

WORK SESSION
Tuesday, October 01, 2013 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Trent Augustus, Stephanie Martinez, Jenney Rees, Daniel Zappala, Scott Jackman (6:13 p.m.)
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist
Greg Gordon, Recreation Director
Others: Corey Shupe, Doug Young, Donald Steele, Nance Steele, Lt. Sam Liddiard

This Work Session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:03 p.m. by Mayor Gygi.

Presentation by Blu Line Designs on Conceptual Plans for a Development in the SC-1 Commercial Zone

Corey Shupe of Blu Line Designs presented the concept plan for the senior living facility in the commercial zone. It was presented to the Planning Commission last week. The Planning Commission suggested considering rotating the structure to front Cedar Hills Drive. They are in the process of exploring those possibilities. Other suggestions were to consider more brick on façade, and to explore height and setbacks. The grand concept includes, in addition to the senior living facility, a movie theater, retail, restaurants and common space with patios and a splash pad. The north and south buildings have been lowered to 4 stories. The building has 4 wings with gardens with gathering spaces. Blu Line will look into the architectural details and check on windows at the end of the wings.

Doug Young stated that he has talked with Amsource who owns the corner property. They would like to put a financial institution with a strip mall behind it on the corner. Harts is interested in a car wash to the south. Blu Line would rather there not be a car wash to the south. He is currently working with the city to acquire the nine acres. The plan is to do the entire retail center, but this plan only concerns the senior living facility at this time. His biggest concern with rotating the building is that it would decrease walkability. He thinks there are ways to mitigate any concerns of the neighbors without rotating the building. They are planning on coming back to the Planning Commission with a couple of options.

C. Zappala stated that his major concern is walkability, which is why he favors the original layout of the buildings. He would also like to see enhancements to see improved walkability for residents and neighbors to the development, such as raised crosswalks to increase safety and visibility. He is okay with the height of buildings if the neighboring retail comes in. The five stories fit in with a retail commercial center surrounding it. He is

concerned that if the retail doesn't come, the building will stick out. He asked that the developers plan for bike racks.

C. Martinez stated that she agrees with the importance of walkability. As currently laid out the retail buildings in front don't allow parking. She would prefer to see that area as green space rather than asphalt. She feels that the building doesn't look very colonial.

C. Augustus thanked them for their efforts. Walkability is important to the City Council and residents. He likes the orientation as currently presented. All the other buildings in the area face 4800 West.

C, Jackman stated that he appreciates the dialogue and process that has happened so far with Blu Line Designs.

MOTION: C. Jackman—To go into Executive Session pursuant to Utah State Code 52-4-204 and 52-4-205 to discuss imminent or pending litigation and potential sale or purchase of real property. Seconded by C. Rees.

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

MOTION: C. Jackman—To adjourn executive session. Seconded by C. Rees. (6:58 p.m.)

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

This meeting was adjourned at 6:58 p.m. by Mayor Gygi.

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