

**PUBLIC HEARING AND CITY COUNCIL MEETING**  
**Tuesday, November 10, 2009 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, November 10, 2009, 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. City Code Amendments Regarding Zoning Definitions, Conditional Uses Regarding Animal Rights, and Portable Utility Sheds
4. Vacation and Re-subdivision of Juniper Heights, Plat C, Lots 13 and 14 (Juniper Heights, Plat F)
5. Subdivision Plat for Juniper Heights, Plat F, located at 10361 N. and 10343 N. Sandalwood Drive, Cedar Hills, Utah

**CONSENT AGENDA**

6. Minutes from the October 20, 2009, Public Hearing and Regular City Council Meeting

**SCHEDULED ITEMS**

7. Review/Action on Concept/Preliminary for the McDonalds Site Plan Located at Approximately 10180 North 4800 West
8. Review/Action on City Code Amendments Regarding Zoning Definitions, Conditional Uses Regarding Animal Rights, and Portable Utility Sheds
9. Review/Action on Retaining Wall Located on Timpanogos Cove
10. Review/Action on Vacation and Re-subdivision of Juniper Heights, Plat C, Lots 13 and 14 (Juniper Heights, Plat F)
11. Review/Action on Subdivision Plat for Juniper Heights, Plat F, located at 10361 N. and 10343 N. Sandalwood Drive, Cedar Hills, Utah
12. Review/Action on Setbacks for Property Located at 9425 N Avanyu Drive
13. Review/Action on Board/Committee Appointments - Planning Commission, Parks and Trails Committee, and Board of Adjustment
14. Review/Action on Canvass of 2009 Municipal General Municipal Election
15. Review/Action on a Proclamation Declaring November 19, 2009, as Feed America Day
16. City Manager Report and Discussion

**MAYOR AND COUNCIL REPORTS**

17. Board and Committee Reports

EXECUTIVE SESSION

18. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-205

\* \* \* EXECUTIVE SESSION \* \* \*

19. Motion to Adjourn Executive Session and Reconvene City Council Meeting

ADJOURNMENT

20. Adjourn

Posted this 5th day of November, 2009.

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Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at [www.cedarhills.org](http://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

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Greg Robinson, Assistant City Manager
<b>DATE:</b>	11/10/2009

## City Council Agenda Item

<b>SUBJECT:</b>	The McDonald's Concept/Preliminary Site Plan Review
<b>APPLICANT PRESENTATION:</b>	Farley Eskilson, Dominion Engineering, & McDonald's Representatives
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant City Manager

**BACKGROUND AND FINDINGS:**

This McDonald's will be located on the lot just north of the Chase Bank, in front of Walmart. This is a smaller lot and a tight fit for the restaurants typical design, still they have been able to put together a design that will work on this lot, and still include a play place for children.

The Site Plan Review Committee met with McDonald's on three separate occasions in getting to where they are now with the building elevations. There may be additional things that you may see that they will need to work on so please review the attached elevations.

One aspect to look is the location of the sidewalk, currently the sidewalk is located on the North side of the lot, in order to connect with Walmart's design, but the sidewalk for Chase also has connections to the property that McDonald's has no reciprocating sidewalk. You may want to look at that situation.

On sheet SP-2 the bottom left shows the percentage of landscape and how McDonald's got to 33.5% landscaping.

McDonald's currently has 32 parking stalls on their site, and have submitted a letter showing a shared parking agreement with Walmart, with this agreement the restaurant will meet the parking guidelines for the city.

Design Guidelines 4.1.5f - For restaurants or other eating establishments, a minimum of one (1) parking space shall be provided for every three (3) seats and a minimum of one (1) additional space shall be provided for each employee at the highest shift.

In addition to the comments above, some engineering items include re-submission of storm water calculations, completion of an updated traffic study, and detail of a culinary water bypass and meter vault.

**PREVIOUS LEGISLATIVE ACTION:**

Planning Commission recommended preliminary approval subject to 1) an updated traffic study, 2) an updated drainage plan that includes calculations, 3) proof of a cross parking agreement with Walmart, 4) a development agreement with the City, and 5) addition of landscaping elements including addition of evergreen trees, additional plum trees along the south lot boundary to match Chase, 4800 West trees to match commercial district, and full evergreen hedge along 4800 future takings boundary.

**FISCAL IMPACT:**

N/A

**SUPPORTING DOCUMENTS:**

McDonald's Site Plan Documents

**RECOMMENDATION:**

Review and make recommendations for approval based on the code and design guidelines. Also review staff comments, especially those of the City Engineer for drainage, and make recommendations to the City Council, staff, and McDonald's to make such changes.

**MOTION:**

To approve/not approve the Concept/Preliminary Site Plan for McDonald's subject to...

**SITE PLAN NOTES SCHEDULE**

- 1 McDONALD'S BUILDING (SERIES 6787-WW) SEE ARCHITECTURAL DRAWINGS
- 2 TRASH ENCLOSURE, SEE DETAILS, SHEET SD-4
- 3 NEW ELECTRICAL TRANSFORMER & POWER UNIT BOX (BY ROCKY MOUNTAIN POWER - APPROX. LOCATION)
- 4 MAIN MENU BOARD, SEE DETAILS, SHEETS SD-2 & SD-3
- 5 CUSTOMER ORDER DISPLAY "OOD" BOX, SEE DETAIL SHEET SD-3
- 6 LOOP DETECTOR, SEE DETAILS, SHEET SD-3
- 7 OPTIONAL PRE-SELL BOARD, SEE DETAILS, SHEETS SD-2 & SD-3
- 8 "GATEWAY"/HEIGHT DETECTOR SIGN, SEE DETAILS, SHEETS SD-2
- 9 BOLLARD SIGN "ANY LANE/ANY TIME"
- 9b BOLLARD SIGN "PLEASE HAVE ORDER READY"
- 9c BOLLARD SIGN "PLEASE HAVE PAYMENT READY"
- 10 4" PIPE BOLLARDS, SEE DETAIL, SHEET SD-2
- 11 GUARDRAIL, MATERIAL BY McDONALD'S, INSTALLED BY G.C.
- 12 INTEGRAL CONCRETE CURB & GUTTER, SEE DETAIL 2, SHT. SD-5
- 13 24" CURB AND GUTTER, SEE DETAIL 1, SHEET SD-5 SEE SHEET SP-4 FOR SPILL GUTTER LOCATIONS
- 14 4" THICK CONCRETE WALK/HANDICAP RAMP AREAS (WIDTH VARIES, SEE PLAN)
- 14a 4" THICK STAMPED CONCRETE WALK/SLAB (WIDTH VARIES, SEE PLAN)
- 15 MINIMUM 6" CONCRETE SLAB, REINF. WITH FIBERMESH (WIDTH VARIES, SEE PLAN)
- 15a MINIMUM 6" STAMPED CONCRETE SLAB, REINF. WITH FIBERMESH REINF. (WIDTH VARIES, SEE PLAN)
- 16 2" CHAMFER AT CORNERS OF CONCRETE (TYPICAL)
- 17 HANDICAP ACCESS SIGN PER ADA STANDARDS
- 18 HANDICAP SIGN, TOP OF SIGN @ 5' ABOVE SIDEWALK (TYP.)
- 19 HANDICAP SYMBOL, PAINTED PER ADA STANDARDS
- 20 HANDICAP ACCESS STRIPING, PAINTED PER ADA STANDARDS
- 21 4" WIDE PARKING LINES PAINTED WHITE (TYPICAL)
- 22 4" WIDE @ 45° ANGLE @ 2" O.C. NO PARKING/DRIVING LINES PAINTED (WHITE)
- 23 PAINTED GRAPHICS PER McDONALD'S STANDARDS & SPECIFICATIONS
- 24 DIRECTIONAL SIGN - SEE SIGNAGE DRAWING
- 25 HOSE BIBB (FREEZE PROOF) WITH BACKFLOW PREVENTOR
- 26 1" PVC CONDUIT FOR FUTURE POWER (IF NEEDED)
- 27 NEW EXTERNAL GAS METER AND PRESSURE REGULATOR
- 28 1/2" EXPANSION JOINT W/BACKER ROD & SEALANT (TYPICAL BETWEEN BLDG. FOUNDATION AND BLDG. WALK)
- 29 CONCRETE DELIVERY RAMP
- 30 HANDICAP RAMP PER A.D.A. STANDARDS & SPECS.
- 31 ASPHALT PAVING (TYP.), SEE SECTION, SHEET SD-5
- 32 OUTDOOR LOT LIGHT, SEE SHEET LTG-1
- 36 STORMDRAIN CURB INLET BOX, SEE SHT. SP-4
- 37 STORMDRAIN MANHOLE, SEE SHT. SP-4
- 38 RELOCATED EXISTING 1-1/2" WATER METER & VAULT, SEE SHT. SP-3
- 39 1,500 GAL. GREASE INTERCEPTOR, SEE SHT. SP-3
- 40 SAMPLING MANHOLE (SEWER), SEE SHT. SP-3
- 41 CLEANOUT (SEWER), SEE SHT. SP-3
- 42 EXISTING SEWER LINE & MANHOLE, USE IN PLACE
- 43 EXISTING WATER LATERAL & GAS LATERAL, USE IN PLACE
- 44 RELOCATED (EXISTING) FIRE HYDRANT ASSEMBLY



- GENERAL NOTES**
1. ALL WORK PERFORMED WITHIN THE CITY OF CEDAR HILLS RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATIONS.
  2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL SIGNS ARE BY THE GENERAL CONTRACTOR. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. FLAGPOLE ANCHOR BOLTS ARE BY McDONALD'S. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CEDAR HILLS CODE.
  3. GENERAL CONTRACTOR TO PROVIDE CONCRETE BASES, CONDUIT & WIRE AS REQUIRED FOR LOT LIGHTS SHOWN. McDONALD'S TO PROVIDE ONLY ANCHOR BOLTS, POLES AND LOT LIGHT FIXTURES. REMANDER BY GENERAL CONTRACTOR.
  4. ALL RADI ARE TO THE TOP BACK OF CURB (TBC) UNLESS OTHERWISE NOTED. VERIFY IN FIELD (V.I.F.) ALL ALIGNMENTS. RESOLVE ANY DISCREPANCIES WITH McDONALD'S PROJECT MANAGER PRIOR TO COMMENCING WORK.
  5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
  6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING. GENERAL CONTRACTOR RESPONSIBLE TO OBTAIN ALL REQUIREMENTS OF UTILITY COMPANIES AND INCLUDE IN BASE BID ALL ASSOCIATED COSTS.
  7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK. FINISH FLOOR ELEVATION IS AS NOTED ON GRADING AND DRAINAGE PLAN.
  8. GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICAN'S WITH DISABILITIES ACT" (ADA).
  9. ALL 6" CONCRETE VERTICAL CURB SHALL BE POURED MONOLITHICALLY WITH CONCRETE PAVEMENT. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS NOTED OTHERWISE.
  10. GENERAL CONTRACTOR TO PLACE CONCRETE CONSTRUCTION JOINTS AS NEEDED WITH MAXIMUM AREA OF 400 SF. (CAREY FELT SHALL NOT BE USED).
  11. GENERAL CONTRACTOR TO PROVIDE SAWCUT JOINTS IN CONC. PAVEMENT IN ACCORDANCE WITH ACI STANDARDS. JOINTS SHALL BE PLACED SUCH THAT THE MAXIMUM SIZE OF CONCRETE SLAB IS 120 SF, AND THE RATIO OF THE SIDES IS NO MORE THAN 2:1.
  12. COORDINATE ALL DRIVE-UP STRIPING AND MARKINGS WITH McDONALD'S PROJECT MANAGER.
  13. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR BUILDING ANY SEWER.
  14. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF CEDAR HILLS WATER COMPANY CULINARY WATER AND/OR SANITARY SEWER SYSTEM EXTENSION AGREEMENT WITH SPECIFICATIONS, DOCUMENTATION, TYPICAL DETAILS AND FORMS.
  15. LOT LIGHTING CONC. FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE, OR AS DIRECTED BY McDONALD'S.
  16. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	11/23/09	REVISIONS PER CEDAR HILLS CITY REVIEW & COMMENTS	RUJ	

**PAVING SPECIFICATION FOR McDONALD'S SITE**

**ASPHALT:**  
 COMPACTION: 3" A.C. (2 LIFTS) 96% MARSHALL  
 6" BASE COURSE 95% PROCTOR  
 12" REWORKED EXISTING GRANULAR FILL  
 OIL CONTENT: 4.5% - 6.0%  
 STABILITY: 100 LBS. MIN.  
 GRADATION EXTRACTION: 55% MAX. SHALL PASS U.S. STD. #4 SIEVE.

**CONCRETE:**  
 COMPACTION: 6" CONCRETE  
 6" BASE COURSE 95% PROCTOR  
 12" REWORKED EXISTING GRANULAR FILL

**NOTES:**  
 1. McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S. OTHERWISE, G.C. WILL BE CHARGED.  
 2. SEE SOILS REPORT BY INTERMOUNTAIN Geoenvironmental SERVICES INC.

**LOT LIGHTING RECOMMENDATION**

SECURITY LIGHTING SYSTEMS  
 3477 WEST TOUHY AVENUE  
 LINCOLNWOOD, IL 60645  
 1-800-544-4848  
 ASB1000-MH-DB-MT WITH  
 1000 WATT METAL HALIDE LAMP

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

**PARKING INFORMATION (EXISTING)**

TOTAL SPACES	H.C.	SPACES	9'-0" x 18'-6" @ 60°
NA	-	SPACES	9'-0" x 18'-0" @ 60°
	-	SPACES	9'-0" x 18'-0" @ 90°

**PARKING INFORMATION (PROPOSED)**

TOTAL SPACES	H.C.	SPACES	9'-0" x 20'-0" @ 90°
32	7	SPACES	9'-0" x 20'-0" @ 90°
	23	SPACES	9'-0" x 18'-0" @ 90°

**SURVEY INFORMATION**

PREPARED BY: DOMINION ENGINEERING  
 5684 SOUTH GREEN STREET  
 MURRAY, UTAH 84123  
 801-713-3000

DATE: JULY, 2009

**LEGEND**

EXIST. TELEPHONE	EXIST. UNDERGROUND POWER
EXIST. GAS LINE	EXIST. WATER VALVE
EXIST. WATER	EXIST. FIRE HYDRANT
EXIST. IRRIGATION PIPE	# PARKING STALLS
EXIST. OVERHEAD POWER	

**PLAN SCALE: 1" = 20'**

STREET ADDRESS  
**LOT 1 - CEDAR HILLS RETAIL SUBDIVISION**  
**4800 WEST STREET & WEST CEDAR HILLS DRIVE**

CITY: CEDAR HILLS STATE: UTAH

COUNTY: UTAH

REGIONAL DWG. NO. CORPORATE DWG. NO.

**McDonald's**

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE: DENVER REGION  
 ADDRESS: 5251 DTC PARKWAY, SUITE 300, GREENWOOD VILLAGE, COLORADO 80111

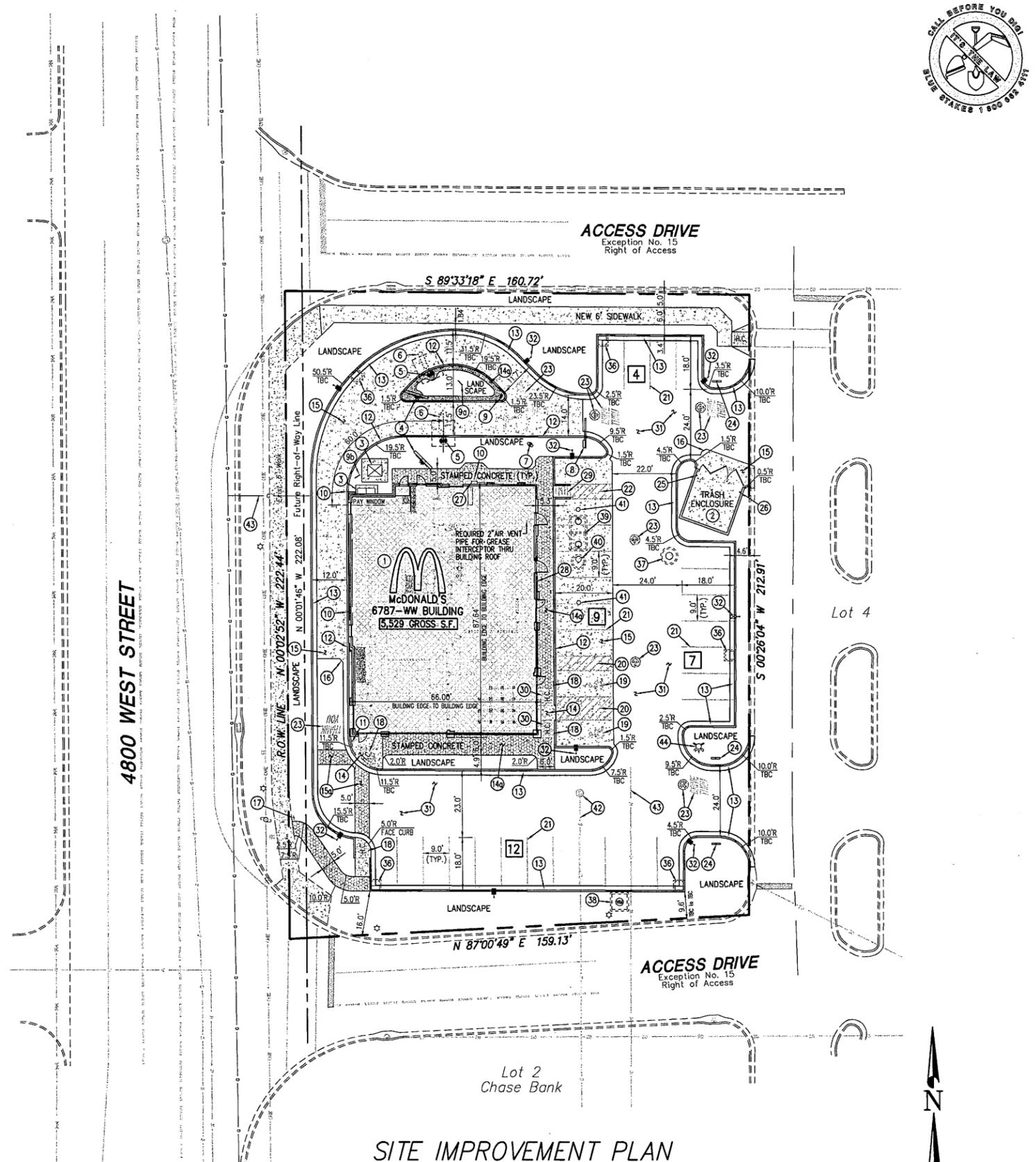
DATE: \_\_\_\_\_  
 SIGNATURE (2 REQUIRED): \_\_\_\_\_  
 REGIONAL MGR. \_\_\_\_\_  
 CONST. MGR. \_\_\_\_\_  
 OPERATIONS DEPT. \_\_\_\_\_  
 REAL ESTATE DEPT. \_\_\_\_\_

CO-SIGN SIGNATURES: \_\_\_\_\_  
 CONTRACTOR: \_\_\_\_\_  
 OWNER: \_\_\_\_\_

STATUS: PRELIMINARY  
 PLAN CHECKED: \_\_\_\_\_  
 AS-BUILT: \_\_\_\_\_

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

**SP-2**



**PROJECT DATA CHART - McDONALD'S SITE**  
 -QUANTITIES FOR McDONALD'S COST ESTIMATES ONLY-

CEGAR HILLS ZONING	SC-1 COMMERCIAL SHOPPING CENTER ZONE
TOTAL GROSS ACREAGE	0.80 Ac. (34,784 Sq. Ft.)
TOTAL BUILDING AREA - GROSS	5,529 Sq. Ft.*
NUMBER OF PARKING SPACES	32
TOTAL ASPHALT SURFACE	10,633 SQ. FT.*
TOTAL 6" THICK CONCRETE SLAB (REINF.)	5,171 SQ. FT.*
TOTAL 6" THICK STAMPED CONC. SLAB (REINF.)	172 SQ. FT.*
TOTAL 4" THICK CONCRETE SLAB	1,267 SQ. FT.*
TOTAL 4" THICK STAMPED CONCRETE SLAB	1,433 SQ. FT.*
TOTAL STAMPED CONCRETE (COUNTED AS LANDSCAPE)	1,605 Sq. Ft.
TOTAL 24" CONCRETE CURB & GUTTER	853 LIN. FT.*
TOTAL 6" HIGH CONCRETE CURB WALL	388 LIN. FT.*
TOTAL LANDSCAPING (INSIDE PROP. BOUNDARY)	8,206 Sq. Ft.*
TOTAL LANDSCAPING (OUTSIDE PROP. BOUNDARY)	1,857 Sq. Ft.*
TOTAL LANDSCAPING + STAMPED CONCRETE	11,668 Sq. Ft.*
TOTAL PERCENTAGE OF LANDSCAPING	33.5%

\*QUANTITIES NEEDED TO COMPLETE CONSTRUCTION ON TOTAL SITE

**UTILITY CONTACTS**

WATER	CEGAR HILLS PUBLIC WORKS DEPT.	801-785-8668, EXT. 202
STORM	CEGAR HILLS PUBLIC WORKS DEPT.	801-785-8668, EXT. 202
SEWER	CEGAR HILLS PUBLIC WORKS DEPT. TIMPANOGOUS SPECIAL SERVICE DISTRICT	801-785-8668, EXT. 202 801-756-5231
ELECTRIC POWER	ROCKY MOUNTAIN POWER	1-888-221-7070
GAS	QUESTAR GAS	1-800-323-5517
TELEPHONE	QWEST	1-800-244-1111

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.



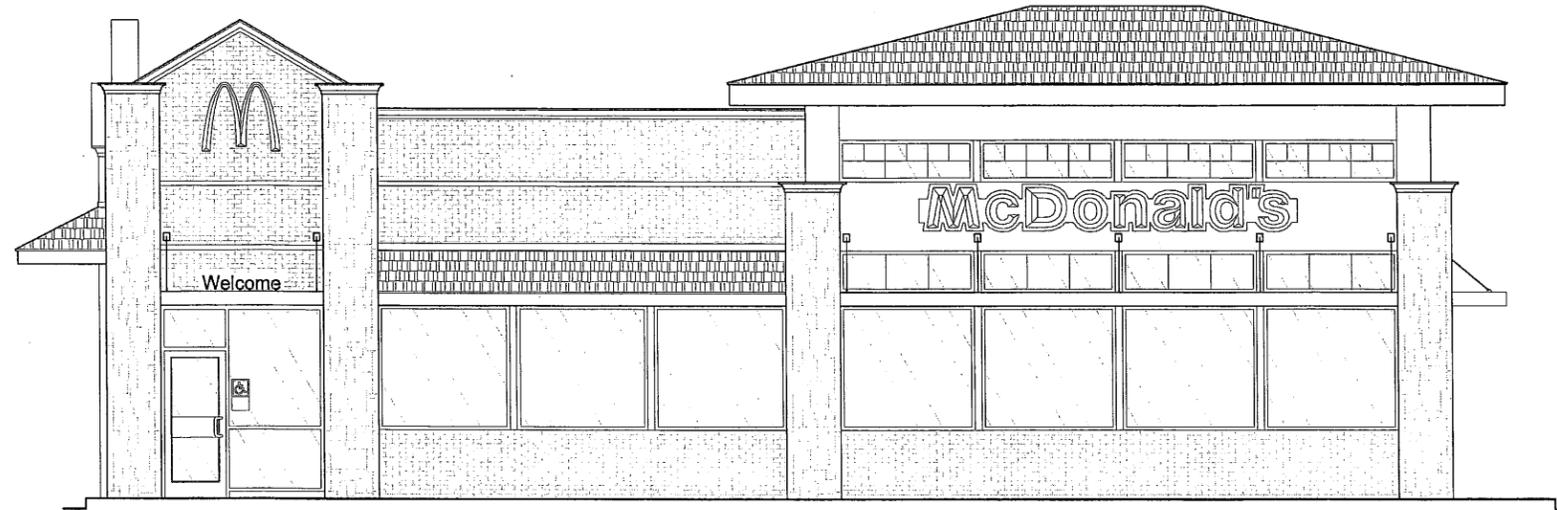








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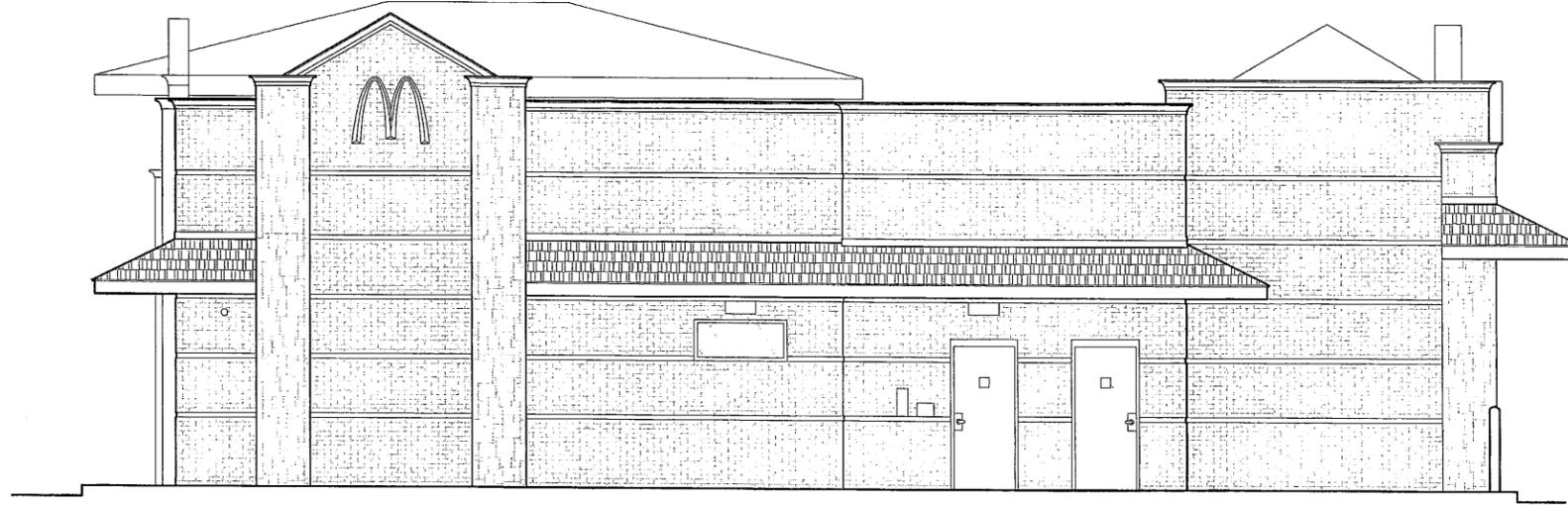
1 FRONT ELEVATION  
A2.0 1/4" = 1'-0"



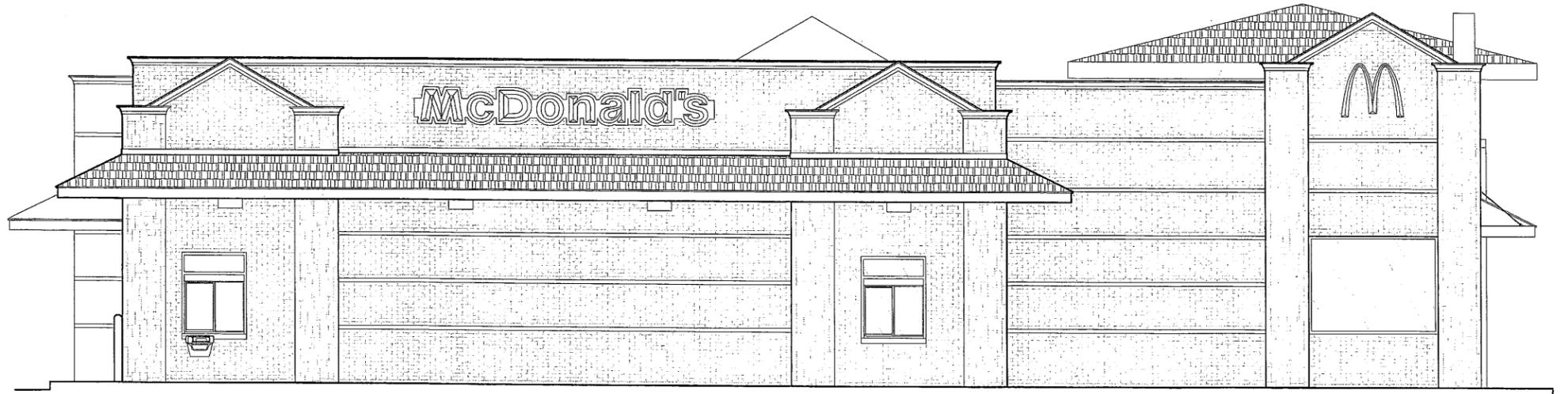
2 NON-DRIVE-THRU ELEVATION  
A2.0 1/4" = 1'-0"

SHEET NO.	043-0291.00.3 <b>A2.0</b>	ELEVATIONS	TITLE 2009 STANDARD BUILDING 4587-WOOD/WOOD	DRAWN BY	PREPARED FOR	© 2009 McDonald's USA, LLC <b>McDonald's USA, LLC</b> These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project without the express written consent of McDonald's USA, LLC. Reproduction of these drawings or any part thereof for any other project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.	REV	DATE	DESCRIPTION	BY
				MARCH 2009 REVIEWED BY DATE ISSUED DATE ISSUED DATE ISSUED	TCM X X		Cedar Hills, Utah 4800 West and West Cedar Hills Drive			

K:\AD\INVEST\ROCKMOUNT\043-0291-00-4 CEDAR HILLS, UT\679TJP-MK\A2-C-A2-1.DWG 10-12-2009 16:31



1 REAR ELEVATION  
A2.1 1/4" = 1'-0"

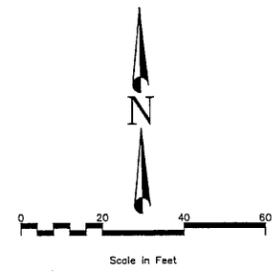
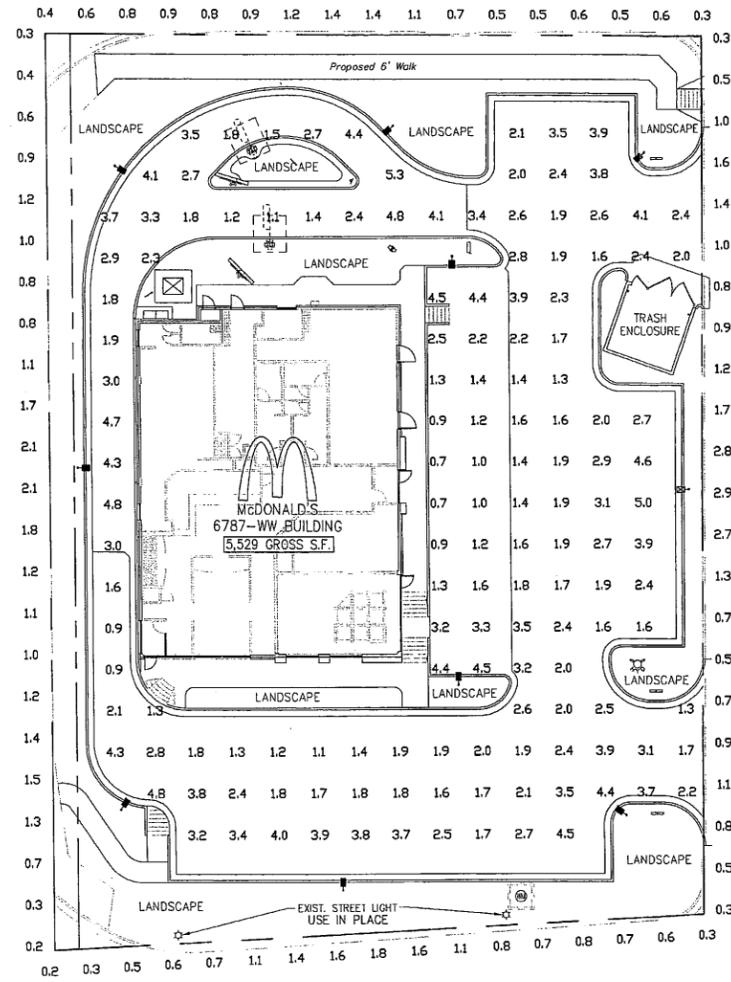


2 DRIVE THRU ELEVATION  
A2.1 1/4" = 1'-0"

SHEET NO. <b>A2.1</b> ELEVATIONS	TITLE 2009 STANDARD BUILDING 4587 - WOOD/WOOD	DRAWN BY --- STD ISSUE DATE MARCH 2009 REVIEWED BY TOM DATE ISSUED X	PREPARED FOR: <b>McDonald's USA, LLC</b> <small>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for the project identified above and are not to be used for any other project. Use of these drawings for reference or example on another project requires the written authorization of McDonald's USA, LLC. Use of the contract documents for reuse on another project is not authorized.</small>	REV	DATE	DESCRIPTION	BY

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE METAL HALIDE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THIS DRAWING.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.
5. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS .75



PAVED SURFACE READINGS

Average	2.5
Maximum	5.3
Minimum	0.7
AvgMin	3.59
MaxiMin	7.57

PROPERTY LINE READINGS

Average	1.0
Maximum	2.9
Minimum	0.2
AvgMin	4.96
MaxiMin	14.50

\*\* - SPECIFY COLOR

FIXTURE TYPE:	SYMBOL	QUANTITY	TENON TOP BRACKETS	QUANTITY	MOUNTING HEIGHT	LUMENS	POLE TYPE: *	QUANTITY
RSB/RCS-175PMH-III-**-MT	+	9	SGL	9	24'	17,000	SSP-22-*(5')	10
RSB/RCS-175MH-IV-**-MT	+X	1	SGL	1	24'	17,000		

\* POLES SPECIFIED ON THIS DRAWING ARE RATED FOR AN 80 MPH WIND LOAD. FOR AREAS WHERE THE WIND LOAD CRITERIA EXCEEDS 80 MPH, PLEASE CONSULT FACTORY FOR PROPER POLE SPECIFICATION AND MODEL NUMBER.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.



UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES TOLERANCES NOT OTHERWISE SPECIFIED			
DECIMAL	FRACTIONAL	ANGULAR	
.XX ± 0.13	XXX ± 0.05		
SCALE 1" = 20' - 0"	DATE	NEXT ASSEMBLY	REF. DRWGS.
DRAWN BY JM	10/15/09		
CHECKED BY			
APPROVED BY			
APPROVED BY		FINISH	
APPROVED BY			
SHOP ORDER		MATERIAL	
PROJECT NO.			

**POINT-BY-POINT FOOTCANDLE PLOT FOR**  
**McDONALD'S**  
**CEDAR HILLS, UTAH**

DRAWING NUMBER  
**1PCP21832**

**LTG-1**





# CITY OF CEDAR HILLS

<b>TO:</b>	City Council
<b>FROM:</b>	Brad Kearl
<b>DATE:</b>	November 10, 2009

## City Council Agenda Item

<b>SUBJECT:</b>	Amending Ordinances
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Brad Kearl – Zoning Administrator
<b>BACKGROUND AND FINDINGS:</b> These topics have been presented and passed a Public Hearing at Planning Commission and the Planning Commissioners had approved them to be recommended to the City Council. Suggestions were made by the Planning Commissioners concerning the verbiage and definitions pertaining to portable sheds and animal rights. Staff made the changes. Staff feels that the Conditional Uses, addressing animals, as found in 10-4D-3 and Permitted Uses in 10-4F-2 should extend to all Zones within the City limits when lot sizes are adequate	
<b>PREVIOUS LEGISLATIVE ACTION:</b> None	
<b>FISCAL IMPACT:</b> None	
<b>SUPPORTING DOCUMENTS:</b> See attached Definitions and Ordinances.	
<b>RECOMMENDATION:</b> To amend existing Ordinances as proposed.	
<b>MOTION:</b> To approve Ordinance NO. _____; <b>AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, AMENDING THE REQUIREMENTS RELATING TO CONDITIONAL AND PERMITTED USES REGARDING ANIMAL RIGHTS AND PORTABLE UTILITY SHEDS.</b>	

### 10-4D-3: CONDITIONAL USES:

The following buildings, structures and uses of land may be permitted upon compliance with the standards and conditions set forth in this title and after approval has been given by the designated review body:

Fences, walls and hedges subject to the requirements of section [10-5-18](#) of this title.

Home occupations, subject to the provisions of [title 3, chapter 1, article B](#) of this code.

Livestock and fowl, the raising, care and keeping of, for family food or recreation, subject to the following conditions and standards:

- A. Each lot or parcel upon which livestock or fowl are to be kept shall contain a designated livestock management area, which shall be constructed and maintained for the purpose of accommodating livestock or fowl. All livestock and fowl shall be housed in the designated livestock management area.
- B. The number of animals ~~and fowl kept~~ on any lot shall not exceed one animal unit for each ten thousand (10,000) square feet, ~~or ½ of an animal unit for not less than five thousand (5,000) square feet~~ of the lot within the designated livestock management area. The maximum number of animals allowed to be placed on any lot or parcel shall be two (2) animal units.
- C. ~~All territory used as livestock management area shall be located on those portions of the lot that qualify as buildable area.~~ Designated livestock management area for small animals and/or fowl, requires four (4) square feet per animal/fowl. Maximum number of small animal and/or fowl is eight (8). No roosters permitted.
- D. No large animals shall be kept on any lot where the designated livestock management area is less than ~~ten thousand (10,000)~~ five thousand (5,000) square feet.

- E. All surface drainage from a livestock management area shall be disposed of on site.
- F. All corrals, pens and paddocks for the enclosure of livestock and all barns, stables, coops, pens, hutches, sheds or similar buildings used for the housing or confinement of livestock or fowl shall be located not less than ~~one hundred feet (100')~~ **fifty feet (50')** to an existing dwelling on an adjacent lot. ~~or fifty feet (50') to the dwelling located on the same lot~~
- G. The portion of the parcel proposed to be used for livestock raising purposes shall be first approved by the zoning administrator as a qualified livestock management area.

Minor utility transmission lines and facilities included as an integral part of an approved subdivision or planned residential development within the zone.

Motor vehicle roads and rights of way subject to compliance with city standards for design and construction for such uses and upon approval of a site plan by the planning commission.

Planned residential developments subject to compliance with the applicable requirements of [chapter 6, article B](#) of this title.

Premises occupations, subject to the provisions of section [3-1E-1](#) of this code.

Single-family dwellings, conventional construction, subject to compliance with the conditions of the zone and approval of a site plan by the planning commission.

Townsite residential projects, subject to the provisions of [chapter 6, article D](#) of this title. (Ord. 1-13-93A, 1-13-1993; amd. Ord. 2-17-98A, 2-17-1998; Ord. 8-17-2000A, 8-17-2000; 2004 Code; Ord. 9-18-2007A, 9-18-2007; Ord. 7-8-2008B, 7-8-2008)

**SECTION 4.** Title 10, Chapter 5 of the City Code, entitled Supplementary Development Standards, is hereby amended by adding a section to read as follows:

**10-5-30: PORTABLE UTILITY SHED**

- A. Portable Utility Sheds are permitted in the rear and side setback areas subject to the following conditions:
1. No portion of the sheds structure is permitted to cross the property line or to drain onto a neighboring property.
  2. Where the property is located on a corner lot, the portable utility shed may be located within the optional enclosure area.
  3. Portable sheds will be limited to 120 sq ft floor area, maximum height of 10 feet and will not have a traditional type footing or foundation. They shall be built upon a hard surface.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, AMENDING THE REQUIREMENTS RELATING TO CONDITIONAL AND PERMITTED USES REGARDING ANIMAL RIGHTS AND PORTABLE UTILITY SHEDS.**

WHEREAS, pursuant to Utah Code Annotated § 10-9a-501, the City Council of the City of Cedar Hills (“City Council”) may adopt ordinances to govern the use and development of land within the City; and

WHEREAS, pursuant to Utah Code Annotated § 10-8-84, the City Council may adopt ordinances “necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in 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 10 of the City Code dealing with zoning definitions, conditional uses regarding animal rights, and portable utility sheds;

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

**PART I  
AMENDMENTS**

**SECTION 1.** Title 10, Chapter 4D, Section 3, of the City Code, entitled Conditional Uses, dealing with livestock and fowl is hereby amended to read as follows:

Livestock and fowl, the raising, care and keeping of, for family food or recreation, subject to the following conditions and standards:

- A. Each lot or parcel upon which livestock or fowl are to be kept shall contain a designated livestock management area, which shall be constructed and maintained for the purpose of accommodating livestock or fowl. All livestock and fowl shall be housed in the designated livestock management area.
- B. The number of animals on any lot shall not exceed one animal unit for each ten thousand (10,000) square feet, or ½ of an animal unit for not less than five thousand (5,000) square feet of the lot within the designated livestock management area. The maximum number of animals allowed to be placed on any lot or parcel shall be two (2) animal units.
- C. Designated livestock management area for small animals and/or fowl, requires four (4) square feet per animal/fowl. Maximum number of small animal and/or fowl is eight (8). No roosters permitted.

- D. No large animals shall be kept on any lot where the designated livestock management area is less than five thousand (5,000) square feet.
- E. All surface drainage from a livestock management area shall be disposed of on site.
- F. All corrals, pens and paddocks for the enclosure of livestock and all barns, stables, coops, pens, hutches, sheds or similar buildings used for the housing or confinement of livestock or fowl shall be located not less than fifty feet (50') to an existing dwelling on an adjacent lot.
- G. The portion of the parcel proposed to be used for livestock raising purposes shall be first approved by the Zoning Administrator as a qualified livestock management area.

**SECTION 2.** Title 10, Chapter 4F, Section 2, of the City Code, entitled Permitted Uses, dealing with livestock and fowl is hereby amended to read as follows and moved to Section 3, Conditional Uses:

Livestock and fowl, the raising, care and keeping of, for family food or recreation, subject to the following conditions and standards:

- A. Each lot or parcel upon which livestock or fowl are to be kept shall contain a designated livestock management area, which shall be constructed and maintained for the purpose of accommodating livestock or fowl. All livestock and fowl shall be housed in the designated livestock management area.
- B. The number of animals on any lot shall not exceed one animal unit for each ten thousand (10,000) square feet, or ½ of an animal unit for not less than five thousand (5,000) square feet of the lot within the designated livestock management area. The maximum number of animals allowed to be placed on any lot or parcel shall be two (2) animal units.
- C. Designated livestock management area for small animals and/or fowl, requires four (4) square feet per animal/fowl. Maximum number of small animal and/or fowl is eight (8). No roosters permitted.
- D. No large animals shall be kept on any lot where the designated livestock management area is less than five thousand (5,000) square feet.
- E. All surface drainage from a livestock management area shall be disposed of on site.
- F. All corrals, pens and paddocks for the enclosure of livestock and all barns, stables, coops, pens, hutches, sheds or similar buildings used for the housing or confinement of livestock or fowl shall be located not less than fifty feet (50') to an existing dwelling on an adjacent lot.

- G. The portion of the parcel proposed to be used for livestock raising purposes shall be first approved by the Zoning Administrator as a qualified livestock management area.

**SECTION 3.** Title 10, Chapter 4A (R-1-11,000 Residential Zone), Chapter 4B (R-1-15,000 Residential Zone), Chapter 4G (PR 2.2 Planned Residential Zone), Chapter 4H (PR 3.4 Planned Residential Zone), Chapter 4I (TR-1 Townsite Residential Zone), Sections 3, of the City Code, entitled Conditional Uses, are hereby amended by adding the following language:

Livestock and fowl, the raising, care and keeping of, for family food or recreation, subject to the following conditions and standards:

- A. Each lot or parcel upon which livestock or fowl are to be kept shall contain a designated livestock management area, which shall be constructed and maintained for the purpose of accommodating livestock or fowl. All livestock and fowl shall be housed in the designated livestock management area.
- B. The number of animals on any lot shall not exceed one animal unit for each ten thousand (10,000) square feet, or ½ of an animal unit for not less than five thousand (5,000) square feet of the lot within the designated livestock management area. The maximum number of animals allowed to be placed on any lot or parcel shall be two (2) animal units.
- C. Designated livestock management area for small animals and/or fowl, requires four (4) square feet per animal/fowl. Maximum number of small animal and/or fowl is eight (8). No roosters permitted.
- D. No large animals shall be kept on any lot where the designated livestock management area is less than five thousand (5,000) square feet.
- E. All surface drainage from a livestock management area shall be disposed of on site.
- F. All corrals, pens and paddocks for the enclosure of livestock and all barns, stables, coops, pens, hutches, sheds or similar buildings used for the housing or confinement of livestock or fowl shall be located not less than fifty feet (50') to an existing dwelling on an adjacent lot.
- G. The portion of the parcel proposed to be used for livestock raising purposes shall be first approved by the Zoning Administrator as a qualified livestock management area.

**SECTION 4.** Title 10, Chapter 5, of the City Code, entitled Supplementary Development Standards, is hereby amended by adding a section to read as follows:

**10-5-30: PORTABLE UTILITY SHED:** Portable Utility Sheds are permitted in the rear and side setback areas subject to the following conditions:

- A. No portion of the sheds structure is permitted to cross the property line or to drain onto a neighboring property.
- B. Where the property is located on a corner lot, the portable utility shed may be located within the optional enclosure area.
- C. Portable sheds will be limited to 120 sq ft floor area, maximum height of 10 feet and will not have a traditional type footing or foundation. They shall be built upon a hard surface.

**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 10.

**D. PENALTY**

Hereafter these amendments shall be construed as part of the Zoning Ordinance 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 10TH DAY OF NOVEMBER, 2009.**

\_\_\_\_\_  
Michael C. McGee, Mayor

ATTEST:

\_\_\_\_\_  
Kim E. Holindrake, City Recorder



# CITY OF CEDAR HILLS

<b>TO:</b>	City Council
<b>FROM:</b>	Brad Kearl
<b>DATE:</b>	November 10, 2009

## City Council Agenda Item

<b>SUBJECT:</b>	Retaining wall at 9477 N. Timpanogos Cove
<b>APPLICANT PRESENTATION:</b>	Craig Hilton – Home Owner
<b>STAFF PRESENTATION:</b>	Brad Kearl – Building Official
<b>BACKGROUND AND FINDINGS:</b> Staff has been working with Decorative Enterprises (contractor) in reviewing the plans and engineering of this retaining wall. Staff inspected the wall at completion and determined that it didn't meet the engineering requirements. It has now been re-engineered and will require an additional tier of 4' diameter rocks, stacked 2 high at the base, for proper stability. However, to accomplish this additional tier, the base course will encroach the City property between 6-12 inches. (see attached photos)	
<b>PREVIOUS LEGISLATIVE ACTION:</b> None	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> See attached photos	
<b>RECOMMENDATION:</b> To approve an encroachment, between 6-12 inches into City property	
<b>MOTION:</b> Motion to approve encroachment up to 12 inches onto City property.	









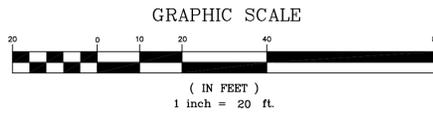
# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Greg Robinson, Assistant City Manager
<b>DATE:</b>	11/10/2009

## City Council Agenda Item

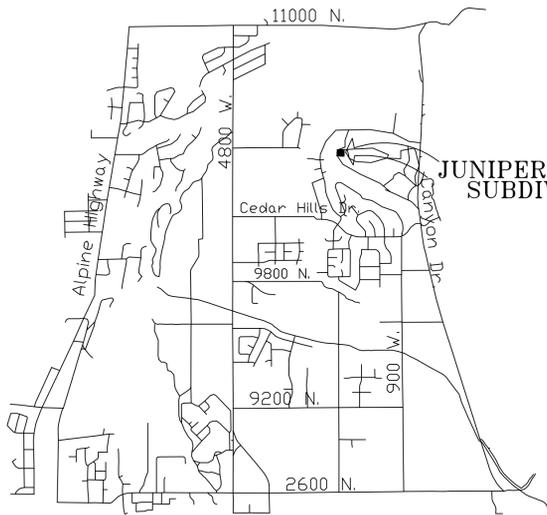
<b>SUBJECT:</b>	Juniper Heights Plat F
<b>APPLICANT PRESENTATION:</b>	Paul Clyde, homeowner
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b>	
<p>This is a boundary line adjustment due to a surveying error on the part of the builder. Both property owners have agreed to the change and the city has a signed copy of the plat that has all property owners' signatures. The only change that needs to be made is that we already have a "Plat E" and this would need to be changed to "Plat F". This Item will need proper noticing of a plat vacation and replatting before the Planning Commission can approve the plat changes.</p> <p>There are two separate motions associated with this replatting, the vacation from the previous plat and the platting of the two lots with the new lot line.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
9/24/2009 - Planning Commission approved the new plat	
<b>FISCAL IMPACT:</b>	
N/A	
<b>SUPPORTING DOCUMENTS:</b>	
Proposed Juniper Heights Plat F	
<b>RECOMMENDATION:</b>	
Review the proposed plat changes	
<b>MOTION:</b>	
<p>To approved Ordinance No. _____, An Ordinance Ordering the Vacation of a Portion of Juniper Heights, Plat C, of the City of Cedar Hills, Utah.</p> <p>To approve/not approve the Preliminary/Final subdivision of the Juniper Heights Plat F Subdivision, subject to; changing the plat letter to F...</p>	

N 89°55'30" E 413.12'  
SECTION LINE  
NORTH QUARTER CORNER OF SECTION 6  
TOWNSHIP 5 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN



SCALE 1" = 20 FEET

VICINITY MAP  
NO SCALE



CEDAR COVE SUBDIVISION  
PLAT "C"

LOT #15  
JUNIPER HEIGHTS, PLAT "C"  
46,217 S.F.

LOT #14  
JUNIPER HEIGHTS, PLAT "C"  
35,260 S.F.

LOT #13  
JUNIPER HEIGHTS, PLAT "C"  
38,450 S.F.

LOT #12  
JUNIPER HEIGHTS, PLAT "C"  
38,934 S.F.

NORTHEAST CORNER OF SECTION 6  
TOWNSHIP 5 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN



EXISTING DRIVEWAY



EXISTING HOUSE

NOTE:

ALL STRUCTURES ON LOTS 1 AND 2 ARE TO BE KEPT 35.00 FEET FROM THE STRUCTURE LIMIT LINE AS OUTLINED IN THE GEOTECHNICAL REPORT

SURVEYOR'S CERTIFICATE

I, LANCE P. GREER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5986487 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°55'30" WEST 2222.34 FEET ALONG THE SECTION LINE AND SOUTH 0°21'30" WEST 191.74 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE

COURSE	DISTANCE	REMARKS
DUE EAST	249.33'	THENCE;
ON A CURVE TO THE LEFT	R=59.00' L=40.34' D=39°10'44" LC=S 31°24'27" E 39.56';	THENCE
ON A CURVE TO THE RIGHT	R=29.00' L=25.12' D=49°37'46" LC=S 26°10'56" E 24.34';	THENCE
S 01°22'02" E	160.34'	THENCE;
ON A CURVE TO THE LEFT	R=478.00' L=34.87' D=4°10'47" LC=S 3°27'26" E 34.86';	THENCE
S 84°27'11" W	286.22'	THENCE;
N 00°21'30" W	278.38'	TO THE POINT OF BEGINNING.
CONTAINING 1.69 ACRES		

BASIS OF BEARING: SECTION LINE = N 89°55'30" E

DATE \_\_\_\_\_ OWNER'S DEDICATION SURVEYOR (SEE SEAL BELOW)

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ CITY COUNCIL OF CEDAR HILLS COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

MAYOR \_\_\_\_\_ APPROVED - CITY ENGINEER (SEE SEAL BELOW) ATTEST - CITY RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ CEDAR HILLS \_\_\_\_\_ PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

PLAT "E"  
JUNIPER HEIGHTS SUBDIVISION  
AN AMENDMENT OF LOTS 13 & 14 OF  
JUNIPER HEIGHTS PLAT "C"  
SUBDIVISION

CEDAR HILLS CITY UTAH COUNTY, UTAH  
SCALE 1" = 20 FEET

SURVEYOR'S SEAL 5986487 LANCE P. GREER STATE OF UTAH	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE DECLARING A PORTION OF JUNIPER HEIGHTS, PLAT C, AT APPROXIMATELY 10360 NORTH AND SANDALWOOD DRIVE (4300 WEST) VACATED; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Cedar Hills desires to vacate a portion of Juniper Heights, Plat C at approximately 10360 North and Sandalwood Drive (4300 West), said portion being Lots 13 & 14; and

WHEREAS, the vacating of this portion of Juniper Heights, Plat C, will not be detrimental to the public interest; and

WHEREAS, the City gave advance public notice of its intent to vacate said portion of the plat; and then, on the 10th day of November, 2009, held a public hearing regarding such intent and carefully considered the comments of the public thereon; and

WHEREAS, it remains the firm determination of the City that the portion of the proposed area ought to and should be vacated as a residential subdivision.

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

**PART I  
VACATION**

**SECTION 1.** The City Council of the City of Cedar Hills finds and declares that there is good cause for vacating lots 13 & 14 of Juniper Heights, Plat C, at approximately 10360 North and 4300 West and that such vacation will not be detrimental to the public interest or safety.

**SECTION 2.** The portion of the plat being vacated shall include and be limited to the following described parcel of land:

See Attachment A

**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. 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 THE CITY OF CEDAR HILLS, UTAH, THIS 10TH DAY OF NOVEMBER, 2009.**

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Michael C. McGee, Mayor

ATTEST:

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Kim E. Holindrake, City Recorder

**ATTACHMENT A**

**JUNIPER HEIGHTS SUBDIVISION**

(DESCRIPTION OF LOTS 13 & 14 BEING VACATED)

BEGINNING AT A POINT WHICH IS SOUTH 89°55'30" WEST 2222.34 FEET ALONG THE SECTION LINE AND SOUTH 0°21'30" WEST 191.74 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE DUE EAST 249.33' THENCE; ON A CURVE TO THE LEFT R=59.00' L=40.34' D=39°10'44" LC=S 31°24'27" E 39.56'; THENCE ON A CURVE TO THE RIGHT R=29.00' L=25.12' D=49°37'46" LC=S 26°10'56" E 24.34; THENCE S 01°22'02" E 160.34' THENCE; ON A CURVE TO THE LEFT R=478.00 L=34.87' D=4°10'47" LC=S 3°27'26" E 34.86; THENCE S 84°27'11" W 286.22' THENCE; N 00°21'30" W 278.38' TO THE POINT OF BEGINNING. CONTAINING 1.69 ACRES



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Greg Robinson, Assistant City Manager
<b>DATE:</b>	11/10/2009

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on Setbacks for Property Located at 9425 Avanyu Dr.
<b>APPLICANT PRESENTATION:</b>	Mr. Thayne Routh
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant City Manager

**BACKGROUND AND FINDINGS:**

Mr. Routh is seeking a change in the setbacks for his lot due to an error by the construction company who used the wrong pin to pull a property line from, resulting in a south side setback of 6 feet instead of 12 feet. Mr. Routh has made attempts to work with his neighbor to the south, but has been unsuccessful in reaching an agreement with him to resolve the issue. Because this property is in a planned residential development (PRD) the City Council can make a finding regarding the setbacks and adjust them to less than what is required in that particular zone. Without the ability to correct this issue by purchasing property from a neighbor, Mr. Routh is petitioning the Council to make a finding that would allow him to maintain the same property line and adjust the setback for his lot.

**PREVIOUS LEGISLATIVE ACTION:**

N/A

**FISCAL IMPACT:**

N/A

**SUPPORTING DOCUMENTS:**

Avanyu Acres Plat A

**RECOMMENDATION:**

Since the south side neighbor has been unwilling to work with Mr. Routh in resolving this issue, and this is not a self imposed hardship, staff would recommend making an adjustment to the setbacks for lot 19 so that this lot does not violate city zoning code.

**MOTION:**

Making the following finding regarding the side setback for Avanyu Acres, Plat A, Lot 19 as follows: that the change in setback does not create a hazardous condition, nor will it adversely affect surrounding residents. That varying from the designated setback is appropriate for the zone and property location. A variance from the rear setback does not change the development's density nor the required distance between the dwelling units. That this change complies with the zoning regulations. I move to approve/not approve an amendment to Avanyu Acres Plat A, and amend the side setback for lot 19 from a 12 foot setback to a 6 foot setback.

**SURVEYOR'S CERTIFICATE**

I, **DAVID M. ACKLEY**, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. **152123** AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

COMMENCING AT A POINT WHICH IS SOUTH 332.74 FT AND NORTH 89° 47' 57" WEST 281.15 FT FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE

COURSE	DISTANCE	REMARKS
S 26°34'07" E	155.38 FT	
S 24°23'03" E	94.50 FT	
S 22°21'14" E	498.47 FT	
S 05°43' E	903.46 FT	
S 89°41'53" W	524.34 FT	
NORTH	111.13 FT	
N 16°53'27" W	126.26 FT	
S 73°16'47" W	218.30 FT	
N 17°56'20" W	70.03 FT	
N 18°18'32" W	534.51 FT	
N 72°16'22" E	115.62 FT	
N 72°33'03" E	193.42 FT	
N 18°51'42" W	318.31 FT	
S 89°38'39" W	77.60 FT	
N 48°47'16" W	91.56 FT	
NORTH	72.44 FT	
N 45°17'51" W	102.07 FT	
N 89°59'59" W	34.37 FT	
N 17°59'00" W	431.69 FT	
S 89°59'42" E	587.02 FT	
S 89°59'58" E	118.70 FT	TO THE POINT OF BEGINNING.
		AREA = 25.821 ACRES

BASIS OF BEARING - UTAH STATE PLANE COORDINATE SYSTEM BEARING OF SECTION LINES - UTAH CENTRAL ZONE

FEBRUARY 2, 2001  
DATE

**OWNER'S DEDICATION**

THE OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT HEREOF, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN AND MARKED "PUBLIC UTILITY EASEMENT (PUE)" AND "PRIVATE STREETS" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, CABLE, NATURAL GAS, SEWER, AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 7<sup>th</sup> DAY OF February, A.D. 2001

R.D.R. REX DALEY,  
Bald Mt Dev LLC General partner

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

ON THE 7<sup>th</sup> DAY OF February, A.D. 2001 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME. (Key Daley)

MY COMMISSION EXPIRES 7-1-01 Terri E. Holindrake  
NOTARY PUBLIC (SEE SEAL BELOW)

**ACCEPTANCE BY MAYOR**

THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7<sup>th</sup> DAY OF November, A.D. 2000.

BRAD SEARS Mayor  
APPROVED: Terri E. Holindrake  
ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 12<sup>th</sup> DAY OF October, A.D. 2000, BY THE CEDAR HILLS PLANNING COMMISSION.  
Terri E. Holindrake CHAIRMAN, PLANNING COMMISSION  
Director SECRETARY

PLAT "A" 89448-102  
RECORDED IN PUBLIC RECORDS OF THE COUNTY OF UTAH, COUNTY OF UTAH, RECORD FOR CEDAR HILLS CITY

**AVANYU ACRES**

**PLANNED UNIT DEVELOPMENT**

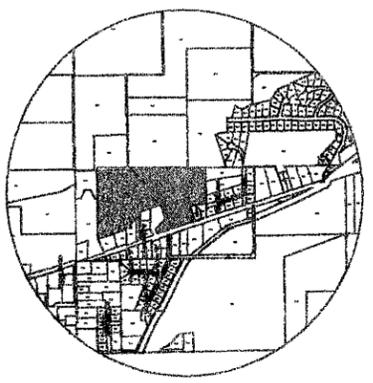
CEDAR HILLS CITY, UTAH COUNTY, UTAH

ACKLEY ENGINEERING  
PHONE (801) 375-1847 FAX (801) 375-8730  
1095 SOUTH 1100 WEST, PROVIDENCE, UTAH 84601

Sheet Number: 1/2

UTAH COUNTY ENGINEER SEAL  
CLERK-RECORDER SEAL

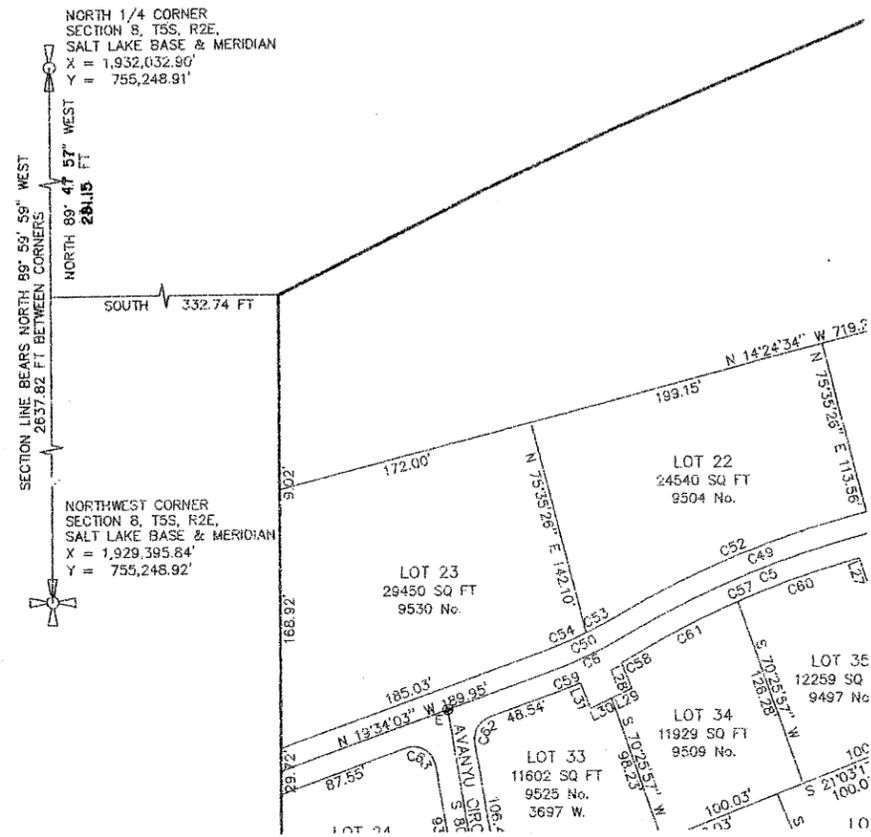
SEE SHEET TWO FOR CURVE DATA & LINE TABLE



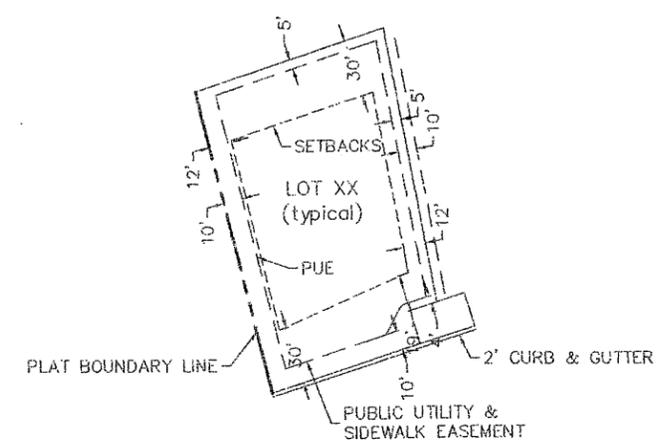
UNLESS OTHERWISE NOTED ALL LOTS HAVE CEDAR HILLS STANDARD SETBACKS (30' FRONT & BACK, 12' SIDE). LOTS 11, 12, 20 -23, 38 HAVE A 22' FRONT SETBACK AND A 12' SIDE EXCEPT AS NOTED. ALL LOTS WITH ADJACENT PARKING CUTS ARE A 19' SETBACK FROM THE PROPERTY LINE AT THE PARKING CUT.

NOTE: THE AREA OF ALL STREETS, BOTH PUBLIC AND PRIVATE, WITHIN THE PLAT BOUNDARIES ARE DEDICATED TO THE CITY OF CEDAR HILLS FOR PUBLIC UTILITY EASEMENTS.

(sheet 1 of 2)  
 89448-102



SECTION CORNER TIE DETAIL



TYPICAL LOT DETAIL

NUMBER	RADIUS FT	LENGTH FT	DELTA	TANGENT FT	CHORD BEARING	CHORD FT
C1	98.00	31.06	18°09'33"	15.66	N 81°37'49" E	30.93
C2	89.00	124.40	80°05'14"	74.80	S 57°29'34" E	114.52
C3	89.00	150.56	96°55'44"	100.47	N 33°59'56" E	133.24
C4	289.00	16.03	03°10'44"	8.02	N 12°52'34" W	16.03
C5	625.12	206.47	18°55'25"	104.18	N 20°44'54" W	205.53
C6	289.00	53.68	10°38'34"	26.92	N 24°53'20" W	53.61
C7	261.00	125.15	27°28'24"	63.80	S 36°16'55" E	123.95
C8	289.00	49.16	09°44'47"	24.84	S 45°08'24" E	49.10
C9	74.00	82.92	64°11'55"	46.42	S 72°21'58" E	78.65
C10	20.00	28.05	109°01'08"	28.05	N 72°21'02" E	32.57
C11	126.00	39.93	18°09'33"	20.14	N 81°37'49" E	39.77
C12	70.00	22.19	18°09'33"	11.19	N 81°37'49" E	22.09
C13	15.00	18.63	71°09'03"	10.73	S 71°52'26" E	17.45
C14	50.00	113.39	129°56'23"	107.08	N 42°28'43" W	90.61
C15	50.00	55.79	63°56'07"	31.20	S 68°15'57" E	52.94
C16	50.00	49.98	57°16'28"	27.30	N 51°07'45" E	47.93
C17	15.00	21.67	82°47'06"	13.22	S 58°50'28" E	19.84
C18	15.00	10.46	39°56'28"	5.45	S 02°31'17" W	10.25
C19	50.00	8.10	09°16'36"	4.06	S 12°48'39" E	8.09
C20	84.37	73.49	49°54'23"	39.26	S 33°07'32" E	71.19
C21	84.37	53.38	36°14'50"	27.62	S 76°12'09" E	52.49
C22	84.37	18.39	12°29'14"	9.23	N 79°28'49" E	18.35
C23	84.37	145.26	98°38'27"	98.16	S 57°29'34" E	127.97
C24	75.00	104.83	80°05'14"	63.03	S 57°29'34" E	96.51
C25	50.00	8.10	09°16'36"	4.06	N 77°49'30" E	8.09
C26	50.00	3.55	04°04'23"	1.78	N 75°13'24" E	3.55
C27	50.00	4.54	05°12'13"	2.27	S 79°51'42" W	4.54
C28	15.00	22.30	85°11'16"	13.79	S 54°58'33" E	20.30
C29	42.00	68.61	30°52'16"	42.84	S 57°47'03" E	59.85
C30	42.00	151.53	206°42'42"	176.90	N 25°34'26" W	81.73
C31	15.00	30.29	115°42'37"	23.87	N 71°04'29" W	25.40
C32	42.00	6.85	09°04'32"	3.33	S 16°53'11" E	6.85
C33	42.00	37.05	50°32'53"	19.83	S 48°41'53" E	35.86
C34	42.00	22.91	31°14'51"	11.75	S 87°35'45" E	22.62
C35	42.00	38.25	52°10'25"	20.56	N 51°41'42" E	38.94
C36	42.00	60.87	83°01'56"	37.18	N 15°54'28" W	55.68
C37	42.00	52.42	71°30'22"	30.24	S 88°49'23" W	49.08
C38	15.00	25.09	95°49'30"	16.61	N 35°33'50" E	22.26
C39	75.00	126.88	96°55'44"	84.67	N 33°59'56" E	112.28
C40	88.21	163.61	106°16'36"	117.64	N 30°20'17" E	141.14
C41	88.21	58.65	38°05'50"	30.48	N 64°25'40" E	57.58
C42	87.42	105.09	68°52'54"	59.95	N 11°17'22" E	98.88
C43	50.00	7.27	08°20'06"	3.64	N 18°37'59" W	7.27
C44	25.00	13.09	30°00'00"	6.70	S 00°32'04" W	12.94
C45	25.00	13.09	30°00'00"	6.70	N 00°32'04" E	12.94
C46	25.00	13.09	30°00'00"	6.70	N 29°27'56" W	12.94
C47	25.00	13.09	30°00'00"	6.70	N 29°27'56" W	12.94
C48	275.00	15.26	03°10'44"	7.63	N 12°52'34" W	15.26
C49	639.12	211.09	18°55'25"	106.51	N 20°44'54" W	210.13
C50	275.00	51.08	10°38'34"	25.61	N 24°53'20" W	51.01
C51	639.12	30.11	02°41'57"	15.06	N 12°38'11" W	30.11
C52	639.12	180.98	16°13'28"	91.10	N 22°05'53" W	180.38
C53	275.00	20.99	04°22'20"	10.50	N 26°01'27" W	20.98
C54	275.00	30.10	08°16'14"	15.06	S 22°42'10" E	30.08
C55	303.00	18.81	03°10'44"	8.41	N 12°52'34" W	18.81
C56	611.12	10.54	00°59'19"	5.27	N 11°46'51" W	10.54
C57	611.12	161.14	15°06'26"	81.04	N 22°39'24" W	160.67
C58	303.00	10.75	02°01'58"	5.38	N 29°11'38" W	10.75
C59	303.00	15.48	02°58'40"	7.74	N 21°01'53" W	15.48
C60	611.12	85.07	07°58'33"	42.60	N 19°05'27" W	85.00
C61	611.12	76.06	07°07'53"	38.08	N 26°38'40" W	78.02
C62	15.00	20.94	80°00'00"	12.59	N 59°34'03" W	19.28
C63	15.00	26.18	100°00'00"	17.88	N 30°25'57" E	22.98
C64	40.00	71.89	102°58'21"	50.26	S 28°56'47" W	62.60
C65	15.00	4.80	18°19'08"	2.42	S 89°35'31" W	4.78
C66	58.00	141.33	139°36'36"	157.68	S 28°56'47" W	108.87
C67	58.00	51.78	51°09'10"	27.76	S 73°10'30" W	50.08
C68	58.00	19.77	19°31'55"	9.98	S 37°49'57" W	19.88
C69	58.00	69.77	68°55'31"	39.81	S 06°23'46" E	65.64
C70	15.00	4.80	18°19'08"	2.42	S 31°41'57" E	4.78
C71	275.00	131.86	27°28'24"	87.22	S 36°16'35" E	130.60
C72	247.00	118.44	27°28'24"	60.38	S 36°16'35" E	117.30
C73	247.00	81.85	18°59'13"	41.30	S 32°02'00" E	81.48
C74	247.00	36.58	08°29'11"	18.33	S 45°46'12" E	36.55
C75	303.00	51.54	09°44'47"	25.83	S 45°08'24" E	51.48
C76	25.00	13.33	30°32'36"	6.83	S 34°44'28" E	13.17
C77	25.00	9.07	20°47'50"	4.59	S 29°52'06" E	9.02
C78	25.00	14.54	33°19'35"	7.48	S 56°55'49" E	14.34
C79	25.00	12.97	29°43'56"	6.64	S 58°43'38" E	12.83
C80	88.00	93.08	60°36'16"	51.43	S 74°09'48" E	88.90
C81	88.00	10.96	07°08'01"	5.49	S 47°25'40" E	10.95
C82	88.00	82.13	53°28'15"	44.33	S 77°43'48" E	79.18
C83	60.00	67.23	64°11'55"	37.64	S 72°21'58" E	63.77
C84	15.00	23.56	90°00'00"	15.00	N 30°32'04" E	21.21
C85	15.00	23.56	90°00'00"	15.00	S 59°27'56" E	21.21
C86	54.00	97.05	102°58'21"	67.85	N 28°56'47" E	84.51
C87	50.00	219.17	251°09'03"	69.90	N 18°07'35" E	81.34

NUMBER	DIRECTION	DISTANCE
L1	S 72°33'00" W	18.00'
L2	S 17°26'57" E	15.00'
L3	S 17°26'57" E	15.00'
L4	S 72°33'00" W	18.00'
L5	S 17°26'57" E	28.01'
L6	N 72°33'03" E	18.00'
L7	S 17°26'57" E	15.10'
L8	S 17°26'57" E	15.10'
L9	S 72°33'03" W	18.00'
L10	S 17°26'57" E	15.09'
L11	S 77°39'05" W	18.00'
L12	S 12°20'55" E	15.05'
L13	S 12°20'55" E	15.05'
L14	N 77°39'05" E	18.00'
L15	S 75°32'04" W	18.00'
L16	N 14°27'56" W	15.00'
L17	N 14°27'56" W	15.00'
L18	N 75°32'04" E	18.00'
L19	N 14°27'56" W	15.47'
L20	S 75°32'04" W	18.00'
L21	N 14°27'56" W	14.95'
L22	N 14°27'56" W	15.17'
L23	N 75°32'04" E	18.00'
L24	S 70°25'57" W	18.00'
L25	N 13°41'21" W	15.08'
L26	N 13°41'21" W	15.08'
L27	N 70°25'57" E	18.00'
L28	S 67°30'17" W	18.00'
L29	N 25°20'11" W	14.96'
L30	N 25°20'11" W	15.08'
L31	N 67°30'17" E	18.00'
L32	N 09°34'03" W	18.00'
L33	S 80°25'57" W	15.01'
L34	S 80°25'57" W	15.01'
L35	S 09°34'03" E	18.00'
L36	S 80°25'57" W	31.03'
L37	N 22°32'23" W	6.95'
L38	S 67°26'55" W	18.00'
L39	S 22°32'23" E	15.00'
L40	S 22°32'23" E	15.00'
L41	N 67°26'55" E	18.00'
L42	S 13°13'11" E	25.87'

MONUMENT	X: COORDINATE	Y: COORDINATE
A	1,931,362.13	753,894.75
B	1,931,687.60	753,695.28
C	1,931,731.75	753,493.57
D	1,931,685.58	754,162.73
E	1,931,480.15	754,805.95
F	1,931,363.44	754,420.40

13730-2001  
 STAFF COUNTY RECORDER  
 2001 FEB 20 9:47 AM  
 RECORDED FOR DEER HILLS CITY

8948-102 (sheet 2 of 2)

**ACKLEY ENGINEERING**  
 PROVIDO # (BCD) 379-1847  
 1095 SOUTH 1100 WEST, PROVIDO, UT 84601

Date : FEB 2, 2001  
 Dr. Br: CAC  
 Job #: 20035  
 Rev :



# CITY OF CEDAR HILLS

**TO:** Mayor McGee, City Council, and Staff  
**FROM:** Kim E. Holindrake, City Recorder  
**DATE:** November 3, 2009

## City Council Memorandum

**SUBJECT:** Board and Committee Appointments  
**APPLICANT PRESENTATION:**  
**STAFF PRESENTATION:** Mayor McGee

### **PARKS AND TRAILS COMMITTEE**

#### **BACKGROUND AND FINDINGS:**

Mayor McGee contacted Peter Karp, whose term ends December 31, 2009. He would like to serve another term.

#### **RECOMMENDATION**

Mayor McGee appoints Peter Karp to another 3-year term on the Parks and Trails Committee beginning January 1, 2010.

#### **MOTION**

To affirm Mayor McGee's appointment of Peter Karp to the Parks and Trails Committee beginning January 1, 2010, with a term ending December 31, 2012.

### **BOARD OF ADJUSTMENT**

#### **BACKGROUND AND FINDINGS:**

Mayor McGee contacted James Cheney, whose term ends December 31, 2009. He would like to serve another term.

Currently there is a vacancy on this Committee, which has been advertised in the newsletter. Two applications were received. See attached.

#### **RECOMMENDATION**

Mayor McGee appoints James Cheney to another 5-year term on the Board of Adjustment beginning January 1, 2010. He also appoints Carl Volden immediately on the Board of Adjustment to fill the vacancy with the term ending December 31, 2010.

#### **MOTION**

To affirm Mayor McGee's appointment of James Cheney to the Board of Adjustment beginning January 1, 2010, with a term ending December 31, 2014, and Carl Volden immediately to fill the vacancy with a term ending December 31, 2010.

## **PLANNING COMMISSION**

### **BACKGROUND AND FINDINGS:**

Mayor McGee contacted Cliff Chandler, whose term ends December 31, 2009. He would like to serve another term.

### **RECOMMENDATION**

Mayor McGee appoints Cliff Chandler to another 3-year term on the Planning Commission beginning January 1, 2010.

### **MOTION**

To affirm Mayor McGee's appointment of Cliff Chandler to the Planning Commission beginning January 1, 2010, with a term ending December 31, 2012.

## **PLANNING COMMISSION - ALTERNATES**

### **BACKGROUND AND FINDINGS:**

Mayor McGee contacted Bobby Seegmiller (1st Alternate) and Glenn Dodge (2nd Alternate), who are serving on the Planning Commission, respectively. They both would like to retain their position on the Planning Commission.

### **RECOMMENDATION**

Mayor McGee appoints Bobby Seegmiller and Glenn Dodge as first alternate and second alternate, respectively, on the Planning Commission.

### **MOTION**

To affirm Mayor McGee's appointment of Bobby Seegmiller as First Alternate and Glenn Dodge as Second Alternate to the Planning Commission.

## **TRAFFIC SAFETY AND LIVABILITY OVERSIGHT COMMITTEE**

### **BACKGROUND AND FINDINGS:**

Mayor McGee contacted Larry Locken and John Howard, whose terms end December 31, 2009. They would like to serve another term.

### **RECOMMENDATION**

Mayor McGee appoints Larry Locken and John Howard to another 2-year term on the Traffic Safety and Livability Oversight Committee beginning January 1, 2010.

### **MOTION**

To affirm Mayor McGee's appointment of Larry Locken and John Howard to the Traffic Safety and Livability Oversight Committee beginning January 1, 2010, with a term ending December 31, 2011.



# CITY OF CEDAR HILLS

## BOARD OF ADJUSTMENT APPLICATION

PLEASE PRINT

### BIOGRAPHIC DATA

NAME (First) <u>Richard</u> (Middle) <u>C.</u> (Last) <u>Hancock</u>		
ADDRESS <u>9299 Canyon Heights Dr.</u>	HOME PHONE <u>801-796-5306</u>	WORK PHONE <u>801-898-5306</u>
E-MAIL ADDRESS <u>richardchancock@aol.com</u>	YEARS LIVED IN CEDAR HILLS <u>8</u>	

RESUMES MAY BE USED TO SUPPLEMENT THIS INFORMATION.

### EDUCATIONAL BACKGROUND

Name	City	State	Major Course of Study	Circle Last Year Successfully Completed	Date Completed	Diploma or Degree
High School or Preparatory	<u>Chatsworth</u>	<u>CA</u>	<u>GENERAL</u>	1 2 3 4	<del>XXXX</del>	<u>HS</u>
College	<u>L.A. Pierce Com.</u>	<u>CA</u>	<u>"</u>	1 <input checked="" type="radio"/> 3 4	<u>1978</u>	<u>AA</u>
College				1 2 3 4		
Additional Education	<u>Portland</u>	<u>OR</u>	<u>Hardwood Grader</u>	<u>YES</u>	<u>2006</u>	<u>CERT.</u>

### EMPLOYMENT HISTORY

Name of Employer	City	State	Position	Dates of Employment
<u>Hancock Const. (self)</u>	<u>Cedar Hills</u>	<u>VT</u>	<u>OWNER</u>	<u>10 yrs current</u>
<u>" " "</u>	<u>Calif Chatsworth</u>	<u>CA</u>	<u>"</u>	<u>25 yrs</u>

### ADDITIONAL SKILLS AND ACTIVITIES

<p>List Extra-Curricular Activities or Honors in College.</p>  
<p>Please list additional skills, technical or professional knowledge that you feel would enhance this application.</p> <p><u>LICENSED GENERAL CONTRACTOR IN UTAH FOR 10 yrs</u></p> <p><u>" " " " Calif FOR 25 yrs</u></p>
<p>List any other licenses, certificates, publications or professional achievements that would support this application.</p>  

QUESTIONS

Why do you want to be a member of the Board of Adjustment?

COMMUNITY SERVICE

What do you consider is your strongest attribute you could bring to the Board of Adjustment?

OBJECTIVITY & FAIRNESS

How many hours a month can you give to meetings, research and investigations?

5-10

As a Board member you will address issues for neighbors, friends or relatives. Can you place commitment to the rule of law above personal relationships?

YES

Can you communicate views well? Can you be intimidated or can you express an opinion even though it may not be the view of each/any Board member?

YES

What do you feel is the biggest obstacle you will have in serving on the Board of Adjustment?

Any comments you would like to make or additional information you would like to give?

Received 7-30-09 WLC



# CITY OF CEDAR HILLS

## BOARD OF ADJUSTMENT APPLICATION

PLEASE PRINT

BIOGRAPHIC DATA

NAME (First) <i>Carl-Dean</i> (Middle) <i>L</i> (Last) <i>Volden</i>		
ADDRESS <i>4259 Manila Creek Dr</i>	HOME PHONE <i>801-796-3557</i>	WORK PHONE <i>801-691-2313</i>
E-MAIL ADDRESS <i>Carl.volden@yahoo.com</i>	YEARS LIVED IN CEDAR HILLS <i>10+</i>	

RESUMES MAY BE USED TO SUPPLEMENT THIS INFORMATION.

### EDUCATIONAL BACKGROUND

Name	City	State	Major Course of Study	Circle Last Year Successfully Completed	Date Completed	Diploma or Degree
High School or Preparatory	<i>Oregon</i>	<i>WV</i>	<del>_____</del>	1 2 3 <b>4</b>	<del>_____</del>	
College	<i>Roxbury</i>	<i>Id</i>	<i>CIS</i>	1 <b>2</b> 3 4	<i>1992</i>	<i>AA</i>
College				1 2 3 4		
Additional Education						

### EMPLOYMENT HISTORY

Name of Employer	City	State	Position	Dates of Employment
<i>O.C. Tenner</i>	<i>SLC</i>	<i>UT</i>	<i>SRCA Engineer</i>	<i>07 - Present</i>
<i>Symantec</i>	<i>Orem</i>	<i>UT</i>	<i>SRCA Engineer</i>	<i>06 - 07</i>
<i>Digital Harbor</i>	<i>Provo</i>	<i>UT</i>	<i>SRCA Engineer</i>	<i>05 - 06</i>
<i>Self employed</i>	<i>Cedar Hills</i>	<i>UT</i>	<i>Real Estate Investor</i>	<i>02 - present</i>

### ADDITIONAL SKILLS AND ACTIVITIES

List Extra-Curricular Activities or Honors in College.
<i>None</i>
Please list additional skills, technical or professional knowledge that you feel would enhance this application.
<i>Former Planning Commission Member - Cedar Hills</i>
List any other licenses, certificates, publications or professional achievements that would support this application.
<i>None</i>

QUESTIONS

Why do you want to be a member of the Board of Adjustment?

To serve the city. Get involved again

What do you consider is your strongest attribute you could bring to the Board of Adjustment?

Open mind, fairness, understanding of city codes and rule of law

How many hours a month can you give to meetings, research and investigations?

5-10

As a Board member you will address issues for neighbors, friends or relatives. Can you place commitment to the rule of law above personal relationships?

Yes. As a member of the planning commission for Cedar Hills this was something we had to do

Can you communicate views well? Can you be intimidated or can you express an opinion even though it may not be the view of each/any Board member?

I believe my experience on the planning commission demonstrates I can communicate clearly, think for myself and arrive at decisions based on fact, not hearsay.

What do you feel is the biggest obstacle you will have in serving on the Board of Adjustment?

You don't know, what you don't know - I don't foresee any

Any comments you would like to make or additional information you would like to give?

Look forward to an opportunity to serve



# CITY OF CEDAR HILLS

## City Council Memorandum

**TO:** Mayor McGee, City Council, and Staff  
**FROM:** Kim E. Holindrake, City Recorder  
**DATE:** November 4, 2009

**SUBJECT:** 2009 Municipal General Election Canvass  
**APPLICANT PRESENTATION:**  
**STAFF PRESENTATION:** Kim E. Holindrake, City Recorder

### **BACKGROUND AND FINDINGS:**

The Municipal General Election was held on November 3, 2009. The City Council, acting as the Canvassing Board, are to review and approve the results. Please note that the election canvass is an audit of the election procedures and NOT a recount. Voters were able to vote for one Candidate for Mayor and two Candidates for Council. The City received 24 provisional ballots, and 18 were verified and counted. The voters were not registered in the State of Utah for the remaining six provisional ballots. A 2009 Report of Municipal General Election Results is attached for your review.

Review the official register book, poll book, tally list, and statement of disposition of ballots for each precinct. These will be provided at the meeting.

1. The official register book contains all the persons who are registered. Look for the voters signature and the ballot number for that voter.
2. The poll book contains the name of each person voting along with the ballot number.
3. The tally list should have five tally marks per printed box, except perhaps the last box, and the totals are extended correctly.
4. Check the Statement of Disposition of Ballots to see that all the ballots are accounted for.

### **RECOMMENDATION**

To accept the election results for the 2009 Municipal General Election held on November 3, 2009.

### **MOTION**

The City Council, acting as the Canvassing Board, accepts the 2009 Report of Municipal General Election Results for November 3, 2009, and declares those candidates with the highest number of votes elected to office.

**CITY OF CEDAR HILLS  
REPORT OF MUNICIPAL GENERAL ELECTION RESULTS  
NOVEMBER 3, 2009**

<b>Mayor (4-year term)</b>	<b>CH01</b>	<b>CH02</b>	<b>CH03</b>	<b>CH04</b>	<b>Provisional</b>	<b>Total</b>
Jerry W. Dearinger	133	221	102	267	2	725
Eric Richardson *	365	188	273	154	16	996
<b>Council (4-year term)</b>	<b>CH01</b>	<b>CH02</b>	<b>CH03</b>	<b>CH04</b>	<b>Provisional</b>	<b>Total</b>
Curt Crosby	135	203	91	247	2	678
Scott Jackman *	355	199	274	160	15	1003
Stephanie Martinez *	346	181	276	156	15	974
Paul R. Sorensen	151	217	99	267	4	738
<b>VOTER TURNOUT</b>						
# of Registered Voters	1320	1039	1446	1200		5005
Ballots Cast (+ provisionals)	510	411	378	423		1722
Turnout Percentage	38%	39%	26%	35%		34%
Provisional Ballots Issued	18	2	2	2		
Provisional Ballots Counted	12	2	2	2		

The Board of Canvassers certified the above results on Tuesday, November 10, 2009. Those candidates marked with a \* were elected to office.

\_\_\_\_\_  
Michael C. McGee, Mayor

\_\_\_\_\_  
Charelle Bowman, City Council

\_\_\_\_\_  
Ken Kirk, City Council

\_\_\_\_\_  
Jim Perry, City Council

\_\_\_\_\_  
Eric Richardson, City Council

\_\_\_\_\_  
Marisa Wright, City Council

Dated this \_\_\_\_ day of November, 2009.

\_\_\_\_\_  
Kim E. Holindrake, City Recorder



# CITY OF CEDAR HILLS

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**TO:** Mayor McGee, City Council, and Staff  
**FROM:** Kim E. Holindrake, City Recorder  
**DATE:** November 3, 2009

## City Council Memorandum

**SUBJECT:** Feed America Day  
**APPLICANT PRESENTATION:**  
**STAFF PRESENTATION:** Mayor McGee

### **BACKGROUND AND FINDINGS:**

The Council of Governments has discussed supporting Feed America Day. Mayor McGee proposes adopting a proclamation proclaiming November 19, 2009, as Feed America Day.

### **PREVIOUS LEGISLATIVE ACTION:**

### **FISCAL IMPACT:**

### **SUPPORTING DOCUMENTS:**

- Letter from Lewis K. Billings, Provo City Mayor
- Cedar Hills Proclamation

### **RECOMMENDATION**

To adopt the proclamation.

### **MOTION**

To adopt a proclamation declaring November 19, 2009, as Feed America Day for the City of Cedar Hills, Utah.

October 27, 2009

Dear Mayors,

As you may recall, at the last Council of Governments meeting we discussed joining together to support Feed America Day, an annual event observed the Thursday before Thanksgiving. On Feed America Day, the public is encouraged to fast two meals and donate the generous equivalent in money or food to a church or charitable organization to feed the hungry. David Earl Perry started Feed America Day here in Utah County eight years ago. It has now been adopted around the country and is sponsored by the U.S. Senate.

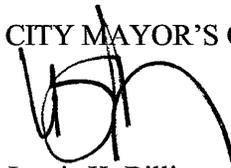
I was assigned to look into the possibility of signing a joint proclamation for Feed America Day at Community Action Services and Food Bank during our November COG meeting, on November 5, around 7 p.m. CASFB is more than willing to accommodate a short program for that purpose, and a tour of the facility afterward. For more information about CASFB and the important role it plays in Utah County, see the list of facts enclosed.

In addition to the joint proclamation we will sign at CASFB during the next COG meeting, you may also want to sign a proclamation in your own city. A sample proclamation is enclosed.

Thank you for giving this issue your attention. As mayors, we spend considerable time addressing the needs of our residents, and one of the most fundamental needs is the need for food. While there are many among us who do not have enough, there are many more who do, and who are able and willing to share what they have, especially with a little encouragement. This is a great opportunity to facilitate that. I look forward to seeing you at the next meeting.

Sincerely,

PROVO CITY MAYOR'S OFFICE

A handwritten signature in black ink, appearing to be 'LKB', written over the typed name of the mayor.

Lewis K. Billings  
Mayor

cc: Myla Dutton

### **Community Action Services and Food Bank**

- Serves Utah, Summit and Wasatch Counties
- Operates seven pantry locations, three in Utah County (Provo, American Fork and Payson)
- Provides food to about 30 other agencies
- Last year, collected and distributed over 3 million pounds of food
- Currently serves 3,000 families every month, a 48% increase over last year

# OFFICIAL PROCLAMATION

CITY OF CEDAR HILL, UTAH

FEED AMERICA DAY  
NOVEMBER 19, 2009

**WHEREAS**, Thanksgiving Day celebrates the spirit of selfless giving and an appreciation for family and friends; and

**WHEREAS**, the spirit of Thanksgiving Day is a virtue upon which our nation is founded; and

**WHEREAS**, great numbers of Americans are suffering from hunger and other privations for a number of reasons, and the local need for assistance has increased significantly; and

**WHEREAS**, selfless sacrifice breeds a genuine spirit of Thanksgiving, both affirming and restoring fundamental principles in our society.

**NOW THEREFORE**, I, Michael C. McGee, Mayor of the City of Cedar Hills, do hereby proclaim and declare November 19, 2009, one week before the traditional Thanksgiving, as “FEED AMERICA DAY” and call upon the people of the City of Cedar Hills to sacrifice, or fast, for two meals and to donate the generous equivalent in money or food to a charitable or religious organization of their choice for the purpose of feeding the hungry. .

**Dated** this 10th day of November, 2009.

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Michael C. McGee, Mayor