

CITY COUNCIL WORK SESSION
Tuesday, February 2, 2016 5:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Ben Bailey, Jenney Rees, Mike Geddes, Daniel Zappala, Rob
Crawley (5:30 p.m.)
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Jeff Maag, Public Works Director
Courtney Hammond, Transcriptionist
Others: DeAnn Nielsen, Lt. Sam Liddiard

WORK SESSION

This work session of the City Council of the City of Cedar Hills, Utah, having been properly noticed, was called to order at 5:13 p.m. by Mayor Gygi.

Public Comment

DeAnn Nielsen: Ms. Nielsen lives in Temple Shadows and is the neighborhood representative. Temple Shadows would like to be as informed and helped as much as possible. There is a drainage issue from roundabout going south. There is no drain or outlet. The water has come close to the homes before, but never into them.

Discussion on Commercial Zoning

C. Zappala read through the list of retail uses and the council discussed whether they would need a conditional use: hardware store, computer supplies and parts retail, grocery store, dairy products, bakeries, tire store (conditional for hazardous waste), restaurants, ice cream establishment, drug store, antiques and second hand merchandise, bookstore, art gallery, sporting goods store, photography store, banks, barber shop, apparel repair/dry cleaner (conditional for hazardous materials), movie theater (conditional), parks (conditional as part of retail development), gas station (conditional), fast food (conditional for traffic), farm and garden supplies (hazardous materials and outdoor sales), car wash (conditional), miniature golf (conditional), sports facility (conditional on emphasis on retail sales), paint/glass/wallpaper (conditional for hazardous materials), electronic retails, discount stores, dry goods and general merchandise, apparel and accessories, furniture, home goods, framing shops, household appliances, office equipment, radios/TV/sound equipment, jewelry, pet grooming.

Some permitted mixed-use establishments would include a reception center, library, medical/professional, legal services, engineering services, research services, data processing services, professional services, massage therapy and veterinarian clinic.

The council agreed that some elements of business that would need a conditional use permit, including deliveries, parking adjacent to single family homes and hours of business.

C. Zappala stated he intends to integrate some of these changes into the Design Guidelines document. By August he would like to have a complete rewrite to the Design Guidelines.

Chandler Goodwin stated that most cities have code discussing specific conditions for conditional use permits. Some of the condition approvals can be executive level.

C. Crawley asked that as soon as a draft is available it be sent to the council.

Budget Priorities

Mayor Gygi stated that at the Saturday meeting the council created a list of priorities. He plans to bring these up regularly. If a council member has a priority on the list, he/she can follow up with staff, though the priority list numbering can't necessarily be changed because someone wants it so.

David Bunker stated that the best way to proceed is to assign a lead to the assignment. The Saturday priorities are for FY2017 budget. The fiscal focus document will include these priorities.

C. Rees stated that priority #1 is a part time communication person who would take over social media, communication to residents, internal communications, fulfilling of GRAMA requests and liaison with the complaints app.

This meeting was adjourned at 6:11 p.m. by Mayor Gygi.

/s/ Colleen A. Mulvey, MMC
City Recorder