

PUBLIC HEARING AND CITY COUNCIL MEETING
Tuesday, October 7, 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, October 7, 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. Amendments to the City Code, Title 10-6-3, Procedure Leading to Approval; and Title 11-4, Procedures for Approval; Plans and Plats

CONSENT AGENDA

4. Minutes from the September 16, 2008, Regular City Council Meeting
5. Purchase of a Golf Course Mowing Tractor and Waiving of Bid Notice Requirement

SCHEDULED ITEMS

6. Review/Action on Cedar Hills Golf Course Items and Clubhouse
7. Review/Action on Amendments to the City Code, Title 10-6-3, Procedure Leading to Approval; and Title 11-4, Procedures for Approval; Plans and Plats
8. Review/Action on a Community Recreation and Aquatic Center
9. Review/Action on Decisions 2008
10. City Manager Report and Discussion

MAYOR AND COUNCIL REPORTS

11. Board and Committee Reports

EXECUTIVE SESSION

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

ADJOURNMENT

14. Adjourn

Posted this 2nd day of October, 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 McGee, City Council, and Staff
FROM: Jim Madsen, Director of Golf
DATE: October 2, 2008

City Council Memorandum

SUBJECT: Purchase of a Mowing Tractor
APPLICANT PRESENTATION:
STAFF PRESENTATION: Jim Madsen

BACKGROUND AND FINDINGS:

The Cedar Hills Golf Club is looking to purchase a new mowing tractor. Currently there are three companies that specialize in this type of equipment. The City's purchasing policy requires any procurement in excess of \$25,000 to have an invitation for bid published twice in the newspaper. The policy also allows the Council to waive any or all requirements if deemed necessary or in the best interest of the City. Therefore staff feels it would be more prudent to waive the requirement for public posting of a bid because there are only three providers.

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

Savings of \$200-\$300.

SUPPORTING DOCUMENTS:

RECOMMENDATION

To waive the requirement to publish a bid for the purchasing of this specific mowing tractor.

MOTION

To approve the consent agenda.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Konrad Hildebrandt, City Manager <i>Konrad</i>
DATE:	10/7/2008

City Council
Agenda Item

SUBJECT:	Golf Course Items and Clubhouse
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Konrad Hildebrandt
BACKGROUND AND FINDINGS:	Mr. Jim Madsen, Director of Golf, will be giving the CC a quarterly report on all golf course-related projects and progress, including the clubhouse project
PREVIOUS LEGISLATIVE ACTION:	NONE
FISCAL IMPACT:	NONE
SUPPORTING DOCUMENTS:	None
RECOMMENDATION:	None
MOTION:	None



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	8/28/2008

SUBJECT:	Electronic Submittals of Plans and Documents by Applicants
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning
BACKGROUND AND FINDINGS:	
<p>As the City moves forward with technology upgrades and making more information available to access electronically submittals to the city should be made in a format that will aid in this conversion. For this reason staff would like to request the consideration a change to the applicable code that would include in a requirement for applicants to make electronic submissions of all plans and documents that would normally be submitted to the Council, Planning Commission, and staff. The format of the files should be left to staff to determine in order to get a format that is usable for staff.</p> <p>As directed by the Planning Commission staff has added to the applicable code to make electronic submissions of all submitted documents a requirement. It was added in as a separate subsection in order to avoid confusion of what and how electronic plans and documents would be required to be submitted.</p> <p>One issue that staff encountered was that Title 11 deals only with subdivision regulations. City Council may need to consider those submissions that will not be included in these changes. Staff was not able to find a definitive area of the code that could be changed to include all submitted documents. Currently there has been no resistance from applicants to submit documents electronically; this would be a strictly preemptive change.</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
Applicable code: 11-4-2 11-4-3 11-4-4	
RECOMMENDATION:	
Determine whether the suggested wording will be the appropriate wording to amend the ordinance for the submission of documentation and plans to include electronic submissions of all submitted documents.	
MOTION:	
To approve Ordinance Number _____ amending Title 11 of the City Code of the City of Cedar Hills, Utah, Subdivision Regulations, amending the requirements relating to the submission of documents in electronic form.	

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 11, SUBDIVISION REGULATIONS, OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, AMENDING THE REQUIREMENTS RELATING TO THE PROCEDURE FOR APPROVAL; PLANS AND PLATS.

WHEREAS, pursuant to Utah Code Annotated § 10-9a-601, the City Council of the City of Cedar Hills may adopt ordinances to govern the subdivision of land within the City; and

WHEREAS, the City Council, following receipt of a recommendation from the Planning Commission, has determined that it is in the best interest of the public health, prosperity, comfort, and convenience of the City of Cedar Hills, and the residents thereof, to enact certain amendments to Title 11, Subdivision Regulations, of the City Code dealing with procedures for approval; plans and plats.

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

**PART I
AMENDMENTS**

SECTION 1. Title 11, Chapter 4, Section 2, of the City Code, entitled Concept Plan, is hereby amended to read as follows:

11-4-2 CONCEPT PLAN:

- A. **Preparation:** The subdivider shall then prepare a concept plan and shall submit fifteen (15) copies of the same to the Planning Commission not less than fourteen (14) days prior to the next regularly scheduled Planning Commission meeting. Said plan shall be prepared in accordance with City standards as adopted by resolution of the City Council.

- B. **Obtain Planning Commission Approval:** The Planning Commission shall review the concept plan within thirty-one (31) days from the date of submission to the Planning Commission and shall act to: 1) approve the plan; 2) disapprove the plan; 3) approve the plan subject to modification; or 4) where considered necessary or desirable, act to table further consideration of the plan. Failure of the Planning Commission to take one of the above actions within the specified time shall constitute a finding of approval. Approval of the concept plan shall not be construed to constitute approval of the subdivision, but shall be deemed as an expression of approval of the basic concept and general layout of the proposed subdivision, which the subdivider may use as a guide in the preparation of the preliminary plan.

- C. **In addition to what is required in this Section all plans and documents shall be submitted to staff in an electronic form, the file format and quality shall be determined by staff. All submissions shall be required at the time specified in 11-4-2A.**

SECTION 2. Title 11, Chapter 4, Section 3, Subsection A, of the City Code, entitled Preparation; content; Standards, is hereby amended to read as follows:

11-4-3 **PRELIMINARY PLAN AND IMPROVEMENT DRAWINGS:**

A. Preparation; Content; Standards:

1. Upon approval of the concept plan by the Planning Commission, the subdivider shall prepare a preliminary plan of the subdivision and shall submit fifteen (15) copies of the same to the Planning Commission not less than fourteen (14) days prior to the next regularly scheduled Planning Commission meeting. Said plan shall contain:
 - a. A preliminary layout plan.
 - b. Preliminary drawings showing proposed public improvements.
 - c. Proposed schedule for construction of required public improvements.
 - d. Evidence of payment of preliminary review fee.
 - e. Evidence of ability to satisfy water conveyance requirements.
 - f. Any other material or information required by the Planning Commission and/or City Engineer.
2. All plans, documents and other data shall be prepared in accordance with City standards. Failure to submit all required material prepared in accordance with the City standards shall be grounds for denial.
3. In addition to what is required in this Section all plans and documents shall be submitted to staff in an electronic form, the file format and quality shall be determined by staff. All submissions shall be required at the time specified in 11-4-3A.

SECTION 3. Title 11, Chapter 4, Section 4, Subsection A, of the City Code, entitled Preparation; Content; Submittal, is hereby amended to read as follows:

11-4-4 **FINAL PLAT, ENGINEERING DRAWINGS AND DOCUMENTS:**

A. Preparation; Content; Submittal:

1. Upon approval of the preliminary plan by the Planning Commission, the subdivider shall prepare the final plat, final engineering drawings and documents, and shall submit copies of the same to the Planning Commission not less than fourteen (14) days prior to the next regularly scheduled Planning Commission meeting. Said plats, drawings and documents shall include:
 - a. Two (2) large prints and fifteen (15) eleven inch by seventeen inch (11" x 17") prints of the final plat.

- b. Two (2) copies of the final engineering drawings.
 - c. Itemized estimate of the cost of constructing all required public improvements.
 - d. Evidence of payment of final plat fees.
 - e. Documents conveying water to the City.
2. All plans, documents and other data shall be prepared in accordance with City standards. Failure to submit all required material prepared in accordance with the City standards shall be grounds for denial.
 3. In addition to what is required in this section all plans and documents shall be submitted to staff in an electronic form, the file format and quality shall be determined by staff. All submissions shall be required at the time specified in 11-4-4A. If any changes are required to be made, by the Planning Commission, City Council or staff to any of the submitted documents; a final electronic copy of those documents shall be required to be submitted to staff.

**PART II
PENALTY AND ADOPTION**

A. CONFLICTING PROVISIONS

Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

B. PROVISIONS SEVERABLE

This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

C. AMENDMENT TO BE ADDED TO CITY CODE

The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the City Code, Title 11.

D. PENALTY

Hereafter these amendments shall be construed as part of the Subdivision Regulations of the City Code of the City of Cedar Hills, Utah, to the same effect as if originally a part thereof, and all provisions of said regulations shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

E. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law.

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF CEDAR HILLS, UTAH, THIS
7TH DAY OF OCTOBER, 2008.**

Michael C. McGee, Mayor

ATTEST:

Kim E. Holindrake, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Konrad Hildebrandt, City Manager <i>Konrad</i>
DATE:	10/7/2008

City Council
Memorandum

SUBJECT:	Community Recreation and Aquatics Center (CRAC)
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Konrad Hildebrandt, City Manager
BACKGROUND AND FINDINGS:	<p>A letter has been sent to the Mayors and CM's of Alpine and Highland Cities to receive their interest in participating in a Lone Peak Recreation District (LPRD).</p> <p>Regardless of participation, if the City of CH wishes to put a general obligation bond election on the June 23, 2009 ballot for the construction of a facility, the following timeline must be adhered to:</p> <p>October 7 – December 31, 2008 – Obtain additional community feedback through Decisions 2008 – decide the parameters and location for the facility (legislative approval needed for one site) January 1 – January 31, 2009 – complete design of the facility, cost estimate and publish for public comment February-April 2009 – City Council Public Hearings and Action May/June 2009 – City-wide Communication and Education June 23, 2009 – Initiative Election July 2009 – If successful election – put out to bid August 2009 – Accept successful bid – commence construction February/March 2009 – CRAC completed – open to public</p>
PREVIOUS LEGISLATIVE ACTION:	None
FISCAL IMPACT:	None
SUPPORTING DOCUMENTS:	None
RECOMMENDATION:	None
MOTION:	None



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Mr. Konrad Hildebrandt, City Manager
DATE:	10/7/2008

Konrad City Council
Memorandum

SUBJECT:	Decisions 2008
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Konrad Hildebrandt, City Manager
BACKGROUND AND FINDINGS: City Staff is actively working on the Decisions 2008 document. One of the processes is to survey a random sample of CH residents. Insight Communications will be completing this survey for the City. The City Council needs to finalize the questionnaire.	
PREVIOUS LEGISLATIVE ACTION: NONE	
FISCAL IMPACT: None	
SUPPORTING DOCUMENTS: Draft Questionnaire	
RECOMMENDATION: None	
MOTION: None	

CITY OF CEDAR HILLS - COMMUNITY SURVEY

Hello, my name is _____. I am here in behalf of the City of Cedar Hills and Insight Research. We are doing a survey to determine the effectiveness of our services and also to gather opinions from you, the residents, about what you would like to see improved. This survey will take about ten minutes. Would you be willing to participate?

<p>Quality of life: 1. Of the following please prioritize the top three reasons you live in Cedar Hills. Please place a 1 next to your top priority, a 2 beside your second priority and a 3 beside your third priority. Please place a 9 beside your lowest priority.</p>		Small city atmosphere _____ Affordable housing _____ Good schools _____ Low crime rate _____ High quality of life _____ Near recreation _____ Near cultural activities _____ Near job _____ Near friends or relatives _____ Other _____				
<p>Communications: 2. Of the following please prioritize the top three ways you prefer to receive communication from or about the City. Again, place a 1 beside your top priority and so forth.</p>		City Newsletter _____ Lone Peak Press _____ Daily Herald _____ City website _____ City office postings _____ Word of mouth _____ Email _____ Other _____				
<p>3. On a scale of 1 to 5, one being the greatest and five being the least, how well do you feel that your voice is heard by the City when you have a concern?</p>		Greatest				Least
		1	2	3	4	5
<p>Current Services: 4. On a scale of 1 to 5, one being the best and five being the poorest, how would you rate each of the following services in Cedar Hills?</p>	a-Law enforcement	1	2	3	4	5
	b-Fire and ambulance protection	1	2	3	4	5
	c-Garbage collection/disposal	1	2	3	4	5
	d-Street construction & maintenance	1	2	3	4	5
	e-Snow removal	1	2	3	4	5
	f-Parks	1	2	3	4	5
	g-Animal control	1	2	3	4	5
	h-Sidewalk maintenance	1	2	3	4	5
	i-Storm drainage	1	2	3	4	5
	j-Street lighting	1	2	3	4	5
	k-Recreation services	1	2	3	4	5
	l-Zoning/Bldg. Dept.	1	2	3	4	5
	m-City Council/Mayor	1	2	3	4	5
	n-Utility/Billing Dept.	1	2	3	4	5
	o-City Management Staff	1	2	3	4	5
p-Nuisance Ordinance Enforcement	1	2	3	4	5	
q-Pressurized Irrigation	1	2	3	4	5	

Public Safety, Public Works and Recreational Services: 5. On a scale of 1 to 5, one being strongly favor improvement and five being strongly oppose improvement, please rate the following:		Strongly Favor				Strongly Oppose
	a-Police	1	2	3	4	5
	b-Fire service	1	2	3	4	5
	c-Ambulance Service	1	2	3	4	5
	d-Animal Control	1	2	3	4	5
	e-Street maintenance	1	2	3	4	5
	f-Street lighting	1	2	3	4	5
	g-Sidewalks	1	2	3	4	5
	h-Park facilities	1	2	3	4	5
	i-Trail facilities	1	2	3	4	5
	j-Community Recreation	1	2	3	4	5
	k-Community Pool	1	2	3	4	5
	l-Library	1	2	3	4	5
	m-Other_____	1	2	3	4	5

6. Are you willing to increase taxes for the construction and/or increase in operations and maintenance of these facilities and services?		Yes	Maybe	No
	a-Police	1	2	3
	b-Fire service	1	2	3
	c-Ambulance Service	1	2	3
	d-Animal Control	1	2	3
	e-Street maintenance	1	2	3
	f-Street lighting	1	2	3
	g-Sidewalks	1	2	3
	h-Park facilities	1	2	3
	i-Trail facilities	1	2	3
	j-Community Recreation	1	2	3
	k-Community Pool	1	2	3
	l-Library	1	2	3
	m-Other_____	1	2	3

In the current Cedar Hills General Fund budget, about 26% of all revenues are generated by municipal property tax; 26% from sales taxes; 12% by energy sales and use taxes; and about 6% by development fees. As the City's growth slows, these development fees will be reduced, thus creating a need for an additional revenue source or reductions in city services.

7. With this in mind, on a scale of 1 - 5, with 1 indicating your strongest support and a 5 indicating your highest opposition, please rank each of the following revenue generating options.	a-Raising property taxes	1	2	3	4	5
	b-Developing a retail commercial center to generate more sales tax revenues	1	2	3	4	5
	c-Reduction in City services	1	2	3	4	5

8. On a scale of 1 to 5, one being very interested and five being the least interested, please indicate which, if any, of the following recreational programs and facilities you and your family are interested in?	a-Baseball	1	2	3	4	5
	b-Softball	1	2	3	4	5
	c-Soccer	1	2	3	4	5
	d-Basketball	1	2	3	4	5
	e-Volleyball	1	2	3	4	5
	f-Football	1	2	3	4	5
	g-Skateboarding	1	2	3	4	5
	h-Skiing	1	2	3	4	5
	i-Tennis	1	2	3	4	5
	j-Other_____	1	2	3	4	5

9. The above listed programs are provided for the youth in our community. How often would you participate in adult sporting programs such as football, softball, basketball or volleyball?	Frequently	1
	Sometimes	2
	A little	3
	Not at all	4

As you are aware, Cedar Hills has been working with Alpine, Highland, the Alpine School District and the Developmental School on a recreation and aquatic center. At this time, Alpine and Highland are not as interested, but Cedar Hills, the School District and the Developmental School are. In order to proceed however, the facility may have to be built in phases or scaled back somewhat.
With that in mind:

10. How supportive would you be of Cedar Hills joining with the School District to build a recreation and aquatic center if it had to be built in phases - with the first phase being an aquatic center and site improvements - while the next phases would be the recreation center?	Very	1
	Somewhat	2
	A little	3
	Not at all supportive	4

11. Would you rather have the recreation center be the first phase?	Yes definitely	1
	Yes probably	2
	No probably not	3
	No definitely not	4

12. Costs for building a new center and some of the costs for operating the center would need to be funded through property taxes. Knowing that, how supportive would you be of paying some increase in property taxes to build and operate an aquatic center?	Very supportive	1
	Somewhat supportive	2
	A little	3
	Not at all supportive	4

13. Which one of the following statements best represents how you feel the cost for operating a new recreation center should be paid for?	100% through taxes	1
	Taxes should pay the majority of costs and fees from users the remaining costs	2
	Fees from users should pay the majority of costs and the taxes the remaining costs 100% through fees	3

14. On a scale of 1 to 5, one being very interested and five being the least interested, please indicate which, if any, of the following Cedar Hills Family Festival Days activities you and your family are interested in?	a-Parade	1	2	3	4	5
	b-Junior Kids - Big Blow up toys	1	2	3	4	5
	c-Dinner and Movie	1	2	3	4	5
	d-Cedar Hills Night with the Orem Owlz	1	2	3	4	5
	e-Golf Tournament	1	2	3	4	5
	f-5K and Mile Fun Run	1	2	3	4	5
	g-Battle of the Bands	1	2	3	4	5
	h-Kids Games	1	2	3	4	5
	i-BMX Bike Show	1	2	3	4	5
	j-Fireworks	1	2	3	4	5

15. As you know a cost is associated with some of these activities. Generally speaking, would you say the cost associated with the specific activities is too expensive or too little?	Much too expensive	1
	A little too expensive	2
	About right	3
	Slightly too little	4
	Too little	5

16. Can you think of any other activities you would like to see included during this week-long event?

<p>17. Last summer the pumps for the secondary water system went down. To provide the amount of water needed by Cedar Hills residents, the system needs to be upgraded. One way to pay for the upgrade is to develop a metering system for the secondary water system. This would mean that the user would pay for any amount of water used. Would you support or oppose metering the secondary water system?</p>	<p>Definitely support 1 Probably support 2 Probably oppose 3 Definitely oppose 4</p>
<p>18. How prepared should Cedar Hills City be for a natural emergency such as an earthquake or landslide?</p>	<p>Very 1 Somewhat 2 A little 3 Not at all 4</p>
<p>19. How prepared are you for a natural emergency such as an earthquake or landslide?</p>	<p>Very 1 Somewhat 2 A little 3 Not at all 4</p>
<p>20. Currently the City of Cedar Hills is using a converted public safety building. Would you support or oppose Cedar Hills building a new City Hall which would also be used as a community center?</p>	<p>Definitely support 1 Probably support 2 Probably oppose 3 Definitely oppose 4</p>
<p>21. Would you be more likely to support building a new City Hall/community center if the existing building would be converted into a new police and fire station?</p>	<p>Much more likely 1 Somewhat more likely 2 Somewhat less likely 3 Much less likely 4</p>
<p>22. What do you feel is the most important issue facing Cedar Hills? How would you like to see this changed?</p>	
<p>23. During your residency, has the City improved, remained the same, or become worse in providing services.</p>	<p>Improved 1 Same 2 Worse 3 Don't Know 4</p>

Demographics:

<p>24. How many years have you lived in Cedar Hills?</p>	<p>Less than 5 years ... 1 5 -10 years 2 More than 10 years .. 3</p>	<p>27. Are you</p>	<p>Male 1 Female 2</p>
<p>25. Do you rent or own your home?</p>	<p>Rent 1 Own 2</p>	<p>28. What is your age?</p>	<p>18-24 1 25-34 2 35-44 3 45-54 ? 55-64 5 65 or older 6</p>
<p>26. How many family members reside in your home?</p>	<p>1 1 2 2 3 3 4 4 5 5 6 6 7 7 8 8 More than 8 9</p>	<p>29. Which of the following ranges best describes your household income?</p>	<p>Less than \$39,999 1 \$40,000 to 69,999 2 \$70,000 to 99,999 3 \$100,000 to 139,999 4 \$140,000 5</p>