

**CITY COUNCIL MEETING
CITY OF CEDAR HILLS
Tuesday, July 7, 2026 6:00 p.m.
Civic Center
3925 W Drive, Cedar Hills, Utah**

Present: Mayor Denise Andersen, Presiding
Council Member Laura Ellison
Council Member Mike Geddes
Council Member Bob Morgan
Council Member Erika Price
Council Member Kelly Smith (via telephone)

Staff: Chandler Goodwin, City Manager
Charl Louw, Finance Director
Kevin Anderson, Public Works Director
Hyrum Bosserman, City Attorney
Colleen Mulvey, City Recorder
Lt. Kevin Doyl

CITY COUNCIL MEETING

1. Call to Order

The City Council meeting of the City of Cedar Hills, having been properly noticed, was called to order at 6:00 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Council Member Morgan .

The Invocation was offered by Council Member Geddes.

2. Approval of Meeting Agenda.

MOTION: Council Member Price moved to APPROVE the Meeting Agenda. Council Member Morgan seconded the motion. Vote on Motion: Council Member Ellison-Absent, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.

3. Public Comment.

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

CONSENT AGENDA

4. Approval of the Minutes from the June 16, 2026 City Council meeting.

MOTION: Council Member Morgan moved to APPROVE the Consent Agenda. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Absent, Council

Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.

Council Member Ellison arrived at 6:03 p.m.

CITY REPORTS AND BUSINESS

5. Mayor and Council, City Manager and Staff.

City Manager Chandler Goodwin provided an update regarding the water situation, he reported that April and May had good water conservation months, but water use increased in June as expected with warmer temperatures. The city is now completely reliant on groundwater from the Cottonwood culinary well, the Canyon well, and Central Utah Project water. He stated that our main water runoff is at a trickle at this point, so we cannot rely on that. He projected the city would be fine through the season as long as residents continue conservation efforts and commended residents for their conservation.

Regarding fireworks, Mr. Goodwin thanked residents for complying with the prohibition on fireworks during the July 4th holiday due to extreme drought conditions. He reported that we did not have any incidents, and we want to extend our gratitude to residents for complying with that. He noted the Governor's emergency order was only effective for the July 4th holiday and that the prohibition had technically ended. The city is monitoring the situation and will meet with the Fire Marshal to determine future actions if the Governor extends the emergency declaration.

Council Member Morgan reported on community outreach activities and mentioned the Community Outreach Committee would like to organize the city's first quiz night, tentatively scheduled for the end of July or August, with a Utah and American 250th anniversary theme.

Mayor Andersen reported that she is no longer on the winter response task force. She said she had the opportunity to attend the ribbon cutting for Milkshake Madness. She announced plans to turn the fountain back on, there are insects trying to make their home there and the trickling water will prevent them from being there. She provided water conservation statistics, stating that her household is making efforts to conserve water. She explained that the fountain uses about 4 to 5 gallons a week.

The Mayor next read a news release from the Government Finance Officers Association of the United States and Canada, announcing that the City of Cedar Hills had been awarded the Certificate of Achievement for Excellence in Financial Reporting for its annual comprehensive financial report for the fiscal year ended June 30, 2025. The Mayor stated that the Certificate of Achievement is the highest form of recognition in the area of governmental accounting in financial reporting, and its attainment represents a significant accomplishment by the government and its management. The Mayor thanked Finance Director Louw and his team for this achievement.

Council Member Ellison reported she has been working with Jennier Young on the transition of Youth City Council.

Public Works Director Kevin Anderson reported that the road treatment project had started and expected to be completed by the following Tuesday. The Bond Matrix application, described as a

more aggressive, rock-based coat, was scheduled for the end of July. Parks were being maintained with reduced water usage.

Finance Director Charl Louw reported on the ongoing improvements to the city building, noting bids would be received the following Wednesday for the next phase in the garage bay area. The pre-bid meeting had 21 contractors in attendance.

SCHEDULED ITEMS & PUBLIC HEARINGS

6. Review/Action and Public Hearing on an Ordinance amending City Code Title 10-5-5(B)(3) related to Rear Setback Areas.

City Manager Chandler Goodwin explained that the city tries to stay in line with International Building Code standards as they change. The International Swimming Pool and Spa Code (ISPSA) had updated provisions related to swimming pools and spas so that in addition to having a gated area with a latched gate, property owners could alternatively install a pool code cover. The proposed code change reflected this update.

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

MOTION: Council Member Geddes moved to APPROVE Ordinance No. 07-07-2026A, an ordinance adopting amendments to City Code Title 10-5-5(B)(3) related to rear setback areas. Council Member Ellison seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.

7. Review/Action and Public Hearing on an Ordinance amending City Code Title 10-5-26 related to Signs.

City Manager Chandler Goodwin explained that during the 2026 legislative session, House Bill 33 was passed, effective May 6th, requiring amendments to the city's sign code, specifically regarding political signs.

Mr. Goodwin explained that state code now requires local governments to permit political signs on park strips if the adjacent property owner is required by local ordinance or agreement to maintain that park strip. He noted the state's narrow definition of political signs includes only two categories: signs for or against a candidate for public office, and signs for or against a ballot proposition. He expressed concern that the state definition was problematic because signs that would generally be considered political in nature might not fall within the state definition.

Mr. Goodwin explained that enforcing a narrow definition would require reading the content of signs to determine if they qualified as political, which could constitute content-based speech regulation subject to strict scrutiny under the First Amendment, citing the Supreme Court case *Reed v. Gilbert*. The proposed ordinance as drafted would allow temporary signs of any content on park strips maintained by adjacent property owners, avoiding content-based determinations.

Council Member Smith joined the meeting via telephone at 6:28 p.m.

City Attorney Hyrum Bosserman noted that other cities were concerned about the new state law and the challenges of enforcement. He explained that when making a content-based determination on whether a sign supports or opposes a candidate, the city would be subject to strict scrutiny, a high burden to show no violation of First Amendment rights.

Mr. Bosserman outlined two options: adopting language allowing all temporary signs, avoiding content-based determinations, or adopting the state code language with the understanding that challenges could be made when the city determines a sign does not support or oppose a candidate. He noted that if the Council preferred to limit signs to political signs and take a broad interpretation, the ordinance should be tabled and redrafted.

Mr. Goodwin suggested two options: approve the ordinance as drafted, which allows a wide spectrum of temporary signs, with the understanding it may need amendments when the state clarifies its language, or table the ordinance to redraft language that complies with state code while allowing the city to make broader interpretations of political signs.

Mayor Andersen expressed concern about the subjectivity of determining what qualifies as a political sign and the difficulty property owners might face. Council members discussed whether to approve or table the ordinance. Council Member Price favored approval, stating a preference for a relaxed approach that respects property owner rights. Council members agreed that passing the ordinance and amending it later if needed was preferable to tabling it, noting that the state legislature was unlikely to address the issue during an election year.

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

MOTION: Council Member Geddes moved to APPROVE Ordinance No. 07-07-2026B, an ordinance adopting amendments to City Code Title 10-5-26 related to signs. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

8. Review/Action and Public Hearing on an Ordinance amending City Code Title 10-5-32 related to Accessory Dwelling Units.

City Manager Chandler Goodwin explained that the state made changes to state code related to Accessory Dwelling Units (ADU). One significant change was that ADUs are no longer classified as conditional uses. The state also clarified that cities could specify that only one ADU is permitted per lot, whether internal or external.

MR. Goodwin stated the proposed ordinance includes language stating there is no more than one accessory dwelling unit, whether internal or detached, permitted per lot or parcel. Since ADUs are no longer conditional uses, the ordinance changed registration requirements. Property owners must register ADUs with the city, providing information the city requires during the registration process. Failure to register would constitute a code violation.

Mr. Goodwin noted the ordinance also includes reasons the city could deny an ADU application: if the property has a failed septic tank, if there is inadequate access to utilities, or if there is inadequate capacity in city utilities.

Mr. Goodwin explained that regarding parking requirements, the ordinance requires one off-street parking space for a detached ADU smaller than 650 square feet, and two spaces if it is larger than 650 square feet. For internal ADUs, the city can only require one off-street parking space according to state code.

Mayor Andersen asked to clarify about the one-ADU-per-lot limitation and how the code distinguished between family members living in accessory structures versus renters. Mr. Goodwin explained that if family members occupy an accessory structure, it is not considered an ADU requiring registration, but if rented to non-family members, only one ADU could be registered per property.

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

MOTION: Council Member Price moved to APPROVE Ordinance No. 07-07-2026C, an ordinance adopting amendments to City Code Title 10-5-32 related to accessory dwelling units. Council Member Ellison seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

9. Review/Action on an Ordinance amending City Code Title 9-1D-1 related to the Zoning Administrator.

City Manager Chandler Goodwin explained that due to organizational changes over the past couple years, the city no longer has an on-staff chief building official. The current code designated the chief building official as the zoning administrator, which no longer reflects actual practice.

Mr. Goodwin stated that the proposed ordinance designates the City Planner (currently the City Manager) as the Zoning Administrator and allows the duties to be assigned to other city officials as needed.

MOTION: Council Member Morgan moved to APPROVE Ordinance No. 07-07-2026D, an ordinance adopting amendments to City Code Title 9-1D-1 related to Zoning Administrator appointment. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

10. Review/Action on a Resolution governing the use of Electronic Meetings.

City Manager Chandler Goodwin presented a resolution governing the use of electronic meetings explaining that Utah State Code 52-4-207 requires cities to adopt policies establishing the conditions under which City Council members and members of other city boards, commissions, and committees may participate electronically in meetings. The city needed an established policy by the end of July.

Goodwin presented a draft policy based on state code provisions and invited Council discussion, noting the draft represented a starting point open to modification. He reviewed the following sections of the policy; Section 3 of the proposed policy allows participation through electronic means via video, audio, or video-audio connection. Section 4 addresses quorum requirements.

Council Member Price questioned whether the policy required a physical quorum present at the anchor location. Mr. Goodwin clarified that under the proposed policy, if fewer than three Council members were physically present, no meeting could be held, even if other members were available electronically. Council members participating electronically would count toward the quorum provided the chair confirms two-way communication has been established. It was noted that in Section 4, paragraph 1, it should state “regularly scheduled meetings”.

Mr. Goodwin continued reviewing the policy: Section 5 requires members to give city staff 24-hour notice to allow staff to arrange electronic connections, enabling participation through a private Zoom link rather than a phone call. Section 6 proposed limiting the number of meetings a member may attend electronically to three per year, which would be approximately 25 percent of regularly scheduled meetings.

Council members discussed this limitation extensively. Council Member Ellison initially suggested limiting electronic attendance to two meetings per year, arguing that three meetings represented an excessive 25 percent of all meetings. Council members discussed the balance between encouraging physical attendance and accommodating legitimate needs for electronic participation. Council Member Price expressed concern about limiting flexibility, particularly for unforeseen circumstances. After discussion, the Council agreed to maintain the three-meeting limit as proposed.

Mr. Goodwin continued: Section 7 addresses technological limitations, noting that electronic participation is subject to the physical capacity of the electronic system. Section 8 addresses health, safety, and emergency circumstances, allowing for meetings where there is a physical anchor location, but all members participate electronically when substantial health risks exist. Section 9 addresses voting procedures, leaving the decision whether to use roll call votes to the chair's discretion. Section 10 clarifies that while members can participate electronically, they cannot vote by proxy or send representatives.

MOTION: Council Member Price moved to APPROVE Resolution No. 07-07-2026A, a resolution adopting an Electronic Meeting Policy subject to the following condition(s):

1. Section 4, paragraph 1, add “regularly scheduled meeting”.

Council Member Geddes seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

11. Motion to go into Closed Session Pursuant to Utah State Code 52-4-205(1)(c) to discuss pending or reasonably imminent litigation.

MOTION: Council Member Geddes moved to go into CLOSED SESSION pursuant to Utah Code §52-4-205(1)(c) to discuss pending or reasonably imminent litigation. Council Member Ellison seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member

Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

The City Council was in Closed Session from 7:01 p.m. to 7:28 p.m.

12. Motion to Adjourn Closed Session and Reconvene Council Meeting.

MOTION: Council Member Geddes moved to ADJOURN the Closed Session and RECONVENE the Cedar Hills City Council Meeting. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

ADJOURNMENT

13. 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 Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

The City Council Meeting adjourned at 7:29 p.m.

Approved:
August 18, 2026

/s/ Colleen A. Mulvey, MMC, UCC
City Recorder