

**CITY COUNCIL WORK SESSION**

Tuesday, March 6, 2018 6:00 p.m.

Community Recreation Center

10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Jenny Rees, Mayor, Presiding  
Councilmembers: Denise Andersen, Ben Bailey, Ben Ellsworth, Brian Miller  
Absent/Excused: Mike Geddes  
Chandler Goodwin, City Manager  
Greg Gordon, Recreation Director  
Jeff Maag, Public Works Director  
Charl Louw, Finance Director  
Colleen Mulvey, City Recorder  
Others: Lt. Gregg Ludlow

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:01 p.m. by Mayor Rees.

**MOTION: C. Andersen–To go into Closed Session pursuant to State Code 52-4-204 and 52-4-205 (1) (c) to discuss pending or reasonably imminent litigation. This meeting will be held in the Cedar Hills Community Recreation Center.** Seconded by C. Ellsworth. Vote taken by roll call. (6:02 p.m.)

Yes - C. Andersen  
C. Bailey  
C. Ellsworth  
C. Miller Motion passes.

**MOTION: C. Ellsworth—To adjourn Closed Session and reconvene the Work Session.** Seconded by C. Bailey. (6:13 p.m.)

Yes - C. Andersen  
C. Bailey  
C. Ellsworth  
C. Miller Motion passes.

**Contract for Residential/Municipal Waste and/or Recycling Services**

Mr. Goodwin said the contract with Waste Management would end in April. The City put the contract out to bid and had the three largest waste management companies respond. He noted they were all qualified so their decision was made considering their prices. Waste Management was the lowest cost to the City so they decided to continue with Waste Management.

C. Andersen asked if Waste Management representatives were going to be at this meeting. Mr. Goodwin said they did not invite them. He subsequently read from the RFQ and reviewed the bid process. There was some discussion regarding whether or not the City should own the trash cans, and Mr. Goodwin said if they did not own them they could be more easily replaced. C. Miller said this would also save the City a lot of labor. The consensus was for the City to continue leasing the cans.

Amendments to Title 10, Chapter 4B & 4F related to Accessory Structures

C. Miller asked Mr. Goodwin to discuss the staff's opinion on accessory structures. Mr. Goodwin said there was a resident interested in building a structure that exceeded 20 feet; however, this was prohibited by the City's ordinance. He explained that the lot in question could be split and the owner could build a structure 35 feet high. He used the Wardell subdivision as an example and said this would be acceptable if the applicant met the setback requirements.

C. Miller asked if there was a specific person requesting this change. Mr. Goodwin answered in the affirmative, and he explained the instances in which this allowance would be helpful to the resident.

Mayor Rees asked if the Planning Commission had any concerns on this item, and Mr. Goodwin said no.

Amendments to Title 10, Chapter 6A: Planned Commercial Projects related to Conditional Uses in the SC-1 Commercial Zone

Mr. Goodwin said a developer is proposing to build a storage unit and athletic facility in the SC-1 Commercial Zone. He noted that neither of these facilities was allowed in this zone. Staff decided this was a good fit because commercial retail was not very feasible for the location. They wanted to create an overlay zone to incorporate these facilities together. He read the language of the code that determined how the overlay zone would be situated, and explained that the goal was to prevent certain facilities from being built in undesired locations in the future.

Mayor Rees asked if the codes were from international building code. Mr. Goodwin said these codes were unique to Utah; staff had referenced the same codes as Provo and Murray when preparing language for Cedar Hills City Code. Mayor Rees asked if they could narrow down the language to something specific; Mr. Goodwin acknowledged Mayor Rees's request, but indicated that he wanted the City's Attorney's approval on the matter. Mayor Rees said she wanted to only allow the climate controlled storage facility. Mr. Goodwin said they could add more restrictive language to avoid any unintended consequences.

C. Andersen asked if they were proposing a few exterior units. Mr. Goodwin said the intent was for all of the units to be indoors. C. Andersen asked if they had a timeline. Mayor Rees interjected by stating that this was a real estate discussion. Mr. Goodwin said the Planning Commission approved a concept plan last week; however, they were hesitant to pass a concept plan.

Discussion on Golf Course Rates

Greg Gordon said staff was proposing to increase golf course rates. C. Miller noted they had not raised rates in five years. Mr. Gordon said they were in line with other courses rates. The only difference of cost was for nine holes.

C. Andersen asked how much they would make from these rate changes. Mr. Gordon explained that this was difficult to determine based on some existing coupon deals. C. Andersen asked how well the new carts functioned, and Mr. Gordon said there were no complaints.

C. Bailey asked how many people paid the trail fee. Mr. Gordon said very few; he noted the rates did not affect the range balls and all the rates and fees had been approved by the City Council.

Preliminary Approval of Wardell Subdivision

Mr. Goodwin explained that Mr. Wardell wanted to split his lot. He said this would be in conjunction with the Canyon Road project and they would need to install a sidewalk. He stated this would be a straight forward subdivision, and mentioned that Mr. Wardell would build a garage as a part of the project.

Mayor Rees asked if there was a specific timeline that needed to be met. Mr. Goodwin said once the subdivision was approved, Mr. Wardell would submit building plans to the City. Mayor Rees asked if he would benefit from the new sewer line. Mr. Goodwin answered in the affirmative.

C. Miller asked if there were any concerns. Jeff Maag, Public Works Director, said they should include in the development agreement language stating that Mr. Wardell would need to upgrade the existing buildings to code standards. Mr. Goodwin said they were only talking about new building.

This meeting was adjourned at 6:42 p.m. on a motion by C. Miller, seconded by C. Andersen, and unanimously approved.

Approved by Council:  
April 17, 2018

/s/ Colleen A. Mulvey, MMC  
City Recorder