

SPECIAL CITY COUNCIL MEETING  
Tuesday, December 18, 2012 6:00 p.m.  
City Office Building  
10246 N Canyon Road, Cedar Hills, Utah

Present: Mayor Gygi, Presiding  
Council Members: Trent Augustus, Jenney Rees, Stephanie Martinez, Scott Jackman, Daniel Zappala  
David Bunker, City Manager  
Courtney Hammond, Transcriptionist  
Eric Johnson, City Counsel  
Greg Gordon, Recreation Director  
Others: Sam Liddiard, Robert Chesworth, Monte Hickenlooper, Marshall Shore

**COUNCIL MEETING**

1. This Special Council Meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order 7:02 p.m. by Mayor Gygi.

Invocation given by C. Rees

Pledge of Allegiance led by C. Jackman

3. Public Comment  
No comments.

CONSENT AGENDA

4. Minutes from the October 16, 2012 City Council Meeting  
Minutes from the November 15, 2012 Special City Council Meeting  
Minutes from the November 20, 2012 City Council Meeting  
Minutes from the December 4, 2012 City Council Meeting

5. **MOTION: C. Martinez—To approve the minutes from the October 16, 2012 City Council Meeting, the November 15, 2012 Special City Council Meeting, the November 20, 2012 City Council Meeting, and the December 4, 2012 City Council Meeting.** Seconded by C. Augustus.

C. Rees stated that on the minutes from October 16, William Warren should be changed to William Moore.

**AMEND MOTION: C. Martinez—To make the minutes subject to the change by C. Rees.**  
Accepted by C. Augustus.

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

Motion passes.

**MOTION: C. Jackman—To move item 7 above item 5.** Seconded by C. Rees.

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

#### SCHEDULED ITEMS

6. Review/Action on approval of the Exterior Elevation for Bridgestone Plat C, located at approximately 901 North 4500 West

##### Staff Presentation:

David Bunker stated that the Council received modified architectural renderings from Perry Homes. The changes are full brick or masonry on the first level front with different styles of Hard plank on the upper level. The Sides have 9 feet of brick. The previous elevations had a 3-foot wainscot on the side. The back now has a 3-foot wainscot of rock and bricks over the doors. The previous motion required that the exterior match the existing buildings. Because this is not an exact match, staff thought it best to come to Council for approval.

Mayor Gygi stated that he wants Bridgestone to continue to be a nice development. The original motion was an effort for continuity. Perry Homes asked for an 8-plex and for allowances to allow the buildings to be closer to the sidewalk. The city allowed for those things. They are saying they can't make the previous motion work. Mayor Gygi has talked with the Bridgestone HOA (Homeowners Association). He is in favor of moving forward primarily because the HOA wants it. He wants to ensure that Perry Homes does not construe this approval as precedent-setting for future plats.

Robert Chesworth is the Bridgestone HOA president. He stated that residents are faced with a dilemma. The rights of the property and future build out were sold to Perry Homes. Perry Homes took it under the provision that there would be no major obstacles in building of the homes. The HOA is very worried that if issues can't be resolved, the property would revert back to Macmillan Homes and no progress would be made. The city has made concessions, and Perry Homes had made modifications to meet the city's requirements. The HOA would like the project to go forward as outlined. Bridgestone is not all-brick. It is brick and stucco. They think Perry Homes' elevations are attractive and would add to the development. Perry Homes has begun excavation. Concern has been expressed that the 8-plex will set a precedent for plats F and G. As head of the HOA, the CC&Rs (Covenants, Conditions and Restrictions) give the HOA the right to approve any future designs. The HOA has made it clear to Perry Homes that this will not set a precedent. He doesn't anticipate any designs to build another 8-plex. Plat F already has an existing 4-plex foundation.

Monte Hickenlooper is on the Bridgestone HOA. He feels that the goal should be to blend the new building with the existing buildings. It may not match, but it will blend.

Bridgestone does not want Macmillan Homes back; the city does not want Macmillan Homes back. Perry Homes has a great building reputation, and will not do a shoddy product. Their limitation is the price for which they can sell their product. Doing more brick will price them out. Perry Homes also says that these elevations will sell better.

Council Discussion:

C. Rees stated that her biggest concern was the feelings of the community. If they like the new drawings, she is fine with them. There is no city standard that says homes need to be 50% brick. She doesn't want to get into a situation where the city is telling residents that they can't do anything about something they hate because the Council is set on maintaining an arbitrary standard.

C. Zappala stated that his biggest concern was the 8-plex, but that has already been approved.

C. Jackman stated that he is not excited about the designs, but the residents are. He expected more similarity. He feels that the city has given too much to Perry Homes. However, the residents' feelings mean a lot to him. He feels the error that was made was allowing the 8-plex.

C. Martinez stated that she lives in a similar community, with people moving in and out a lot. There needs to be a standard. She feels that the Council is here to protect the community. Residents come and go, but buildings stay. She wants it to match.

C. Augustus stated that he lives in the Cedars West. He worked in the HOA over there. He is a licensed general contractor. Brandon Dyre was in the meeting back in July and understood the motion that was made. There are four different materials on the current elevations. On the current building there are only two. The first mistake was made when Perry Homes didn't read the city's building code and designed 8-plexes. The city has given so many concessions, and now he feels like the council is being forced to do something it doesn't want to do. The Council has to maintain the standard for the city. Making an exception now will set a precedent.

**MOTION: C. Augustus—To continue this item to a future meeting pending a meeting between Perry Homes, the HOA of Bridgestone, David Bunker, Mayor Gygi and C. Augustus, and then we will report back to the Council at a future meeting with the results of that meeting so we can continue this discussion.** Seconded by C. Jackman.

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

## CITY REPORTS AND BUSINESS

5. City Manager  
No report.
  
6. Mayor and Council  
C. Martinez: Santa's Workshop went well, sponsoring over 60 Cedar Hills' kids. The Santa Claus party was awesome. Lego League is coming up on January 12.  
C. Rees: She issued a press release that was picked up by the Daily Herald.  
C. Augustus: Was unable to attend the December North Pointe Solid Waste Special Service District meeting because he took pictures at the city Santa Claus event.

## SCHEDULED ITEMS

7. Review/Action on options for the Community Recreation Center Basement

### Staff Presentation:

David Bunker stated that it is proposed that the city be given approval to go forward with getting construction bids. It wouldn't encumber any funds. He would propose getting bids based on plan B, which is finishing both sides, but get prices for each side, so the city can choose to do only one side if needed. This would be a publically advertised bid. It will take a little bit of architectural work to get the plan ready for a publically advertised bid. If the Council decides to add an elevator some additional architecture and engineering will need to be done. It will cost about \$10-20,000 for the needed specs depending on whether there is an elevator.

### Council Discussion:

C. Augustus stated that instead of spending money to get architectural plans, the city decided to get a draftsman do the plans. The city will need to probably contact a mechanical engineer, structural engineer, plumbing, etc to get all the contractors for the specs to bid on the same thing.

C. Martinez stated that the north side will have a dance floor, mirrors and a ballet bar. The south sides will have more electrical outlets and is being designed for multiple uses. There is a need in the community for meeting space. Room dividers will help expand the capacity.

C. Jackman stated that he would like both sides wired for advanced electrical needs so that things can be moved around if needed.

**MOTION: C. Martinez—To approve the completion of the construction pack specifications packet and proceed for advertisement to compete for construction bids for the Community Recreation Center basement project.** Seconded by C. Augustus.

C. Jackman stated that he would like a monetary limit specified. He would like to see a double bid of an ADA (Americans with Disabilities Act) ramp as well as an elevator. The inconvenience of the ADA ramp is significant enough to look into the costs of an elevator.

C. Rees stated that she does not want to overspend. The current estimates are \$300,000 and she is making the decision to go ahead with the bids based on that estimate. If the bids come in a lot higher than anticipated, and more than the city can afford, she is going to feel like the city wasted \$20,000 on the specs and bids.

**AMEND MOTION: C. Martinez—To authorize up to \$20,000.** Accepted by C. Augustus.

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

ADJOURNMENT

9. This meeting was adjourned at 8:19 p.m. on a motion by C. Augustus, seconded by C. Jackman and unanimously approved.

Approved by Council:  
February 5, 2013

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