

CITY COUNCIL WORK SESSION
Tuesday, June 19, 2018 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Jenney Rees, Mayor, Presiding
 Councilmembers: Denise Andersen, Ben Bailey, Ben Ellsworth,
 Brian Miller (6:14 p.m.)
 Absent/Excused: Mike Geddes
 Chandler Goodwin, City Manager
 Jeff Maag, Public Works Director
 Charl Louw, Finance Director
 Greg Gordon, Recreation Director
 Colleen Mulvey, City Recorder
 Others: Lt. Gregg Ludlow, Bruce Baird, Cory Shupe

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:10 p.m. by Mayor Rees.

C. Andersen stated Cedar Ridge was asking about a sign. Mr. Goodwin noted both Cedar Ridge's and Deerfield's signs had been destroyed by vandalism and explained that Cedar Ridge was asking for a digital sign. However, the City needed to update the code to allow them. He explained that the biggest issue with digital signs was lighting at night, but he did not anticipate any complaints from installing a digital sign if the City set some limitations.

Mayor Rees asked how the new ordinance for digital signs would affect the elementary school signs. Mr. Goodwin explained that the ordinance did not change any of the limitations because they were regulated the same. Mayor Rees asked how the ordinance would affect the sign displaying public service announcements. Mr. Goodwin noted that school administration would be present during tonight's meeting to discuss what types of messages they would display.

Discussion on Cedar Canyon Subdivision

Mr. Goodwin noted Items 16, 17, and 18 were related and would be discussed at the same time. He explained this discussion was a part of a settlement agreement between Cedar Hills Farm, LLC, and the City.

Mr. Goodwin discussed Item 16, which related to side setbacks. He suggested they establish a minimum because he felt like the lanes would be too narrow. Mayor Rees asked if the fire code addressed this issue. Mr. Goodwin answered in the negative.

C. Andersen asked if they wanted to have homes two feet from the fence. Mr. Goodwin stated that homes were not touching end to end. Mr. Baird, legal counsel for Cedar Hills Farm, LLC, said they would be willing to set the minimum to three feet.

In response to a question from Mayor Rees, Mr. Goodwin explained that the streets would be designed per City standards. He subsequently discussed the minimum height requirements for the buildings.

Mayor Rees asked the Council for any questions. C. Andersen remarked that no one would live on Lily Lane. Mr. Baird stated that they could change one of street names in the development.

Mr. Goodwin explained the developer agreed to build 4700 West road to the property if the City approved the rezone by July 31st. He said this was the reason for the accelerated process. Mayor Rees asked when the Planning Commission was meeting. Mr. Goodwin stated they would hold a public hearing on July 10th.

Preliminary Plans – Cedar Canyon Subdivision

Mr. Goodwin stated that preliminary plans were to Bowen Collins and they returned the document to the City with redlines which had already been addressed. He said the Planning Commission discussed the size of the retention basin and they settled on a half-acre size. Fence locations, easements, and the elevation points were also discussed.

Mr. Baird thanked the staff for their work on the project. Mr. Goodwin stated the homes would be visually appealing, to which C. Andersen remarked that she was excited about the project.

Accessory Apartments

Mr. Goodwin explained that staff was in the process of creating a system to encourage people to register accessory apartments with the City. He said the State was now requiring cities to have a moderate income housing plan and this was how they could be compliant with the new law.

Mr. Goodwin stated that addresses for accessory apartment needed to be designated with a 'B'. C. Andersen asked if they would be required to change the address on the street. Mr. Goodwin answered in the affirmative and said they would be required to mark their mailbox and curb. Mayor Rees explained that the purpose for marking the address in this manner was for public safety/emergency purposes.

Mr. Goodwin noted the accessory apartment home needed to be owner-occupied. He discussed the parking restrictions and the one-time registration fee. Mayor Rees recommended that the fee not be assessed annually, and that this be made known to applicants during the approval process.

C. Ellsworth asked if language needed to be included with regards to a deadline for homeowners who are in the hospital. Mr. Goodwin stated they could include language indicating that the property needed to be occupied by an immediate family member. He added that they were not distinguishing which portion of the home needed to be occupied by the owner.

Mayor Rees asked if it was reasonable to expect these homes to have two open parking spaces. Mr. Goodwin answered in the affirmative and explained that while this was not convenient to the homeowner, most homes had the space. C. Miller noted it was not permissible for tenants to park in the street. Mr. Goodwin said the Council needed to clarify that a tenant could not park in the street for longer than 48 hours.

Mr. Maag commented the owner occupancy could be limited when a family legally organized a family trust. Mr. Goodwin asked if someone from the trust needed to be living in the home. Mr. Maag stated that he was not familiar with how trusts worked. Mr. Goodwin said staff would inquire further into the matter.

Mr. Goodwin explained the residents would not pay impact fees when they registered their accessory apartment. He said they were limited in what they could require for building modifications according to State code.

This meeting was adjourned at 6:48 p.m. on a motion by C. Ellsworth, seconded by C. Miller, and unanimously approved.

Approved by Council:
July 17, 2018

/s/ Colleen A. Mulvey, MMC
City Recorder