

CITY COUNCIL MEETING

Tuesday, March 15, 2016 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Ben Bailey, Rob Crawley, Mike Geddes, Jenney Rees, Daniel Zappala
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Greg Gordon, Recreation Manager
Charl Louw, Finance Director
Jeff Maag, Public Works Director
Courtney Hammond, Transcriptionist
Others: Lt. Sam Liddiard, John Dredge, David Driggs, Joe Felon, Steven Thomas

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 p.m. by Mayor Gygi.

Invocation given by C. Zappala

Pledge of Allegiance led by Chandler Goodwin

2. Approval of Meetings Agenda

MOTION: C. Rees–To approve the agenda as is. Seconded by C. Zappala.

Yes - C. Bailey
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

3. Public Comment

Joe Felon: Mr. Felon commented on city ordinance 6-7-5, which deals with signs within city limits. He asked for approval for temporary signs to remind residents of their precinct and voting locations for the upcoming caucus. He asked that if approved, city employees be instructed to not remove these signs. Mr. Felon would remove the signs the day after the caucus. C. Rees read from the sign ordinance that states that temporary signs for governmental purposes and that are information in nature are allowed. C. Zappala suggested that the ordinance be revised to make these types of decisions administrative so that staff can handle these requests in the future.

CONSENT AGENDA

4. Minutes from the February 16, 2016 City Council Meeting

MOTION: C. Rees—To approve the consent agenda. Seconded by C. Zappala.

Yes - C. Bailey
C. Crawley

C. Geddes
C. Rees
C. Zappala Motion passes.

CITY REPORTS AND BUSINESS

5. City Manager

The Utah League of Cities and Towns semiannual training and conference will be held April 6–8 in St. George.

The recreation department will add pickle ball and a 3x3 soccer tournament to the Family Festival.

The Easter Egg Hunt will be March 26 at 11 a.m. in Heritage Park. The teen hunt will be on March 26 at 8:30 p.m. at the golf course driving range.

Teen soccer and t-ball registration is open.

The golf course is open.

Emergency management town hall meeting was well attended with 425 people.

6. Mayor and Council

C. Rees: There has been interest in redoing the roundabout on Cedar Hills Drive as part of an Eagle Scout project. The Beautification, Recreation, Parks & Trails Committee will discuss it. The Family Festival planning is going well.

Mayor Gygi: The Lone Peak Public Safety District has been dealing with employment issues.

SCHEDULED ITEMS

7. Discussion on FY 2017 Water & Sewer Fund, and the Excise Tax Debt Service Fund

Charl Louw presented the Fiscal Year 2017 budget for the water and sewer fund and the excise tax debt service fund. He discussed the financial pros and cons of pressurized irrigation meters. He proposed moving debt service for public works building into its own fund for budgetary purposes.

Mayor Gygi stated that he has talked to legislators about funding for water metering.

David Bunker stated that the state has discussed mandatory reporting of city water usage, though at this point that does not mean mandatory metering. The sewer outfall line extension in the budget is to upsize the sewer mains in American Fork because Cedar Hills sends sewage through American Fork.

C. Rees stated that metering will make many residents upset. If the city goes that direction, it should be sure that metering will fix the problem.

8. Discussion on Temporary Zoning Ordinance and Completion of Timeline for General Plan Amendments to the Guidelines for the Design and Review of the Planned Commercial Development Projects, and Municipal Land Use Ordinances

C. Zappala stated that the Design Guidelines have been overhauled. They have been renamed Design Requirements. He has removed superfluous language. The introduction and community vision are mainly unchanged. Section 3 adds a district section. The boundaries for the neighborhood retail district to take into account Walmart in a high density zone and align the boundary between neighborhood retail and mixed use with the future road to ensure that both sides of the road are used for commercial purposes. Section 3.2 is substantially changed with a use table modeled after Pleasant Grove's and Provo's use table. The council will adopt a land use document that works together with the table. The uses in commercial are mostly permitted with conditional uses as the land approaches residential neighborhoods.

Planning Commissioner John Dredge noted that parking is identified for congregate care and assisted living in two places differently. Building height is specified for neighborhood retail, but not the other two districts.

Planning Commissioner Steve Thomas stated that it may be nice to clarify allowance of height for decorative architectural elements. Section 3.2 contains many more permitted uses than there were before. Antique and second hand stores are permitted, and he is a little concerned about the type of traffic that it would bring in. He feels there should be a clause for congregate care that allows them to contract for health services, but they must be on site.

Planning Commissioner David Driggs stated that he wondered if CC&Rs and HOAs discourage developers. Home health care service is a highly regulated industry. He isn't sure that should be a requirement for congregate care facilities. Restricting that all congregate care residents be 55 and older may conflict with HOPA law. Storage in parking restrictions should be defined. Under landscaping, it says "all planters shall receive 3 inches of fir bark." Perhaps it should say "receive and maintain." He recalls that most of the residents were okay with 3 stories. He doesn't want to chase away developers.

David Shaw stated that the city cannot discriminate against certain types of retail stores based on what they sell. It can impose reasonable mitigations. A conditional use establishes reasonable conditions and, if met, need to be allowed. The conditional uses need to be restricted to those things that relate to the city's health, safety and welfare.

C. Geddes stated that a traffic study has been done on the commercial area and the commercial area was planned accordingly. He doesn't see a need for each developer to go out and do another study. He suggested that the only time a traffic study would be required is if a developer wants to deviate from the current master plan.

ADJOURNMENT

9. This meeting was adjourned at 9:23 p.m. by C. Zappala, seconded by C. Rees, and unanimously approved.

Approved by Council:
April 19, 2016

/s/ Colleen A. Mulvey, MMC
City Recorder