a circular driveway in need of a retaining wall. The previous owners sold the home, and the new owners would like to subdivide and build a flag lot. Several easements run through the property, which is one of the main issues.

Sewer lines, power lines, and aqueducts run through the property and must be addressed. In addition, it is on Canyon Road, which is a Utah County Road. A great deal of work will be required, and the City Council will be asked to address the matter several times before it is finalized. There was additional discussion regarding this area and issues with water and sewer lines and connection issues.

ADJOURNMENT

MOTION: Council Member Ellison moved to adjourn. Council Member McEwen seconded the motion. The motion passed with the unanimous consent of the Council.

This meeting adjourned at 6:51 p.m.

Approved by Council:
May 3, 2022

/s/ Colleen A. Mulvey, MMC
City Recorder