

PUBLIC HEARING AND CITY COUNCIL MEETING

Tuesday, October 15, 2013 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Trent Augustus, Scott Jackman, Stephanie Martinez, Jenney Rees, Daniel Zappala
David Bunker, City Manager
Chandler Goodwin, City Manager
Courtney Hammond, Transcriptionist
Others: Lt. Sam Liddiard, Corey Shupe, Doug Young, Rob Crawley

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:00 p.m. by Mayor Gygi.

Invocation given by C. Augustus

Pledge of Allegiance led by C. Jackman

2. Approval of Meeting's Agenda

MOTION: C. Rees—To accept the agenda as presented. Seconded by C. Jackman.

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|-----|---|-------------|----------------|
| Yes | - | C. Augustus | |
| | | C. Jackman | |
| | | C. Martinez | |
| | | C. Rees | |
| | | C. Zappala | Motion passes. |

3. Public Comment
No comments.

PUBLIC HEARING

4. To declare certain parcels of real property as surplus, and its intent to sell said parcels of real property. Parcels located at approximately 10443–10481 Cottonwood Drive (7 lots) in the R-1-11,000 Residential zone, and 9 acres located at approximately 4800 West 9950 North in the SC-1 Commercial zone
No comments.

CONSENT AGENDA

5. Minutes from the August 6, August 27, September 17, and October 1, 2013 City Council Meetings

MOTION: C. Rees—To approve the City Council minutes August 6, August 27, September 17, and October 1, 2013 City Council Meetings. Seconded by C. Martinez.

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

CITY REPORTS AND BUSINESS

6. City Manager

- Timpanogos Special Sewer District has been meeting to discuss pending litigation. Depositions of all board members will begin soon.
- There will be a commercial video shoot in the Vista Room and in Sammy's on Wednesday, October 16.
- The city has 533 likes on its Facebook page; the Vista Room has 93 likes.

7. Mayor and Council

C. Jackman: No report.

C. Zappala: Attended a meeting where the Lone Peak Public Safety District contract with Utah Valley Dispatch was discussed. They are going to wait and formalize the agreement between the two entities after a consultant's report for a new facility for Utah Valley Dispatch. He gave a talk at a local developers meeting on building applications for cities.

Mayor Gygi: At the last Council Of Governments meeting he made a proposal to start a discussion with the Utah Valley Homebuilders Association about excessive litigation. It was unanimously approved. He is meeting with legislators about the intention of GRAMA and its unintended consequences.

C. Martinez: The Youth City Council (YCC) Pumpkin Walk and Haunted Creek is on October 28. Entry is 25 cents. There will also be cookies and hot chocolate for sale. Sammy's will come down to sell food as well. Pumpkins and prizes have been donated. Princess Days is coming up in November. There will also be activities for princes. The activity for National Family Week will be November 25. The YCC will be doing games for the activity. Jr. Jazz sign ups are happening right now. The Lego League qualifier is in January, and the city is looking for volunteers for the event. Story Time is on Wednesday at 11:00 a.m. in the basement of the recreation center.

C. Augustus: No report.

C. Rees: No report.

SCHEDULED ITEMS

8. Discussion on Blu Line Designs, Proposed SC-1 Commercial Zone Development Plan

Chandler Goodwin stated that there will be public hearing on this proposed development. Signs have been posted on the property and flyers sent to affected communities.

Doug Young stated that this proposal rotates the building and shifts it into the retail space. He had a positive meeting with Amsource and Harts. This proposal is to create a

main street that continues from the Walmart intersection across the street. There is still room on the south side of Harts for a car wash if needed. He had a basic demographic study done and presented a proposed concept for the retail portion of the project. They just started marketing and advertising for retail tenants. He is still working with the city on acquiring the 9 acres. There was resident concern about a road behind the theater. There is no road, but there is a good landscaped space. They have also talked about creating an outdoor dining area at the back of the theater. There will be a solid precast stone fence along the residential border.

Corey Shupe stated that the building was rotated and the wings have opened, creating more open space and distance between residents on the south and the building. The main street concept makes the entrance into the new development more inviting, rather than pulling into a large parking lot. There will be a ½ mile trail system throughout the development.

David Bunker stated that he likes the north-south road. He is concerned with the roundabout concept, because if they are not done correctly, roundabouts can create a problem. This roundabout looks small. There may be a better traffic calming device in that location that would still allow emergency vehicles to easily get through.

C. Rees stated that she loves the idea of a walking trail with exercise stations.

C. Jackman stated that his main concern is the project stalling after the senior facility. He likes the overall plan, but wants to see the entire thing accomplished.

C. Zappala stated that he likes the main street entry into the development from Cedar Hills, but once it empties into the main parking near the theater, it loses that feel. Perhaps fewer entrances to the parking area would solve that problem. He is concerned with the number of access points on both Cedar Hills Drive and 4800 West. He wants clear raised crossing areas for residents of the senior facility to safely access their cars. He also wants to ensure walkability along the main street area.

C. Augustus thanked Blu Line for the design and detail. He is interested in walkability and ensuring people can cross safely through the development. He likes that the stores are broken up with smaller areas of parking, rather than congregating all the stores in one area and all the parking in another.

C. Martinez would like to see a splash pad/ice skating rink in the project.

9. Review/Action on Declaring Parcels located at approximately 10443–10481 Cottonwood Drive (7 lots), and 9 acres located at approximately 4800 West 9950 North, as surplus, and Authorizing said Parcels to be put on the Commercial Market for Sale

David Bunker stated that this concerns the 9 acres in the commercial zone and 7 lots along Cottonwood Drive. Based on state and city code, the city council needs to declare the parcels as surplus and authorize the mayor to divest the city of those properties

MOTION: C. Augustus—To approve a declaration of surplus for the following parcels of real property and authorize the Mayor to proceed with the disposition of said parcels as directed by City Council: Nine (9) acres of real property located at approximately 4800 West 9950 North in the SC-1 zone. Also, seven (7) residential building lots located at approximately 10443–10481 Cottonwood Drive in the R-1-11,000 zone. Seconded by C. Rees. Vote taken by roll call.

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

10. **Review/Action on a Resolution Adopting a Proclamation Declaring November 25–29, 2013 as National Family Week in the City of Cedar Hills**

David Bunker stated that the week of Thanksgiving is recognized by many organizations throughout the country as National Family Week. To show support for families, it is proposed that Cedar Hills also recognize it as Family Week. Sammy's will provide 25% off to families throughout the week, and also launch an ongoing family night with 25% off on Monday nights. There will be a family activity organized by the YCC on Monday the 25th. There are a lot of families in Cedar Hills. It is important that we support families.

MOTION: C. Martinez --To adopt Resolution 10-15-2013A, a resolution of the City Council of the City of Cedar Hills, Utah adopting a proclamation designation November 25–29 as National Family Week. Seconded by C. Jackman

C. Augustus thanked David Bunker for his proposal and to take the time to come up with this idea and organizing it. He read the resolution aloud.

Vote taken by roll call. Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees
C. Zappala Motion passes.

ADJOURNMENT

11. This meeting was adjourned at 8:02 p.m. on a motion by C. Jackman, seconded by C. Augustus and unanimously approved.

Approved by Council:
November 19, 2013

/s/ Colleen A. Mulvey
Colleen A. Mulvey, CMC
City Recorder