

PUBLIC HEARING AND CITY COUNCIL MEETING

Tuesday, September 16, 2008 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

This meeting may be held electronically via telephone to permit one or more of the council members to participate.

NOTICE is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a Public Hearing in connection with their Regular City Council Meeting on Tuesday, September 16, 2008, beginning at 7:00 p.m.

COUNCIL MEETING

1. Call to Order, Invocation and Pledge
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (Comments limited to 3 minutes per person with a total of 30 minutes for this item).

PUBLIC HEARINGS

3. Intent to Impose a 0.1% Sales and Use Tax Within the City to Fund Parks, Arts, and Recreational Facilities
4. Adjust the Common Municipal boundary between the City of Cedar Hills and Pleasant Grove City
5. Amendments to the Fiscal year 2009 Budget (July 1, 2008 to June 30, 2009)

CONSENT AGENDA

6. Minutes from the September 2, 2008, Regular City Council Meeting

SCHEDULED ITEMS

7. Review/Action on Cedar Hills Golf Course Items and Clubhouse
8. Review/Action on Amendments to the Fiscal year 2009 Budget (July 1, 2008 to June 30, 2009)
9. Review/Action on Ordinance Adjusting the Common Municipal Boundary between the City of Cedar Hills and Pleasant Grove City
10. Review/Action on Preliminary Site Plan for Chase Bank
11. Review/Action on a Community Recreation and Aquatic Center
12. Discussion Regarding Pressurized Irrigation
13. City Manager Report and Discussion

MAYOR AND COUNCIL REPORTS

14. Board and Committee Reports

EXECUTIVE SESSION

15. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-5
* * * EXECUTIVE SESSION * * *
16. Motion to Adjourn Executive Session and Reconvene City Council Meeting

ADJOURNMENT

17. Adjourn

Posted this 12th day of September, 2008.

Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Konrad Hildebrandt, City Manager <i>[Signature]</i>
DATE:	9/16/2008

City Council
Agenda Item

SUBJECT:	Golf Course Items and Clubhouse
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Konrad Hildebrandt
BACKGROUND AND FINDINGS: Discussion on the approval of advertising benches on every hole. Further direction on how to proceed with the clubhouse development is staff-requested. Cost estimates have come in between \$1.7 M - \$4.1 M for the existing clubhouse plans.	
PREVIOUS LEGISLATIVE ACTION: NONE	
FISCAL IMPACT: The purpose of the reconfiguration is to pay down the golf course construction bond. An estimated \$3 million will be available, upon sale, for the debt service write down.	
SUPPORTING DOCUMENTS: None	
RECOMMENDATION: Staff recommends direction on the further processing of the clubhouse and the proposed benches	
MOTION: As appropriate	

3	600	100	100	100	100
428	100	100	100	100	100
100	100	100	100	100	100
100	100	100	100	100	100
100	100	100	100	100	100
100	100	100	100	100	100

Indian Trail Dental Care
James & Shelby
 DDS-PS
 Family & Cosmetic Dentistry
326-5454



**BENCH CRAFT
COMPANY.**

12	
TH	FR
196	3
112	10
123	15
100	18

AGREEMENT AMENDMENT

Date: 8/27/08

The Cedar Hills Golf Club and Bench Craft Company amend the certain scorecard agreement between them dated December 5, 2007 by adding thereto the following:

1. The Golf Course shall require up to (30) custom cedar benches with ad spaces.
Benches provided and maintained at no cost.

Except as specifically modified herein, said agreement between the parties shall remain in full force and effect. Benches will remain the property of Bench Craft Company in the event the agreement is terminated.

IN WITNESS WHEREOF, the parties have signed this Amendment to be effective as of the above date.

The Cedar Hills Golf Club
Cedar Hills, UT

Bench Craft Company
Portland, OR

Signed: _____

Signed: _____

Date: _____

Date: _____

Title: _____

Title: _____



CITY OF CEDAR HILLS

TO:	Mayor McGee and City Council
FROM:	Konrad Hildebrandt, City Manager <i>Konrad</i>
DATE:	9/12/08

SUBJECT:	Budget Amendments
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Rachel Brown, Finance Director
BACKGROUND AND FINDINGS: Flashing Lights and Mesquite Park Budget Amendments. Mesquite Park amendments include \$4,500 for Goals, \$750 Chris Wilkinson, \$1000 for benches, \$1500 for water connection, and \$11,000 for netting	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT: Mesquite Park - \$18,750 From: Park Development Impact Fees To: Mesquite Park Flashing Lights at Deerfield Elementary - \$6,000 From: Tx to Franchise Fee Reserves To: Deerfield Elementary Flashing Lights (40-78-780)	
SUPPORTING DOCUMENTS:	
RECOMMENDATION: Approve/reject the resolution	
MOTION: Adopt Resolution No. _____ A RESOLUTION ADOPTING THE AMENDED 2008-2009 FISCAL YEAR BUDGET FOR THE CITY OF CEDAR HILLS, UTAH.	



CITY OF CEDAR HILLS

TO: Mayor McGee, City Council, and Staff
FROM: Kim E. Holindrake, City Recorder
DATE: September 10, 2008

City Council Memorandum

SUBJECT: Adjusting the Common Municipal Boundary between the City of Cedar Hills and Pleasant Grove City
APPLICANT PRESENTATION:
STAFF PRESENTATION: Kim E. Holindrake

BACKGROUND AND FINDINGS:

This boundary adjustment will accommodate a number of the residents who are in need of sewer service or who have already connected to the sewer system because of septic tank problems. The ordinance will put all four properties in the RR-1-20,000 Residential Zone.

The City Council passed Resolution 7-8-2008A indicating the City's intent to adjust the boundary between Pleasant Grove City and the City of Cedar Hills. The public hearing notice was published on three consecutive weeks in the North County Newspapers (Lone Peak Press) and the 60-day protest period has been met. At this time, no protests have been received. Concluding the public hearing, the City Council may adopt an ordinance adjusting the common boundary.

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

- Proposed Ordinance

RECOMMENDATION

To adopt the ordinance as long as no protests have been received.

MOTION

To adopt Ordinance No. _____, an ordinance adjusting the common municipal boundary between the City of Cedar Hills and Pleasant Grove City.

ORDINANCE NO. _____

AN ORDINANCE ADJUSTING THE COMMON MUNICIPAL BOUNDARY BETWEEN THE CITY OF CEDAR HILLS AND PLEASANT GROVE CITY.

WHEREAS, the majority of owners of certain property currently located within the Pleasant Grove City corporate boundary but contiguous to the boundary of the City of Cedar Hills have submitted an application to each community requesting an adjustment to the common boundary for the purpose of disconnecting said territory from Pleasant Grove City and annexing the same to the City of Cedar Hills, and

WHEREAS, The City Council of the City of Cedar Hills, has heretofore: (1) adopted a resolution (Resolution No. 7-8-2008A) indicating its intent to adjust the location of the common boundary between the City of Cedar Hills and Pleasant Grove City and transfer said property to the municipal jurisdiction of the City of Cedar Hills, (2) advertised and held a public hearing regarding the proposed boundary adjustment, and (3) determined that no protests to the proposed adjustment have been filed with the City Recorder, all of the above in accordance with the applicable provisions of Utah State Law (UCA 10-2-419).

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH:

SECTION 1. In accordance with the provisions of Section 10-2-419 Utah Code Annotated, 1953, as amended, that certain territory identified and described on the attached Boundary Adjustment Plat (Attachment 1) and referred to as the Pleasant Grove/Cedar Hills Common Boundary Adjustment No. 3, which area has heretofore been located within Pleasant Grove City, is hereby approved for annexation into the City of Cedar Hills, Utah.

SECTION 2. This Ordinance shall take effect upon passage of a similar ordinance by Pleasant Grove City providing for the disconnection of said area from Pleasant Grove City and the recording of the Boundary Adjustment Plat relating thereto at the office of the Utah County Recorder.

SECTION 3. Upon completion of the boundary adjustment proceedings, the area added to the municipal jurisdiction of the City of Cedar Hills shall be placed in the RR-1-20,000 Residential Zone.

SECTION 4. Upon completion of the boundary adjustment proceedings, the City Recorder is hereby instructed to file the original copy of Attachment 1 at the office of the Utah County Recorder.

SECTION 5. Passed by the City Council of the City of Cedar Hills, Utah, this 16th day of September, 2008.

Attest:

Michael C. McGee, Mayor

Kim E. Holindrake, City Recorder

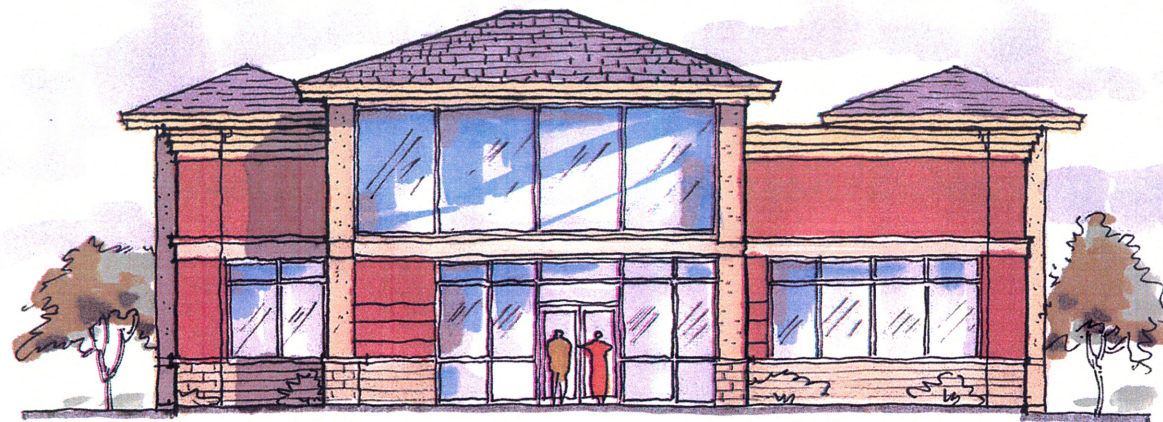


CITY OF CEDAR HILLS

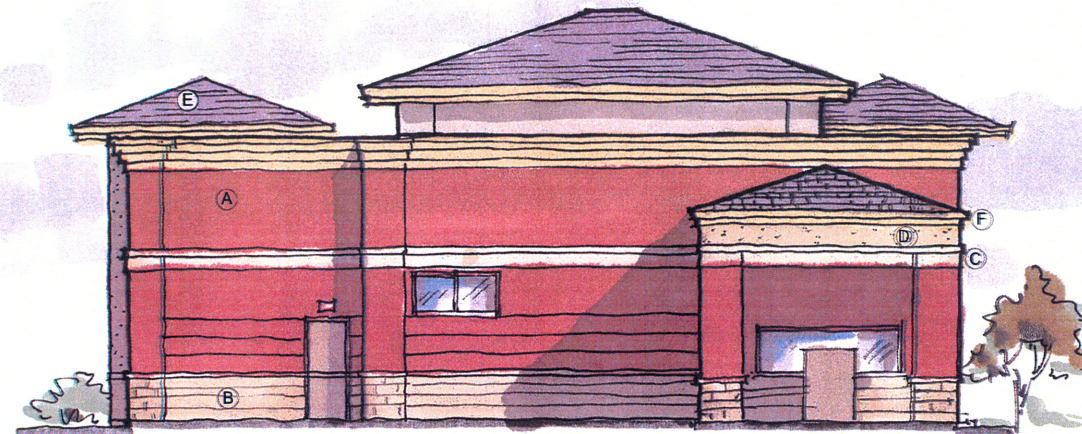
TO:	Mayor and City Council
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	9/16/2008

City Council Agenda Item

SUBJECT:	Chase Bank Concept/Preliminary Site Plan
APPLICANT PRESENTATION:	CLC Associates and Chase Bank Representatives
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning
BACKGROUND AND FINDINGS: Chase Bank, after meeting with the site review committee, and resubmitting plans to the Planning Commission has received a recommendation for approval. The Planning Commission included a recommendation to review the plantings for compliance with the Design Guidelines (which it does not include the recommended plants), that the sign on the inside of the entrance meets our sign ordinance, and a clarification regarding supplying water rights to the city.	
PREVIOUS LEGISLATIVE ACTION: 8/28/2008 – Planning Commission; Chase has returned with changes that include: varied roof lines, a pitched roof over the drive thru, slate roof, and corner accents, north and south side pop-outs, and removal of blue accents on front. Chase also included a landscaping plan. Planning Commission recommended approval of the Chase Bank Concept/Preliminary Site Plan. 8/12/2008 – Site Plan Review Committee met with CLC and Chase representatives to discuss changes that needed to be made to the building elevations to better meet the City's Design Guidelines. 7/31/2008 – Planning Commission denied approval of the site plan due to design issues similar to those from their previous meeting, as well as applicants inability to come to Planning Commission Meeting to discuss their plans. 5/22/2008 – Planning Commission did not approve the Chase Bank elevations due to design, i.e. slate roof, copulas, varied building facades, and other feature associated with American Colonial Architecture. Site Plan Review Committee – Committee was clear that the building elevations did not meet with the city's design guidelines, and recommended that the applicant rework the building elevations.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Chase Bank Elevations, and Landscape Plan	
RECOMMENDATION: Review the elevations based on city design guidelines, staff recommends that we verify who will be submitting water rights for the site.	
MOTION: To approve/not approve the concept/preliminary site plan for the Chase Bank Site subject to...	



North Elevation



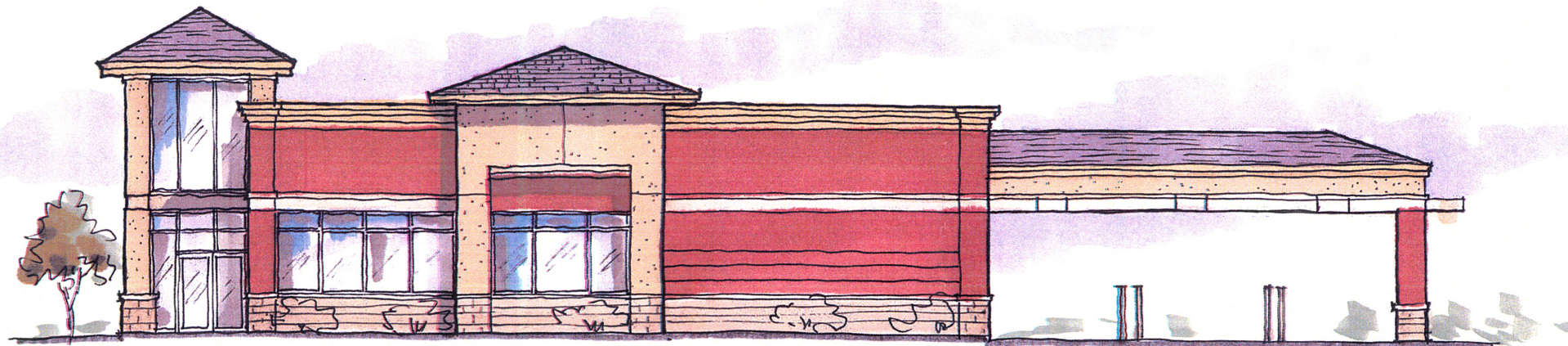
South Elevation

T.O. ROOF PEAK
125'-11"

T.O. PARAPET
119'-8"

B.O. CANOPY
110'-8"

F.F.ELEVATION
100'-0"



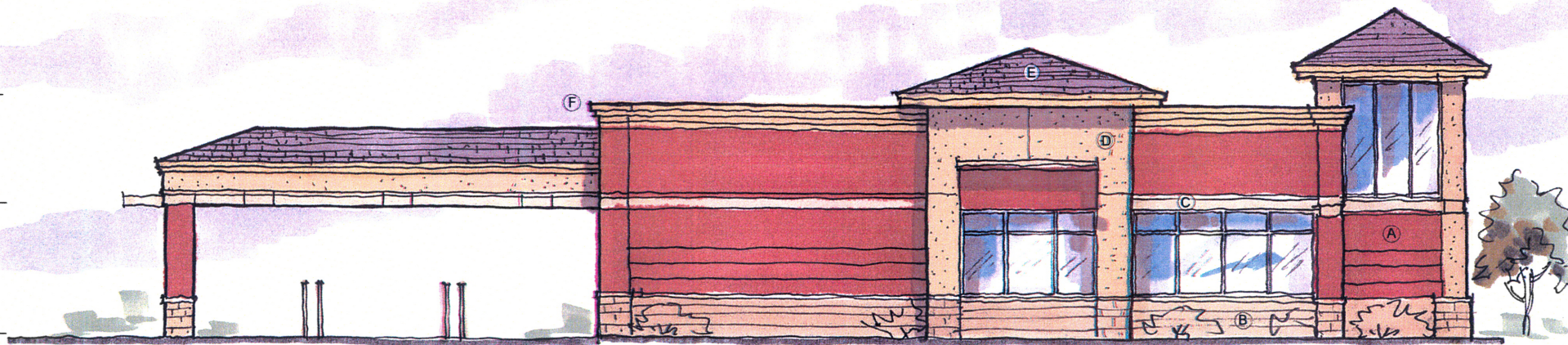
West Elevation

T.O. ROOF PEAK
125'-11"

T.O. PARAPET
119'-8"

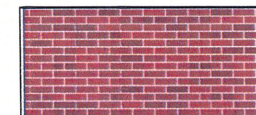
B.O. CANOPY
110'-8"

F.F.ELEVATION
100'-0"

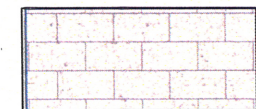


East Elevation

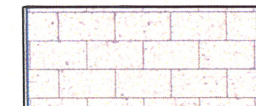
MATERIAL SAMPLES



(A)
BRICK - 1
PARK ROSE



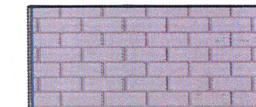
(B)
STONE - 1 SAVANNAH STONE
ROUGH FACE



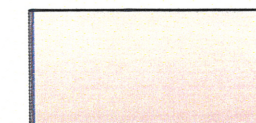
(C)
STONE - 1 SAVANNAH STONE
SMOOTH FACE



(D)
EIFS - DYNASTY



(E)
SLATE ROOF

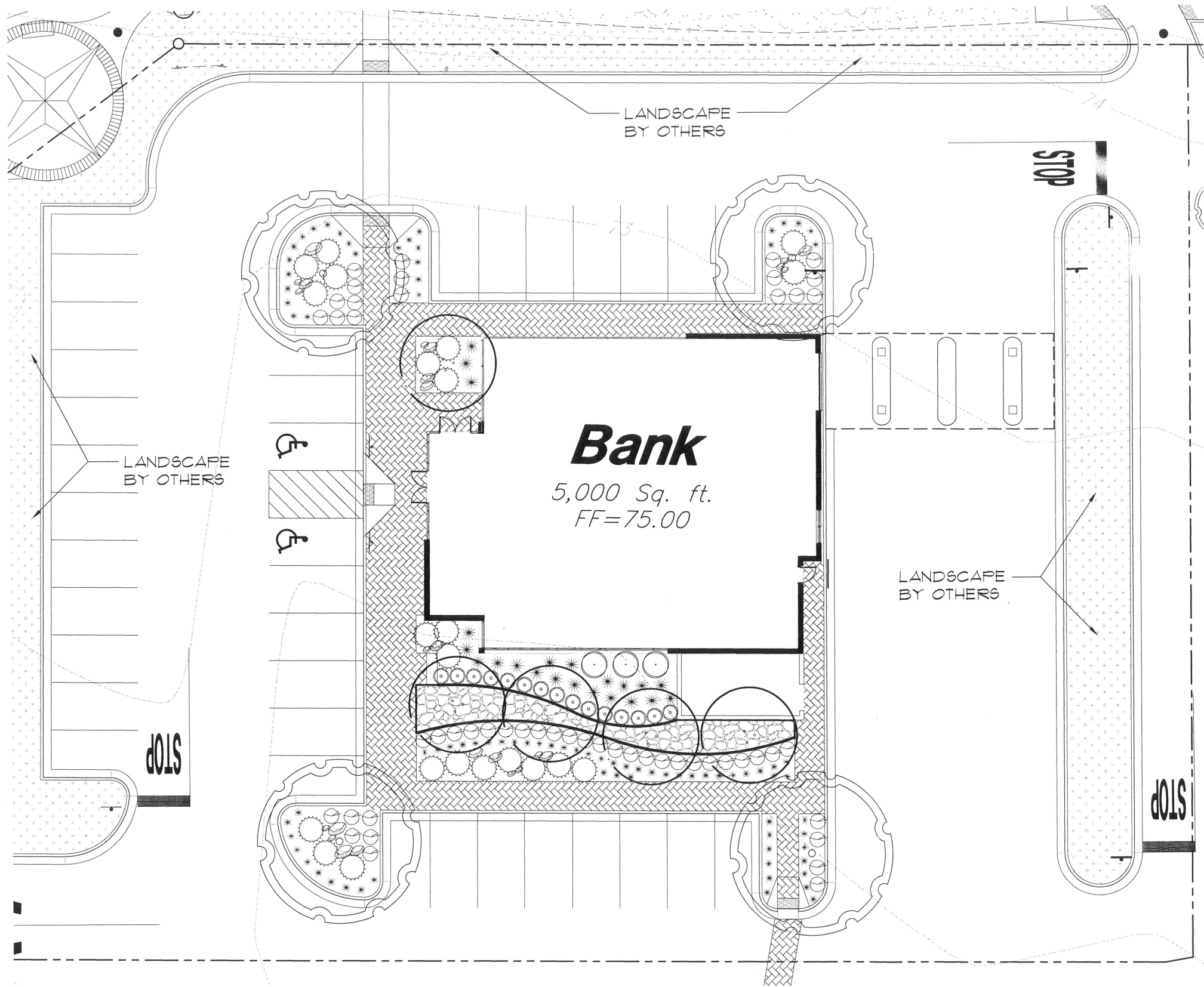


(F)
PREFINISHED METAL
SANDSTONE

CHASE BANK
CEDAR HILLS, UTAH

CLC ASSOCIATES
420 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84111
PHONE: 801-363-5605
FAX: 801-363-5604





PLANT LIST

PLAN SYM.	COMMON/BOTANICAL NAME	SIZE	QUALITY
SHADE/STREET TREES			
4 SU	SUNBURST HONEYLOCUST <i>Gleditsia triacanthos</i> 'Sunburst'	25" CAL. SINGLE TRUNK	FULL CROWN 31B 5 CANES MIN.
ORNAMENTAL/FLOWERING TREES			
5 KV	KRAUTER VESUVIUS PLUM <i>Prunus caroliniana</i> 'Krauter Vesuvius'		31B 5 CANES MIN.
DECIDUOUS SHRUBS			
3 TB	TRICOLOR BUTTERFLY BUSH <i>Buddleja davidii</i> 'nana' 'Mango'	5	SPACING 48" O.C. 5 CANES MIN.
15 GB	GOLDEN BARBERRY <i>Berberis thunbergii</i> atropurpurea nana 'Golden'	5	SPACING 36" O.C. 5 CANES MIN.
51 CP	CRIMSON PYGMY BARBERRY <i>B. thunbergii</i> atropurpurea nana 'Crimson Pygmy'	5	SPACING 24" O.C. 5 CANES MIN.
EVERGREEN SHRUBS			
22 CO	CREeping OREGON GRAPE <i>Mahonia repens</i> 'Creeping'	5	SPACING 36" O.C. 5 CANES MIN.
GRASSES			
22 KF	KARL FOERSTER FEATHER GRASS <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	1	SPACING AS SHOWN 5 CANES MIN.
83 KR	KARLEY ROSE <i>Pennisetum orientale</i> 'Karley Rose'	1	SPACING AS SHOWN 5 CANES MIN.

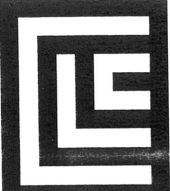
COBBLE
1" MINUS WASHED COBBLE STONE - TO BE LOCALLY AVAILABLE - WITH UNDERLAYMENT OF DEWITT PRO 5 WEED BARRIER FABRIC

LANDSCAPE BOULDERS (Minimum 2'x2'x2')
DECORATIVE LANDSCAPE BOULDERS MUST BE FROM AN APPROVED SOURCE. PARTIALLY BURY ALL BOULDERS SIX (6) INCHES DEEP TO NATURALIZE APPEARANCE. VARY SIZES, MAXIMUM SIZE SHALL BE 4'x4'x4'. COORDINATE INSTALLATION TIMING WITH GENERAL CONTRACTOR OR BUILDING ARCHITECT TO AVOID DAMAGE TO HARDSCAPE.

EDGER
6" x 6" CONCRETE MOUNTED STRIP

LANDSCAPE TO BE DONE BY OTHERS

- NOTES:
- IF QUANTITIES LISTED IN SCHEDULE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN. TOTAL PLANT QUANTITIES ARE SHOWN ON SHEET L3.10.
 - ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION.



CLC ASSOCIATES
420 EAST SOUTH TEMPLE
SUITE 550
SALT LAKE CITY
UTAH 84111
P 801 353 5505
F 801 353 5504
CLCASSOC.COM
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT CONSTRUCTION PLANS
FOR
CEDAR HILLS CHASE BANK
N 48TH WEST AND W CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

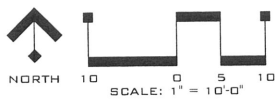


PREPARED UNDER THE
DIRECT SUPERVISION OF
CHAD D. NIELSON, ASIA
UTAH REGISTRATION NO.
4881770 FOR AND ON
BEHALF OF CLC
ASSOCIATES

DATE DESCRIPTION

LANDSCAPE PLAN

PROJECT #: 07.0256
DRAWN BY: SAA
DESIGNED BY: SAA
CHECKED BY: CDD





CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Konrad Hildebrandt, City Manager <i>KH</i>
DATE:	9/16/2008

City Council
Agenda Item

SUBJECT:	Recreation and Aquatic Center Development
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Konrad Hildebrandt – Requested by C. Bowman and C. Wright
BACKGROUND AND FINDINGS: The City of Cedar Hills has previously completed a Feasibility Analysis for this project. The City has attempted to create a Lone Peak Recreation District with the Cities of Alpine and Highland participating jointly. Due to the proposed uses of funds for this project, it is imperative that the project commence soon.	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: Based on the size and scope of the project the fiscal impact will vary	
SUPPORTING DOCUMENTS: Feasibility Study	
RECOMMENDATION: Staff recommends that the City Council, discuss and give direction on where they want to go with this Recreation/Aquatic Project	
MOTION: Click here to enter text.	