

CITY COUNCIL WORK SESSION
Tuesday, January 19, 2016 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gygi, Presiding
Council: Jenney Rees, Ben Bailey, Daniel Zappala, Mike Geddes, Rob Crawley
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
David Shaw, City Attorney
Greg Gordon, Recreation Director
Charl Louw, Financial Director
Courtney Hammond, Transcriptionist
Others: Lt. Sam Liddiard

WORK SESSION

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:00 p.m. by Mayor Gygi.

Zoning Changes

C. Zappala stated that there are two things to address first: (1) the boundaries of the subzones, (2) allowed uses in the subzones. Currently there are three subzones: high-, medium-, and low-intensity. The high intensity subzone is along 4800 West. The medium-intensity subzone is across from Walmart. The low-intensity subzone is across from that area, and includes the Charleston and Lexington Heights. He proposes removing the arm from the L-shaped medium-intensity subzone, make it rectangular with enough depth to accommodate commercial buildings and zone the areas to the east and west of 4600 West for high-density commercial east and west. Significant landscaping, no parking zones and building setbacks can provide a buffer to the abutting commercial area. High-density uses would include financial institutes, food services, gas stations/convenience stores, superstores or a movie theater. Medium-density uses can be professional services, general office space and specialty retail. Residential buildings could be considered high impact or medium impact depending on the number of units. He is judging impact based on the number of daily trips, with numbers in the 10s judged as low, medium-impact in the 100s of daily trips, and high impact uses generating 1000s if daily trips. The intent of zoning as written in the current documents is to create a collection of smaller stores. The intent may need to be modified, depending on whether the council wants to see larger stores.

C. Rees stated that the council needs to find a solution so that there is no high-density retail against the residential area. They need to be specific about what kinds of uses are allowed in each zone. She would like to do a short survey to see what residents want. One concern with allowing big box stores is that if they fail it is difficult to get a new tenant that wants that much retail space.

Chandler Goodwin stated that if the boundary lines are redrawn it is important to leave enough area/parcels that are developable. He suggested that a good real estate broker look at the zones to see if they are attractive to developers.

American Fork Canyon Resolution

David Shaw has reviewed the resolution. He did not consult with the county attorney, but this resolution is simply stating the city council's beliefs about the intent of the county code.

Mayor Gygi stated that he is a little concerned that the council has not looked at the county code, nor has the legal interpretation of the referenced code been adjudicated.

C. Zappala stated that this resolution is almost like a letter to the Board of Adjustment. The intent of this statement is to point the Board of Adjustment to a section of the code that would allow them to deny. Some residents want an additional measure, asking for the city to put additional language that adds some legal pressure.

C. Geddes stated that he agrees with C. Zappala's opinions. He does not know enough specifics about where Snowbird is planning on putting in the lift.

C. Crawley stated that he supports C. Zappala's research. He would like to add some language to the resolution about the city's willingness to use its legal resources.

C. Rees stated that she is very uncomfortable offering its legal team.

David Shaw cautioned against including a threat of legal action. He said that making a statement that the City will protect the safety and welfare of its residents is just as strong.

Halfway Houses

Chandler Goodwin read some disability law. Alcoholism is considered a disability under the Fair Housing Act. Any regulation that the city proposes would need to get a thorough legal review.

This meeting was adjourned at 6:45 p.m. by Mayor Gygi.

/s/ Colleen A. Mulvey, MMC
City Recorder