

CITY COUNCIL WORK SESSION
Tuesday, April 5, 2016 6:00 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, Daniel Zappala
Absent/Excused: Jenney Rees
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Jeff Maag, Public Works Director
Greg Gordon, Recreation Manager
Courtney Hammond, Transcriptionist
Others: Lt. Sam Liddiard, David Driggs, Steven Thomas, Brian Miller, Chris Bramhall

WORK SESSION

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:06 p.m. by Mayor Gygi.

Discussion on Temporary Zoning Ordinances 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 he met Chris Bramhall who is with Kirton McConkie. Their feedback is that the city is on the right track. They made some word changes that don't affect the content of the document. The uses allowed in each zone are a legal issue but a planning issue. The Planning Commission had suggested wrapping the blue zone around all of the resident neighborhoods. The Council felt that might interfere with development. One suggestion discussed with Mr. Bramhall was to state that any business within a certain distance of a residence would be a conditional use. An appropriate conditional use overlay zone may be between 50–100 feet of residences. Other big questions to discuss include if any residential should be allowed within the commercial district, and if many of these conditional uses should become permitted.

David Driggs stated that he doesn't like the idea of conditional uses close to the residential area. He feels that would make the area less attractive to developers. One of the goals of these amendments was to make the guidelines and code less ambiguous. He feels that adding a conditional use zone makes things confusing. He would like to see residences allowed on the second floor through the 6000s.

Chandler Goodwin stated that he likes the idea of a conditional use overlay zone. The council would establish the standards of what type of things from which the council wants to protect the residential neighborhoods, such as lights, noise and traffic. Conditional uses within that overlay zone would need to meet those standards with conditions that will mitigate impact to residents. A section needs to be added outlining the standards for the commercial zone.

Mr. Bramhall stated that it is also possible to impose conditions on a permitted use, with an overlay of sorts where uses are permitted with conditions in the area closer to the residential area.

The Planning Commissioners will email their comments to C. Zappala.

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

/s/ Colleen A. Mulvey, MMC
City Recorder