

**CITY COUNCIL MEETING**

Tuesday, August 25, 2015 7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding  
Council Members: Trent Augustus, Rob Crawley, Mike Geddes, Jenney Rees, Daniel Zappala,  
David Bunker, City Manager  
Chandler Goodwin, Assistant City Manager  
Greg Gordon, Recreation Director  
Jeff Maag, Public Works Director  
Elysa Dishman, City Counsel  
Colleen Mulvey, City Recorder  
Gretchen Gordon, Deputy City Recorder  
Courtney Hammond, Transcriptionist  
Others: Lt. Sam Liddiard, Ken Cromar, Melissa Willie, Chou family, Rhonda Romney, Marisa Wright, Stephanie Martinez, Angela Johnson, Aimee Augustus, Brian Miller

**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 7:03 p.m. by Mayor Gygi.

Invocation given by C. Zappala

Pledge of Allegiance led by C. Rees

2. Approval of Meeting’s Agenda

**MOTION: C. Zappala—To approve the agenda as outlined.** Seconded by C. Rees.

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

3. Public Comment

Rhonda Romney: Mrs. Romney, principal at Lone Peak High School, introduced her assistant principals. She is proud of Lone Peak’s 95% graduation rate. She appreciates the partnership with Cedar Hills with recreation programs. There have been some challenges at Lone Peak. There will be a full time social worker to help students with coping skills and mental health challenges. They have started a Hope Squad at the school. The new high school being built will just affect Lehi boundaries, not Lone Peak boundaries.

Ken Cromar: Mr. Cromar stated that he is grateful to Mike May for tot soccer. He has never received a response to the issues he brings up at City Council meetings. At the last meeting he

mentioned that a resident made verbal threats against him. Mayor Gygi and the city attorney have said that Mr. Cromar is violent. He would like those statement corrected. On July 30, Mr. Cromar, Curt Crosby and Sam Bushman came met with city staff. There is some documentation that one of the ballot boxes was not entirely secure. The September newsletter needs to list the year-by-year taxpayer subsidy to the golf course.

Marisa Wright: Ms. Wright stated that she has every faith in the voting system. She has every faith in those that work in the election process. They have the utmost integrity. For Mr. Cromar to say that things are awry is insulting. The city has done an amazing job with honest elections.

#### REPORTS/PRESENTATIONS/RECOGNITIONS

##### 4. Review/Action on Adopting a Resolution Recognizing Cedar Hills Champion, Joseph Chou

Mayor Gygi recognized Joseph Chou as a Cedar Hill Champion for receiving every available merit badge and will be receiving the Eagle award this Saturday. August 26, 2015 will be Cedar Hills Champion Joseph Chou Day.

Joseph Chou stated that the support of his family, friends and leaders helped him to make the sacrifice of time to go above and beyond in earning all 141 merit badges. The hardest merit badges to earn were those involving water. Animation was his favorite.

**MOTION: C. Rees—To approve Resolution No 08-25-2015A, a resolution recognizing Joseph Chou as a Cedar Hills Champion for his outstanding commitment to excellence, for his hard work and dedication, his enthusiasm and example.** Seconded by C. Zappala.

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

#### PUBLIC HEARINGS

5. Amendments to the City Code, Title 10, Relating to Animal Rights in the R-1-15,000 Zone  
No comments.

6. Amendments to Title 10, Chapter 3, Regarding the Re-zoning of Certain Portions of Area Currently in the RR-1-20,000 to the RR-1-15,000 Zone, Portions of Area Currently in the RR-1-20,000 to the H-1 Hillside Zone, the Cottages Park, Doral Park and Cedar Run Park to the PF Public Facilities Zone, and to Amend the Official Zone Map to Reflect these Zone Changes  
No comments.

#### CONSENT AGENDA

7. Minutes from the July 7, 2015 City Council Meeting  
8. Appointment of Brent Aaron, David Driggs and Mark Horne to the Golf Course Finance Committee

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

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

## CITY REPORTS AND BUSINESS

### 9. City Manager

The Timpanogos Special Service District board discussed opening and amending the budget. The biggest issue is a dramatic increase in legal fees and a settlement on the plan expansion project. There is a small fire above Alpine, about 30 acres in size. The Lone Peak Public Safety District is not responding because it is not within its jurisdiction. It does not have the authority, or the equipment to respond. The Forest Service is watching the fire.

### 10. Mayor and Council

C. Zappala: C. Zappala asked for feedback from the Council on developing a way for residents to submit public hearing comments online. He will run the idea by David Shaw.

C. Rees: The Planning Commission approved the preliminary plans for Rosegate. It will come to the City Council for consideration. The also discussed the Levine property. Mr. Levine wants to subdivide but is running into problems with the improvement requirements. The Planning Commission will hold another special meeting to discuss guidelines. She issued a press release regarding Joseph Chou. The State of the City is on schedule.

Mayor Gygi: Mayor Gygi expressed disappointment in the county commissioners, particularly the county auditor. The .25 cent local option is going on the ballot this fall. The county auditor will not combine its ballot with vote-by-mail ballots. There will therefore be two ballots, a vote-by-mail ballot for the city and another ballot for the county. It will create confusion. He does not believe that the county auditor will change his mind.

C. Crawley: The Golf Course Finance Committee has met weekly for several weeks. It has been very helpful with a lot of new knowledge, particularly around legal issues surrounding the golf course.

C. Geddes: The Beautification, Recreation, Parks and Trails Committee will come to the City Council with a request to start designs with a landscape architect for the roundabout. The city breakfast was very successful. About 500 people attended. He will be taking the Bayhill Park options back to the committee. The dispatch building bids came in \$1 million over budget. They are now in negotiations with the lowest builder.

## SCHEDULED ITEMS

### 11. Review/Action on the Canvass of the Election Returns for the 2015 Municipal Primary Election

Colleen Mulvey stated that members of the City Council are the official canvassers of the election. They need to verify that the tallies match the election night count. The provisional ballots that have been verified and ballots postmark by August 10 will then be tallied.

Ken Cromar requested being a ballot watcher in Curt Crosby's behalf.

Colleen Mulvey stated that Curt Crosby signed Mr. Cromar up to be a poll watcher on election day. This is not election day.

The tallies of the ballots were as followed

Brian Miller received 26 additional votes for a total of 284 votes.

Angela Johnson received 56 for a total of 753 votes.

Paul Sorenson received 35 additional votes for a total of 425 votes.

Jenney Rees received 57 additional votes for a total of 803 votes.

Craig Clement received 19 additional votes for a total of 283 votes.

Curt Crosby received 11 additional votes for a total of 279 votes.

Chris Fowler received 14 additional votes for a total of 175 votes.

Mike Geddes received 50 additional votes for a total of 611 votes.

Ben Bailey received 47 additional votes for a total of 444 votes.

**MOTION: C. Zappala—To accept and certify the results of the 2015 Municipal Primary Election and canvass, and declare City Council candidates Brian Miller, Angela Johnson, Paul Sorenson, Jenney Rees, Mike Geddes and Ben Bailey to be nominated to the Municipal General Election on November 3, 2015.** Seconded by C. Augustus. Vote taken by roll call.

Yes - C. Augustus  
C. Crawley  
C. Zappala Motion passes

C. Rees and C. Geddes recused.

12. Review/Action on Amendments to the City Code, Title 10, Relating to Animal Rights in the R-1-15,000 Zone

Chandler Goodwin stated that as part of the rezoning process, the R-1-15,000 zone be amended to include large animal rights. These large animals require 10,000 square feet as a livestock management area for one large animal unit. This would mitigate any negative impact of moving RR-1-20,000 (which has large animal rights) to the R-1-15,000 zone (which currently does not).

C. Zappala suggested that the Planning Commission look at density for assisted living areas and consider mirroring the state code. C. Crawley agreed, but would like city code to be limited at 16 to be more restrictive than state code if state code changes.

Chandler Goodwin stated that the state code has density limits for assisted living in the residential area. The city has avoided putting a density limit in the code because state code can change.

**MOTION: C. Zappala—To approve Ordinance No. 08-25-2015A, an ordinance amending the Cedar Hills Municipal Code Title 10, Chapter 4, Section B granting Large Animal Rights as a conditional use in the R-1, 15,000 zone.** Seconded by C. Augustus. Vote taken by roll call.

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

13. Amendments to Title 10, Chapter 3, Regarding the Re-zoning of Certain Portions of Area Currently in the RR-1-20,000 to the RR-1-15,000 Zone, Portions of Area Currently in the RR-1-20,000 to the H-1 Hillside Zone, the Cottages Park, Doral Park and Cedar Run Park to the PF Public Facilities Zone, and to Amend the Official Zone Map to Reflect these Zone Changes

Chandler Goodwin stated that staff is recommending changes to the current zoning map. Certain parks in the city are found in their underlying residential zones. This proposes moving them into the PF Public Facilities zone. The other portion of the rezoning is to move portions of RR-1-20,000 zone to the H-1 Hillside zone to match the remainder of the Avanyu Acres HOA. Moving the RR-1-20,000 to R-1-15,000 zone would move non-conforming lots to legal conforming lots of record. Some of those lots will get an increase in density.

David Bunker stated that the Cottages Park is planned to be a small neighborhood park with a pavilion.

**MOTION: C. Augustus—To approve Ordinance No. 08-25-2015B, an Ordinance amending the Zone Map of the City of Cedar Hills, to change a portion of area currently in the PR 3.4 Planned Residential Zone and H-1 Hillside Zone to the PF Public Facilities Zone; a portion of the RR-1 20,000 Rural Residential Zone to the H-1 Hillside Zone; a portion of the RR-1 20,000 Rural Residential Zone to the R-1 15,000 Residential Zone; and providing for the adoption and administration of this ordinance.** Seconded by C. Crawley. Vote taken by roll call.

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

14. Discussion on Awarding a Contract for the Community Recreation Center Concessions

Greg Gordon stated that staff sent out a RFP for concessions. They received one proposal from Cameron Burr who owns a food truck. He has extensive food experience. He would like to operate a sandwich deli with the ability to cater events.

Cameron Burr stated that he has been involved with Hogi Yogi and started a catering business for charter schools, handling 10,000 meals per day. He then worked with Kneaders, where he handled wedding events from 100 to 500 people. His top priority would be to make sure that those that rent the Vista Room would have access to his catering. He would also like to deliver to local businesses. He plans to have a different menu for this venue than his food truck. He plan is for a deli with soups and sandwiches. He has 5 employees with the food truck. If he is awarded this contract he would hire 10 employees for this operation. He plans to utilize the food program at the high school. He feels that with his experience he is familiar with the market and familiar with the food industry and food trends. He also understands that catering is the key to making this venture work.

Mayor Gygi stated that he would like to see sample menus for the grill, for catering and for golf tournaments. He suggested that Cameron Burr sit down with the events staff and the golf staff.

C. Zappala suggested offering a discount to Vista Room rentals if renters use the preferred catering vendor. He mentioned that past vendors have struggled with high priced burgers when residents can get their children burgers for a lot less.

C. Crawley likes the \$600 base plus 40% of the profits. He would like to spend time looking through the financial books once a year. He would like to see the details ironed out and in writing.

#### 15. Discussion on Bowen Collins Study on Bayhill Park

Chandler Goodwin stated that about a year ago the Beautification, Recreation, Parks and Trails committee looked at Concept A for Bayhill Park and wanted to see some changes that would better serve the needs of the area. They came up with concept B. Bowen Collins looked at price projections for concept A and B. They also came up with Concept C that melds the two plans together in a price conscious way.

C. Crawley stated that Bowen Collins came up with a great plan. He sat on the committee last year and the Bowen Collins plans seems to meet the committee's desires.

C. Rees stated that she would like the Beautification, Recreation, Parks and Trails committee to look at it. She would like staff to look at funding sources.

C. Zappala stated that he would like to make the grassy area graded to allow for tot soccer.

#### 16. **Motion: C. Rees to go into Closed Session pursuant to Utah State Code 52-4-204 and 52-4-205(1)(a) to discuss the character, professional competence or physical or mental health of an individual. This meeting will be held at Cedar Hills Community Center.**

Seconded by C. Zappala. Vote taken by roll call. (9:11 p.m.)

Yes - C. Augustus  
C. Crawley  
C. Geddes  
C. Rees

C. Zappala Motion passes.

\*\*\*CLOSED SESSION\*\*\*

**17. MOTION: C. Zappala—To adjourn Closed Session and Reconvene City Council**

**Meeting.** Seconded by C. Geddes. (10:05 p.m.)

Yes - C. Augustus

C. Crawley

C. Geddes

C. Rees

C. Zappala Motion passes.

ADJOURNMENT

18. This meeting was adjourned at 10:05 p.m. on a motion by C. Zappala, seconded by C. Crawley and unanimously approved.

Approved by Council:

September 22, 2015

/s/ Colleen A. Mulvey, MMC  
City Recorder