

CITY COUNCIL WORK SESSION
Tuesday, August 7, 2018 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Jenney Rees, Presiding
Councilmembers: Ben Bailey, Mike Geddes, Brian Miller
Absent/Excused: Denise Andersen, Ben Ellsworth
Chandler Goodwin, City Manager
Greg Gordon, Recreation Director
Jeff Maag, Public Works Director
Colleen Mulvey, City Recorder

This work session meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:04 p.m. by Mayor Rees.

1. Update on FY 2019 Council Goals

Mayor Rees said they would begin by discussing the 2019 fiscal year goals. Greg Gordon was invited to present his department's portion of the City's goals. Mr. Gordon provided an overview of the Community Service Department and its programs. He mentioned that Harvey Park funding was ongoing and other staff members would discuss its progress throughout the work session.

Mr. Goodwin explained that the City was waiting for bid documents for Harvey Park. He said they were also waiting for staff and engineer recommendations for the park.

Mr. Gordon discussed several quarterly events that would be taking place at the Community Center, including the City Breakfast, Santa Night, Ladies' Night Out, Social Media Night, Domestic Violence Awareness/Prevention, Suicide Prevention and other activities. Staff was working on the signage for Community Center building.

Mr. Goodwin explained that several years ago monument signs were installed on Canyon Road and the roundabout and these signs had been vandalized. He said they wanted to come up with a plan that would also advertise the grill tenant. They were coming up with a design to switch out the logo if needed.

C. Miller asked if Ernie's was happy, to which Mr. Gordon stated the owner was doing well and was receptive to the idea about signs. Staff told the owner he could put up simple, a-frame signs on the street and take them down at night.

Mr. Gordon explained that his department was working with an advertiser to create signs for the Family Festival that would be hung along City streets. They tried to include this in the current budget and were in the process of allocating funds for the project. He then explained that in the past there had been discussions regarding the golf course pedestrian policy. Lastly, he mentioned that the total events in the Community Center increased by five.

Mayor Rees thanked Mr. Gordon for his work and said residents were pleased with the opportunities the City was providing.

Mr. Gordon stated that they were getting creative with the recreation programs; however, they were limited on space and resources. They were getting ahead of Junior Jazz scheduling for next year. They had raised prices on the facilities and Mr. Gordon was not sure how this would affect the budget. Mayor Rees asked if the theater class was a recreation class. Mr. Gordon stated that it was listed as a recreation class, but was not on his list. He said there were other camps not included on his list as well.

C. Geddes said he was pleased to hear positive things.

2. Cedar Hills Gateway Subdivision

Mr. Goodwin explained plans came in late yesterday concerning this subdivision. He said they were not approving the buildings but were approving the public infrastructures to lay the ground work for development. This plan was discussed two weeks ago and the biggest concern was the egress on to 9900 North. The Planning Commission recommended there be a median for left-hand traffic, a suggestion which generated much debate. He did not feel like there was enough traffic from the left to prevent left-hand turns. The major changes to this plan included the egress and the walkability around the property. At least one sidewalk was required on one side of the street. Mr. Goodwin explained that they would develop the sidewalks as they built up the lots. Other discussion points included several engineering issues that were being overhauled, snow removal, and a proposed four-way stop to keep traffic speeds down throughout the development.

Mayor Rees asked if there were any proposals for actual development, to which Mr. Goodwin answered in the affirmative. C. Bailey asked if a roundabout was feasible. Mr. Goodwin explained that the issue was the radius of the roundabout was too big and would eat some of the commercial space. C. Miller said he was in favor of the four-way stop.

Mr. Goodwin said he was excited to see this project get developed. He mentioned that he had sent an email to the developer concerning elevation variances, which he subsequently identified on an aerial map of the subject property.

Mayor Rees asked them to consider another stop sign in the development, and suggested a specific area on the map. Mr. Goodwin explained there would be a stop sign for traffic heading east. He noted that he had been working with Joel Wright to create an agreement concerning the impact the right-of-way had on residents' driveways.

3. Rezone - Oak Road Parcel

Mr. Goodwin explained that staff noticed an error when putting the Council packet together. The item was listed as Title 3 instead of Title 10 and after consulting with Mr. Wright they determined it should be noticed as Title 10. It was suggested they table the item and re-notice the item correctly. He said public noticing required the City to notice residents within a 300 feet radius of the parcel. He explained they used the Everbridge software and sent emails stating

there had been a mistake to those affected. He said they planned on having a public hearing at the regular City Council meeting concerning this issue.

Mr. Goodwin described the location of the Oak Road parcel and explained that it was privately owned open space. He explained Rance Jones was under contract to purchase and rezone the property, and Mr. Jones promised to donate a portion to the City. He said the neighboring residents had expressed concerns such as flooding, fencing, and losing the open space. He noted some of the residents had encroached beyond their property lines into the parcel. There were some topographical difficulties that made it difficult to develop the property. Mr. Goodwin also noted the Facebook comments represented the community feeling on this issue. He stated this was private land and they could not do anything to stop these applications. The Planning Commission made a recommendation to rezone.

Mayor Rees stated that the Planning Commission's justification for approval was predicated on this being private property. They felt the property owner had a right to develop their land. C. Bailey agreed the encroachment was a civil matter and the City was not responsible for handling the dispute. C. Geddes said they should not handle this development without resolving the issues of encroachment. He said the land should have been owned by the City. He thought this was a decent compromise and the one lot would not affect the neighbors negatively. Mr. Goodwin said views were not protected.

C. Geddes stated that the Planning Commission voted correctly. C. Bailey said the whole parcel should be designated as open space. Mr. Goodwin agreed that the encroachments were a civil matter. He noted the City had tried to work with the property owner for weed abatement. The City was legally allowed to choose whether or not they granted this re-zone. C. Miller asked if the property owner to the east had any plans to develop their land. Mr. Goodwin answered affirmatively and explained the options that were being considered.

Mayor Rees said the residents had presented the City with a petition containing 150 signatures. She noted the Facebook comments represented the feelings of the residents. She said they were receiving a consistent, clear message from residents that they were against the re-zone.

Mr. Goodwin stated they needed to table this because it was noticed incorrectly and they had some grounds to challenge the ruling. The Mayor and Council agreed.

This meeting was adjourned at 6:46 p.m. on a motion by C. Geddes, seconded by C. Bailey, and unanimously approved.

Approved by Council:
September 18, 2018

/s/ Colleen A. Mulvey, MMC
City Recorder