

SPECIAL CITY COUNCIL MEETING
Tuesday, July 31, 2012 7:00 p.m.
Community Recreation Center
10640 N Club House Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Trent Augustus, Jenney Rees, Scott Jackman
David Bunker, Acting City Manager
Greg Robinson, Assistant City Manager
Colleen Mulvey, City Recorder
Gretchen Gordon, Deputy City Recorder
Courtney Hammond, City Meeting Transcriber
Others: Daniel Zappala, Angela Johnson, Melissa Willie, Greg Gordon, Brandon Dyer, Monte Hickenlooper, Robert Chesworth

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, Utah, having been properly noticed, was called to order at 7:01 by Mayor Gygi.

Invocation given by C. Rees.

Pledge of Allegiance led by C. Jackman.

SCHEDULED ITEMS

2. Review/Action on Final Plan for Bridgestone, Plat C (7:02 p.m.)

Staff Presentation:

Greg Robinson stated that Perry Homes has worked well with the Bridgestone Homeowners Association (HOA) and the City to make an attractive development. Perry Homes has worked hard to break up the back of the building; however it is all one color. Staff recommends that it be broken up further with different materials and/or different colors. Perry Homes has agreed to remove some existing apple trees and replace them with different trees to reduce the maintenance issues of the apple trees, as well as increase the number of evergreens in the landscape plans. The Planning Commission discussed the 6-foot sidewalk. The Planning Commission suggested matching the 8-foot sidewalk that is in the rest of the development; staff recommends the 6-foot sidewalk. The City Code allows for up to a six-plex, but was amended to allow for certain variances that will allow this 8-plex development. The motion for approval should include a finding that the development does not create a hazardous condition.

Brandon Dyer of Perry Homes stated that they are not opposed to adding different materials or landscaping to break up the back of the building. He is hopeful that the goal in the back can be achieved with stucco and Hardi-plank. The sidewalk depth is not that important to them. The decision to use Hardi-plank was to blend with the current homes in Bridgestone, to update the style, and to use materials that Perry Homes is familiar with.

Representatives of the Bridgestone HOA, Monte Hickenlooper and Robert Chesworth stated they would like the project to move forward. The Bridgestone HOA covenants, conditions and restrictions (CC&Rs) do not have any specifications for exterior materials.

Council Discussion:

C. Augustus stated that the Planning Commission's recommendation for the 8-foot sidewalk was based on the ease of passing with walkers or wheelchairs. The downside is that a wide sidewalk will make landscaping and parking tight. He does not feel like the exterior or roofing materials blend with the existing homes in Bridgestone. He would like to see more elements in the back to break up the expanse.

C. Rees stated that she thinks it looks great, though she is not a designer.

MOTION: C. Augustus—To grant final approval for Bridgestone, Plat C subject to: approval of exterior material that is like the other buildings, verification of water rights, final engineering, final drainage, verification recording of amended PUD HOA CC&Rs, postal easement verification, a final plat suitable for recording shall be submitted and reviewed by the city engineer, that the sidewalk in front is a minimum six feet but a recommended 8 feet and is in front of the parking stalls, and final landscaping plan review, and that we grant a one-time variance based on the finding of fact that the development meets section 10-6b-5b, that it is appropriate for the proper development of the lot and that such an increase will not result in the establishment of a hazardous condition. We would also recommend that the exterior materials more closely match what is existing in the neighborhood, brick exterior and bar tile or some type of tile roof would be recommended, and a letter from the HOA's architectural review committee verifying acceptance of plans.

Seconded by C. Jackman.

Yes - C. Augustus
C. Jackman
C. Rees Motion passes.

3. Appointment of City Manager (7:35 p.m.)

Mayor Gygi stated that there were 12 candidates. He talked with many of them, some were not qualified. Based on his interviews with the qualified candidates, and what he knows about the job, he recommended that David Bunker be appointed the permanent City Manager. He understands Cedar Hills and its history, and his engineering and planning skills as well as the good job he has done as Acting City Manager qualify him for the job.

MOTION: C. Augustus—That the Council give thanks to David Bunker for the outstanding job he has done for the City over the past several months as Acting City Manager and consent to approve the appointment of David Bunker to the position of City Manager. In addition, according to City Code 1-6A-1, an exception at the discretion of the City Council, that said appointee is not required to live within city limits.

Seconded by C. Rees.

Further Discussion:

C. Jackman suggested adding that the motion be subject to the execution of a mutually agreeable contract

AMEND MOTION: C. Augustus—To amend with Scott’s recommendation. Accepted by C. Rees.

Yes - C. Augustus
C. Jackman
C. Rees Motion passes.

David Bunker was sworn in as City Manager by Deputy Recorder Gretchen Gordon.

David Bunker introduced Colleen Mulvey as the new City Recorder. She will be appointed at the next City meeting.

EXECUTIVE SESSION

4. **MOTION: C. Jackman—To go into Executive Session, Pursuant to Utah State Code 52-4-204 and 52-4-205 to discuss pending litigation and competence and real estate.**
Seconded by C. Rees. (7:39 p.m.)

Yes - C. Augustus
C. Jackman
C. Rees Motion passes.

*** EXECUTIVE SESSION ***

5. **MOTION: C. Jackman—To Adjourn Executive Session and Reconvene City Council Meeting.** Seconded by C. Rees. (8:46 p.m.)

Yes - C. Augustus
C. Jackman
C. Rees Motion passes.

ADJOURNMENT:

6. This meeting was adjourned at 8:47 p.m. on a motion by C. Jackman, seconded by C. Augustus and unanimously approved.

Approved by Council:
September 18, 2012

Colleen A. Mulvey, CMC
City Recorder