

CITY COUNCIL WORK SESSION
Tuesday, April 18, 2017 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Ben Bailey, Rob Crawley, Jenney Rees, Daniel Zappala, Mike Geddes (6:09 p.m.)
Chandler Goodwin, City Manager
Greg Gordon, Recreation Director
David Shaw, City Attorney
Courtney Hammond, Transcriptionist
Others: Utah County Commissioner Bill Lee, Brandon McBride, Bill Coulam, Peter Henderson, Emily Henderson, Barbara Reynolds

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:03 p.m. by Mayor Gygi.

Discussion on Canyon Road with Utah County Commissioners

Mayor Gygi stated that Canyon Road is not a Cedar Hills road. It was a state road until North County Boulevard was built, at which time the county and state swapped North County Boulevard for Canyon Road, with the county taking ownership of Canyon Road. The county has wanted Cedar Hills and Pleasant Grove to take over the road, which would include maintenance and upgrades. Pleasant Grove has struck a deal with the county, promising to take ownership in 30 years with the county responsible for maintenance in the meantime. Cedar Hills' situation is different. When North County Boulevard was created, portions of it belonged to Pleasant Grove, Highland and American Fork. Now Pleasant Grove is asked to take back some of the road. Cedar Hills never gave up any road, so we do not now feel that it is right to be asked to take over a new road. County roads are not built and maintained to the same level as city roads. Future improvements, such as a stop light, would necessitate the city taking ownership because the county is only willing to maintain Canyon Road as it currently exists. The road is not safe and it needs to be fixed. The city would like to take money cobbled together from UDOT, the Mountainland Association of Governments (MAG) and the county to fix the road to some extent. The road would still be a county road with the city responsible for maintenance of some of the improvements.

Utah County Commissioner Lee stated that this has been a learning process. He was not a part of the original road deals. He would like to find a workable solution.

Public Comments:

Bill Coulam: Canyon Road has been dangerous with potholes. He would like it to be made safer, especially because it is a large feeder to American Fork Canyon. He doesn't feel that a stop sign is necessary, but the overall maintenance has been inadequate. When it was repaved, it was shoddy work. He would eventually like it widened and some shoulders added.

Peter Henderson: Mr. Henderson stated he lives right on Canyon Road and Jens Monson Lane. He is not opposed to the direction of the city and county. He would like improvements to the road and the addition of curb and gutter. His main wish would be for Canyon Road to be used less and with a slower speed. He does not want to see the road widened.

Barbara Reynolds: Stated that she lives on Canyon Road. She would like to see a lower speed limit. Curb and gutter is needed. She lives on the west side of Canyon Road and her garage and basement gets flooded, she has had to have black mold removed and her yard is destroyed by the road salt every year. In wintertime, cars slide off the road into their driveway, yard and trees.

Council Discussion:

Rob Crawley stated that county roads sometimes have lights. He doesn't understand why the commission feels that county roads need to be maintained at the level they have stipulated.

Utah County Commissioner Lee stated that it is not that stop signs and lights are never on county roads, but the county inherited this road, and didn't want it. The county was willing to take it on as a typical county road, which does not include lights and stop signs. The city can look at the speed limit, but those decisions are made based on many factors. At this point in time, the proposal is in the discussion phase. He would like to see the city submit it to the commission in writing. That should happen soon because the county is in the design phase with the Pleasant Grove portion of the road. It would be less expensive to include it with the overall project.

C. Rees stated that the city's financial analysis of the cost of taking over the road made it clear that it wouldn't make sense for the city. When the city rejected the proposal, funding went away. The city then proposed that the county use the funds from MAG and UDOT to install storm drainage, curb and gutter, with the city promising to maintain those improvements.

Chandler Goodwin stated that the city does not have the manpower or equipment to even remove the snow from Canyon Road. Bowen and Collins did an evaluation of Canyon Road. The 30 year maintenance cost would be \$2.8 million, not including inflation. That is a prohibitive cost for the size of Cedar Hills. The water on Canyon Road has no where to drain, sitting and degrading the asphalt and subsurface layers.

C. Zappala stated that he would like American Fork police to look at the patrolling of the road.

This meeting was adjourned at 6:43 p.m. by Mayor Gygi.

Approved by Council:
May 16, 2017

/s/ Colleen A. Mulvey, MMC
City Recorder