

**SPECIAL CITY COUNCIL MEETING MINUTES OF THE
CITY OF CEDAR HILLS**

Thursday, September 29, 2022 – 3:00 p.m.

City Office Building

10246 North Canyon Road, Cedar Hills, Utah

Present: Mayor Denise Andersen, Presiding
Council Member Mike Geddes
Council Member Laura Ellison (participated electronically)
Council Member Brian Miller (participated electronically)

Absent: Council Member Alexandra McEwen
Council Member Kelly Smith

Staff: Chandler Goodwin, City Manager
Craig Hall, City Attorney
Colleen Mulvey, City Recorder

CITY COUNCIL MEETING

1. Call to Order.

The Special City Council Meeting of the City of Cedar Hills, having been properly noticed, was called to order at 3:08 p.m. by Mayor Andersen.

2. Approval of Meeting Agenda.

MOTION: Council Member Geddes moved to APPROVE the meeting agenda, as written. Council Member Miller seconded the motion. The motion passed with the unanimous consent of the Council.

SCHEDULED ITEMS

3. Review/Action and Public Hearing on an Ordinance Amending the Moderate-Income Housing Element of the Cedar Hills General Plan.

City Manager, Chandler Goodwin, displayed the proposed Moderate-Income Housing Plan and stated that little has changed in the plan since it was adopted last year. He explained that the State requires each City to select at least three strategies to promote moderate-income housing in the community. All have been adopted by the Council in the past. The following five strategies were selected:

1. Create or allow for reduced regulations pertaining to Internal or Detached Accessory Dwelling Units (“ADU”) in residential zones. Mr. Goodwin stated that currently, the City allows ADUs in every residential zone with the exception of the PD-1 zone.

2. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. Mr. Goodwin stated that the City has no major transit investments, but they did rezone the Mixed-Use Retail Subdistrict in the SC-1 zone to allow for residential components. The new development behind Walmart is not considered affordable housing but complies with the State requirements.
3. Amend land use regulations to allow for single-room occupancy developments. Mr. Goodwin stated that “family” is defined as up to four unrelated individuals living as a housekeeping unit.
4. Reduce, waive, or eliminate impact fees related to moderate-income housing. Mr. Goodwin reported that the City has eliminated impact fees related to registering ADUs because there is not an allowance for a secondary utility lateral to the home. Because they would be sharing the same lateral, there is no added impact.
5. Eliminate impact fees for any Accessory Dwelling Unit that is not an Internal Accessory Dwelling Unit as defined in Section 10-9a-520. Mr. Goodwin reported that the City allows for External ADUs, which can be located over a garage. They would share the same lateral and use the same utilities so there would be no added impact fees. Once the impact fees were eliminated, there was an increase in the number of people who were registering their ADUs.

Mr. Goodwin reported that the State has two additional requirements. One is that the Planning Commission approve a Moderate-Income Housing Plan which was not required in the past. The Planning Commission met the previous Tuesday and made a recommendation. The second involved barriers. Mr. Goodwin explained that all of the tasks have been completed but there is still a reluctance on the part of some residents to register their ADUs. Due to the City’s limited availability of developable land, there is not much property available to develop as commercial/residential. Arrangements could not be made with developers to acquire a certain number of units as affordable housing.

Mr. Goodwin explained that the City no longer requires residents to obtain Rental Business Licenses, which makes it easier for them to rent out their homes. The City also does not collect impact fees on ADUs. Previously, the report was due on December 1 of each year, but it is now due on October 1. He clarified that they are not adopting any new policies, and most have been in effect for a number of years. They are simply updating the Moderate-Income Housing Plan which is submitted to the State.

Mayor Andersen opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Council Member Geddes moved to APPROVE Ordinance No. 09-29-2022A, an Ordinance amending the City’s Moderate-Income Housing Plan. 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.**

4. Review/Action Authorizing the City to Enter Into an Amended Interlocal Agreement with Utah County Regarding the Community Development Block Grant (“CDBG”) Program.

Mr. Goodwin reported that the City participates in the Community Development Block Grant Program through the County and the County participates through the federal government through the Department of Housing and Urban Development (“HUD”). HUD has changed the requirements for the CDBG Program and has entered into a new agreement with the County. As such, the County is working out new agreements with each of the cities. The primary change pertains to how to terminate the agreement between the City and the County as it relates to participation in the program and more importantly whether funds should be allocated to the City for specific projects. Project activities must be completed prior to Utah County being able to terminate or withdraw from the Cooperative Agreement.

MOTION: Council Member Geddes moved to AUTHORIZE the City to enter into an Amended Interlocal Agreement with Utah County regarding the Community Development Block Grant (“CDBG”) Program. 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.

ADJOURNMENT

5. 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 3:17 p.m.

Approved by Council:
November 15, 2022

/s/ Colleen A. Mulvey, MMC
City Recorder