

**CITY COUNCIL WORK SESSION**  
Tuesday, October 3, 2017 6:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding  
Councilmembers: Denise Andersen, Ben Bailey, Mike Geddes, Jenney Rees,  
Daniel Zappala  
Chandler Goodwin, City Manager  
David Shaw, City Attorney (6:13 p.m.)  
Colleen Mulvey, City Recorder

**MOTION: C. Bailey moved to go into closed session pursuant to State Code 52-4-204 and 524-205(1)(c)(d) and (e) to discuss pending or reasonably imminent litigation; to discuss the purchase, exchange or lease of real property; and to discuss the sale of real property. The closed session was held in the Community Recreation Center.** Seconded by C. Geddes. Vote taken by roll call. (6:05 p.m.)

Yes - C. Andersen  
C. Bailey  
C. Geddes  
C. Rees  
C. Zappala Motion passes.

**MOTION: C. Zappala—To exit closed session and reconvene work session.** Seconded by C. Rees. (6:28 p.m.)

Yes - C. Andersen  
C. Bailey  
C. Geddes  
C. Rees  
C. Zappala Motion passes.

Mayor Gygi wanted to discuss an item that was not on the agenda for the regular session. He and the City Council members had been receiving emails from the residents surrounding the vacant property on Oak Road. He explained that the owner of the property had regularly tried to rezone the property for development and was always denied. The owner would be submitting another formal application which would be heard in the next few weeks. Mayor Gygi reported that David Bunker had told him that the owner would call staff every 18 months or so and ask if the City Council would be amenable to a rezone, and he was regularly told that the City would not be open to the change. Mayor Gygi said that he was a little sympathetic to the property owner, but he argued that the owner knew what he was getting into when he obtained the property. The residents that surround the property had benefited from the land being vacant for so long, and they wanted it to remain that way. Mayor Gygi suggested to the residents that they pool their assets, purchase the property, and then enter into a permanent conservation easement. One resident had suggested keeping the property natural except for a walking path or trail. Mayor Gygi said that the property should be turned into a normal park if they wanted to benefit

the City as a whole rather than just the nearby homes. Either way, the City would be maintaining the park.

C. Rees was under the impression that the City had intended to develop the property as some kind of usable space that connected into the trail system. She had spoken to some of the residents in the area and they had said they weren't interested in purchasing the property themselves. Mr. Goodwin said that the City was more interested in creating a walking trail or dog park rather than laying sod.

C. Zappala was favorable to the idea of incorporating the property into the City's trail system. He said there was an existing trail that came into the neighborhood and stopped directly across the street from the subject property.

Mr. Goodwin commented that they have had many requests for a dog park in the City, which was why staff had considered it for this property. They had also thought of creating a dog park at St. Andrews Estates. One thing to consider was that the City's priority would be to fund the development of the newly acquired Harvey Park, so any development of this or the St. Andrews properties would be some time in the future.

C. Zappala requested that a discussion about a long-term Parks plan be put on the agenda before he left the City Council.

C. Andersen stated that she lived across the street from the subject property and she felt that a walking trail would be ideal for the neighborhood and the City. C. Geddes agreed that a walking trail would be an asset, but he did not think that the property needed to be rezoned to accommodate that. He did not completely understand why the Planning Commission made this recommendation.

C. Andersen answered that the Planning Commission's primary concern was weed control. Mr. Goodwin said that staff would be bringing forward an ordinance amendment to address the issue of weed control. He explained that the language needed to be carefully crafted because the City owned hundreds of acres up the mountain hillside and it would be unreasonable for the City to be required to maintain all of it.

C. Geddes asked if the Parks and Trails Committee had given an opinion on the use of the subject property.

Mr. Goodwin said that they had not met with the Parks and Trails Committee because they did not have any conceptual plans to present.

This meeting was adjourned at 6:43 p.m. by Mayor Gygi.

Approved by Council:  
November 21, 2017

/s/ Colleen A. Mulvey, MMC  
City Recorder