

**CITY COUNCIL MEETING MINUTES OF THE  
CITY OF CEDAR HILLS  
Tuesday, October 4, 2022 – 6:00 p.m.  
Community Recreation Center  
10640 North Clubhouse Drive, Cedar Hills, Utah**

**Present:** Mayor Denise Andersen, Presiding  
Council Member Laura Ellison  
Council Member Mike Geddes  
Council Member Brian Miller

**Absent:** Council Member Alexandra McEwen  
Council Member Kelly Smith

**Staff:** Chandler Goodwin, City Manager  
Greg Gordon, Recreation Director  
Kevin Anderson, Public Works Director  
Jeff Maag, Building Official  
Dax Fossum, Financial Analysis  
Craig Hall, City Attorney  
Colleen Mulvey, City Recorder

**Others:** Lieutenant Dohl

**CITY COUNCIL MEETING**

**1. Call to Order, Pledge, and Invocation.**

The City Council Meeting of the City of Cedar Hills, having been properly noticed, was called to order at 6:05 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Mayor Andersen.

The Invocation was offered by Council Member Miller.

**2. Approval of Meeting Agenda.**

**MOTION: Council Member Ellison moved to APPROVE the meeting agenda. Council Member Miller seconded the motion. Vote on motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member McEwen-Absent, Council Member Miller-Yes, Council Member Smith-Absent. The motion passed unanimously.**

**3. Public Comment.**

*Kristen Trelz* gave her address as 4064 West Cedar Hills Drive and stated that they have been working with the City to get some concrete poured. They are moving forward but when speaking

with a member of staff they mentioned that their intent at some point was to install some artificial turf to address water concerns. They were told that that is not something that is permitted. City Manager, Chandler Goodwin, clarified that it is allowed by the City. He offered to speak with her outside of the meeting and discuss it further. Mr. Goodwin provided Ms. Trelz with his contact information.

There were no further public comments. The public comment period was closed.

## **REPORTS/PRESENTATIONS/RECOGNITIONS**

### **4. Presentation – North Pointe Solid Waste Special Service District, Neil Schwendiman.**

Neil Schwendiman from North Pointe Solid Waste Special Service District provided an update on the District. He provided the following history of the District:

- The District was created in 1976 and called the Utah County Solid Waste Special Service District.
- In 1984, Springville, Spanish Fork, Salem, Mapleton, Elk Ridge, and Woodland Hills joined the South Utah Valley Solid Waste District (“SUVSWD”).
- In 1993, the transfer station was built, and the landfill was closed. At that time waste was hauled by rail to the ECDC landfill in Carbon County.
- In 2001, the name was changed to North Pointe Solid Waste Special Service District.
- In 2006, they switched from rail to truck transport with waste delivered to the Wasatch Regional Landfill in Tooele County.
- In 2012, the district purchased the Cedar Valley Construction and Demolition (“C&D”) Landfill in Fairfield.
- In 2013, the District updated its Interlocal Agreement consisting of American Fork, Cedar Hills, Highland, Lehi, Lindon, Orem, Pleasant Grove, Saratoga Springs, and Vineyard.
- In 2014, the District joined the Northern Utah Environmental Resources Agency (“NUERA”).
- In 2016, NUERA members purchased Bayview Landfill in Elberta.
- In 2018, the District began shipping Municipal Solid Waste (“MSW”) to the Bayview Landfill.
- In 2020, Roger Harper, the former District Manager retired, and Mr. Schwendiman took over.

The location of the various landfills was shown on a map displayed. Services and operations they provide were described and include the following:

- Municipal Solid Waste – Residential curbside, commercial front load, roll-off, small commercial, and public self-haul.
- Construction and Demolition Waste (“C&D”) consists primarily of commercial roll-off, small commercial, and public self-haul.
- Green Waste – Mostly small commercial and public self-haul. They have an agreement with a contractor to chip/grind green waste and turn it into compost.

- Clean Concrete – They have an agreement with a contractor to crush it into road base and drain rock.
- Household Hazardous Waste (“HHW”) – Residents are allowed to drop off hazardous waste such as paints, chemicals, cleaners, batteries, etc.
- Items they Recycle include tires, metals, and electronics.

Mr. Schwendiman reported that for Cedar Hills in 2021, the amount of Residential Curbside Waste was 4,012 tons or 4%. 2,646 tickets were issued for residents coming to the transfer station. There were 658 coupon customers and 88 Direct Green Waste customers. Trends of the residential curbside tons and coupons for Cedar Hills were presented. Due to contamination, it was noted that most of the green waste that is collected goes to the landfill.

The future of the District was described. In 2021, they began updating the Master Plan and completed it in 2022. The scope was to:

- Determine the feasibility of expanding the current location in Lindon or building a second transfer station within the District.
- Determine the feasibility of expanding the current facility and provide recommendations and provide recommendations on that expansion.
- Determine the condition of the facility and recommend improvements.
- Provide estimates on all aspects of the Master Plan.

The Master Plan Findings were as follows:

- Install new stormwater infrastructure and perform paving repairs.
- Replace damaged siding to the transfer station buildings.
- Repair structural issues in transfer station buildings.
- Conduct an engineering assessment of the concrete tipping floor.
- Perform site operational improvements to improve workflow and customer services.
- Two viable options exist to expand the current facility to handle projected volumes for the next 25 years.
- Expansion of the current site remained the most cost-effective option.

Mr. Schwendiman reported the following regarding NUERA:

- In 2022, they began lining a new cell, which is 26 acres and should last five years.
- In 2022, they installed a gas collection system comprised of 19 wells.
- They recently acquired an additional 140 acres with the SITLA Lease for the Bayview Landfill.
- The SITLA Lease was extended through December 31, 2082.
- The current estimated life of the landfill is 99+ years.

Mr. Schwendiman reported that:

- The estimated cost of the transfer station expansion is \$7 to \$9 million.

- CIP has been developed to estimate future funding sources.
- The District Board is in the process of evaluating the timing for the expansion of those improvements.
- Bayview Landfill's capacity will allow NUERA to control its disposal rates for the foreseeable future.

Renderings of modern transfer stations were displayed. In response to a question raised, Mr. Schwendiman stated that once the landfill is completed, there are cover requirements that involve monitoring it for the next 30 years. He noted that it is a lengthy investment. The landfill was grandfathered into Pre-Subtitle D regulations, so no monitoring is required. There is a collection system in place, and he had not observed any landfill gas at the facility. He noted that tires and electronics can be taken at any time.

Council Member Geddes commented on the fluctuation of the recycling market. Mr. Schwendiman reported that earlier in the year metal was around \$225 per ton. Most recently it was \$112 per ton. If materials are separated there is typically a market for them since people want to recycle some materials. He was unsure what papers and plastics were doing currently since their focus is on metals.

Mr. Goodwin offered to have a representative from Waste Management come and speak to the Council regarding curbside recycling. He noted that it does not go to this facility. Recyclables are currently being taken to Waste Management's facility to be sorted. It was noted that much of the cost is in transportation.

## **CONSENT AGENDA**

### **5. Approval of the Minutes from the September 3, 2022, City Council Meeting.**

**MOTION: Council Member Ellison moved to APPROVE the Consent Agenda. Council Member Miller seconded the motion. Vote on motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member McEwen-Absent, Council Member Miller-Yes, Council Member Smith-Absent. The motion passed unanimously.**

## **CITY REPORTS AND BUSINESS**

### **6. City Manager.**

Mr. Goodwin reported that a tour of the golf course was conducted a few weeks prior of the short course and the practice green. The practice green was to be opened the following day. A few spots need attention but overall, it has grown in nicely. Some of the greens have significant fungicide damage from an attack they had about one month ago. They caught it early, but it did some damage to eight holes. They will be reseeding some of the greens in the coming days.

Recreation Director, Greg Gordon, reported on a fun new tradition that was started at the golf course where the back course is turned into a mini golf course. Every hole is challenging with

fences around the greens with blowers as they hit the ball from behind. Last year was the first year and it was a great success.

Mr. Goodwin reported on the status of flag football, soccer, Junior Jazz, and the ski bus. He also noted that the watering season has ended the PI water has been turned off. A lot was going on at Heritage Park as well with various projects that are underway.

## **7. Mayor and Council.**

Mayor Andersen reported on the upcoming Utah League of Cities and Towns (“ULCT”) Conference.

She also attended the recent American Fork Hospital Community Outreach Group that involves global leaders, local leaders, community leaders, and business owners.

The Mayor attended the Joint Council Meeting the previous week that was hosted by Lindon City. It included the cities of Lindon, American Fork, Pleasant Grove, and Springville. They were able to meet with representatives from other cities and get to know them better.

Mayor Andersen was in the process of organizing a North County Mayors Tour. The Utah Transit Authority (“UTA”) has offered to provide a van that will take participants to each city to learn about each one. The tour was to take place over two days.

Council Member Ellison reported on the upcoming Youth City Council Fright Night coming up on October 28.

Council Member Geddes updated the Council on the recent Utah County Sustainability Coalition Meeting.

## **SCHEDULED ITEMS AND PUBLIC HEARINGS**

### **8. Review/Action on an Ordinance Amending City Code Title 9 Chapter 1-A and 91B-2(A)(3) Related to the Board of Adjustment and the Planning Commission Membership.**

Mr. Goodwin stated that the two proposed ordinance changes are housekeeping items. The first change is to the reference to the Board of Adjustment. The City has since gone from a Board of Adjustment that consisted of a group of residents appointed by the City Council to an Appeal Authority. A land use attorney now hears all appeals, variances, and modifications to non-conforming uses.

The second Code change pertained to the terms of office for Planning Commission Members. An ex officio member is referenced, which is a member of the City Council, however, there is no City Council representation on the Planning Commission. The intent was to strike that language. Mayor Andersen pointed out that it has been several years since a Council Member has served on the Planning Commission.

**MOTION: Council Member Ellison moved to APPROVE Ordinance No. 10-04-2022A, an ordinance amending City Code Title 9-1A-2, and 9-1B-2(A)(3) related to references to the Board of Adjustment and the Planning Commission ex-officio member. Council Member Geddes seconded the motion. Vote on motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member McEwen-Absent, Council Member Miller-Yes, Council Member Smith-Absent. The motion passed unanimously.**

**9. Discussion on Amendments to the City’s General Plan and Land Use Element.**

Mr. Goodwin addressed the first section of the City’s General Plan Land Use Element. He reported that the City is required to have three elements included in the General Plan. They are comprised of the Transportation Element, the Moderate-Income Housing Element, and the Land Use Element. Beginning in 2024, the State is requiring cities to have a Water Conservation Element as well. It will be fleshed out in a separate Water Conservation Plan and a Water Conservation Element at a later date. The Land Use Element sets the guiding principles that direct the Planning Commission and City Council in their land use decisions. When the City receives requests for rezones or projects, they look at the City Code to see how it fits. Often requests are open to interpretation or a rezone. The Land Use Element is intended to refer back to and begins with a high-level discussion.

Mr. Goodwin stated that when someone comes to the City who is familiar with Land Use Element, development should not be surprising. The General Plan and Land Use Element should be updated to remain in compliance with changes to Utah State Code. The Planning Commission is setting a goal to review the Land Use Element annually.

Mr. Goodwin next referenced Section 1.3 – Land Use Compatibility. As they think about the future, the Land Use Element is intended to guide development over the next five to 20 years. He noted that some of the oldest homes in Cedar Hills were built in the 1960s or 1970s. 20 years from now those homes will be 50 to 70 years old. At some point, the land may become more valuable than the home. A determination should be made as to the level of service and whether they are meeting the needs of the community. The General Plan and Code should reflect that as redevelopment occurs deficiencies are addressed.

Section 1.4 – Distinctive Community Character was next addressed. Mr. Goodwin stated that the State has given local control to city councils to specify what they want the community to look like. That has been done through zoning practices, design guidelines, signage regulations, landscaping requirements, the enforcement of zoning ordinances, and other policies in the community that are intended to provide opportunities for unique and highly desirable neighborhoods. Specific examples were given. Mr. Goodwin explained that it typically involves weighing the interests of the individual against the collective good.

Section 1.4 – Distinctive Community Character and 1.5 – Infill Development were discussed. Mr. Goodwin stated that they are running out of land for infill development.

Section 1.6 – Redevelopment addresses how redevelopment is to occur and identifies the priorities.

Section 1.8 – Preservation of the Natural Environment and Open Space is a key characteristic of the community in that they have various types of open space. They have indicated that preservation of these areas is a priority for the community. There are various aspects of open space in the community such as the golf course, parks and trails, and open native hillside areas. There is also the need for an intrinsic benefit that open space provides as it relates to physical activities, social connections, community health, and creating areas of visual areas. What makes the community unique is the fact that there is not housing everywhere, and it is broken up by open space.

Section 1.9 – Conservation of Water Resources was identified as a priority for the community. Mr. Goodwin invited feedback from the Council. Mayor Andersen mentioned redevelopment and could see the need for zoning changes in the future to accommodate more high-density housing. Mr. Goodwin stated that developers typically want higher density. With the push for affordable housing at the State level, it is not unfathomable to think that the State may at some point require cities to begin to rezone and consider certain areas for higher-density development and affordable housing. The Affordable Housing Element was approved the previous week and one of the primary concerns was that there is no land on which to develop affordable housing. The City's proximity to transportation centers was also an issue. Some key elements for development are currently absent in the community. As things change, however, the City could be forced to alter its zoning practices.

Mr. Goodwin reported that some areas of California are approving lots for tiny homes. For example, someone who owns a one-quarter acre lot could subdivide it to accommodate three tiny homes. California also removed the ability of cities to control single-family zoning and there is a push for something similar in Arizona. As housing becomes more unaffordable and difficult to obtain, these types of proposals are coming up.

Mayor Andersen expressed concern about the sewer system. Council Member Geddes stated that there are ways to upgrade it. Mr. Goodwin commented on the expansion of public transit infrastructure and stated that Vineyard has the benefit of being close to I-15 and FrontRunner. As the Utah Department of Transportation's ("UDOT") public transportation infrastructure expands there will be massive changes in the next 30 to 50 years. Increased population was also addressed.

The Harvey well was discussed. Building Official, Jeff Maag, stated that a treatment was done but the screens are so old and corroded that they do not dare to aggressively treat them. Previously, they only opened about 50%. If they are aggressively treated, the screens will fail, and the well will be lost. New screens will protect the well and allow them to do an aggressive acid treatment, open the screens, and get the water flowing again.

## **ADJOURNMENT**

### **10. Adjourn.**

**MOTION: Council Member Geddes moved to ADJOURN the City Council Meeting. Council Member Ellison seconded the motion. Vote on motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member McEwen-Absent, Council Member Miller-Yes, Council Member Smith-Absent. The motion passed unanimously.**

The City Council Meeting adjourned at 7:02 p.m.

Approved by Council:  
November 15, 2022

/s/ Colleen A. Mulvey, MMC  
City Recorder