

**CITY COUNCIL MEETING  
OF THE CITY OF CEDAR HILLS  
Tuesday, September 20, 2016 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, September 20, 2016, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

**COUNCIL MEETING**

1. Call to Order, Invocation given by C. Crawley and Pledge led by C. Bailey
2. Approval of Meeting's Agenda
3. 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)

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

4. Appointment of Megan Rasmussen to the Cultural Arts Citizens Advisory Committee
5. Minutes from the August 16, 2016 City Council Meeting

**CITY REPORTS AND BUSINESS**

6. City Manager
7. Mayor and Council

**SCHEDULED ITEMS**

8. Review/Action on the Bid Award for the Bayhill Park Project
9. Review/Action on Placing a Temporary Moratorium on Issuing Permits for Renewable Energy Systems
10. Review/Action on Adding, Amending, or Deleting Certain Portions of the City of Cedar Hills Personnel Policies and Procedures Manual
11. Motion to go into Closed Session pursuant to Utah State Code 52-4-204 & 52-4-205(1)(d)& (e) to discuss the purchase, exchange or lease of real property, and to discuss the sale of real property  
\*\*\* CLOSED SESSION \*\*\*
12. Motion to adjourn Closed Session and Reconvene City Council Meeting

**ADJOURNMENT**

13. Adjourn

Posted this 16th day of September, 2016

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website 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 801-785-9668 at least 48 hours in advance of the meeting.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.



# CITY OF CEDAR HILLS

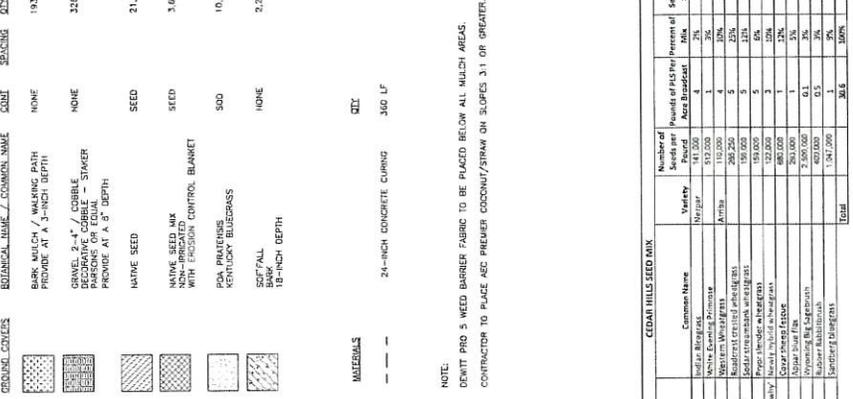
<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	9/20/2016

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action Bid Award for the 2016 Bayhill Park Project
<b>APPLICANT PRESENTATION:</b>	
<b>STAFF PRESENTATION:</b>	David Bunker
<b>BACKGROUND AND FINDINGS:</b> The City has released plans and specifications for contractors to submit a bid for the construction of the 2016 Bayhill Park Project. Bids will be received on Thursday September 15, 2016. Responsive bids will be evaluated and presented at the city council meeting on September 20, 2016 for review and award.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> Engineers estimate for Bayhill Park construction: \$431,264 (does not include playground equipment)	
<b>SUPPORTING DOCUMENTS:</b> Bid Tabulation will be presented at the city council meeting.	
<b>RECOMMENDATION:</b> Staff recommends the City Council review the proposed bids received for construction of the Bayhill Park Project, and award the project to the lowest responsive bidder subject to budgetary constraints or other considerations.	
<b>MOTION:</b> To Award/Not Award a contract for the construction of the 2016 Bayhill Park Project to _____ for the approximate amount of \$ _____.	

**PLANT SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY	
ACER GLABRUM	ROCKY MOUNTAIN MAPLE	23 GAL	5	
JUNIPERUS CHINENSIS	'BLUE POINT' BLUE POINT JUNIPER	25 GAL	45	
PRUNUS VIRGINIANA	'DANADA RED' CHOCOLAHERRY - CLUMP FORM	8"	13	
BOTANICAL NAME / COMMON NAME	SIZE	QTY		
ARTEMISIA TRIDENTATA	WYOMING WOODRUSH	5 GAL	47	
CHRYSOTHAMNUS NANCEOENSIS	ROBERT ROSEBUSH	5 GAL	104	
JUNIPERUS SCOPULORUM	'SUNNY BLUE' JUNIPER	6"	28	
ARTEMISIA TRIDENTATA	'SUNNY BLUE' JUNIPER	5 GAL	31	
BIG BIRD FRAGRANT SUMAC		5 GAL	17	
SMOOTH SUMAC		5 GAL		
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	BARK MULCH / WALKING PATH PROVIDE AT A 3"-INCH DEPTH	NONE		193 SF
	GRAVEL 2" / DOUBLE PARSONS OR EQUAL PROVIDE AT A 8" DEPTH	NONE		328 SF
	NATIVE SEED	SEED		21,564 SF
	NATIVE SEED MIX WITH EROSION CONTROL BLANKET	SEED		3,630 SF
	PDA PRATENSIS KENTUCKY BLUEGRASS	500		10,492 SF
	SCOTTFALL BANK 18"-INCH DEPTH	NONE		2,884 SF
MATERIALS				QTY
	24"-HIGH CONCRETE CURBING			340 LF



**CEADAR HILLS SEED MIX**

Seed No.	Botanical Name	Variety	Number of Seeds Per Pound of Seed	Percent of Seed
1	Juniperus chinensis	Blue Point	541,000	4%
2	Juniperus chinensis	Sunny Blue	110,000	4%
3	Juniperus chinensis	Blue Point	541,000	4%
4	Juniperus chinensis	Sunny Blue	110,000	4%
5	Juniperus chinensis	Blue Point	541,000	4%
6	Juniperus chinensis	Sunny Blue	110,000	4%
7	Juniperus chinensis	Blue Point	541,000	4%
8	Juniperus chinensis	Sunny Blue	110,000	4%
9	Juniperus chinensis	Blue Point	541,000	4%
10	Juniperus chinensis	Sunny Blue	110,000	4%
11	Juniperus chinensis	Blue Point	541,000	4%
12	Juniperus chinensis	Sunny Blue	110,000	4%
<b>Total</b>			<b>1,947,000</b>	<b>100%</b>

NOTE:  
 DETAIL PRO 5 WEED BARRIER FABRIC TO BE PLACED BELOW ALL MULCH AREAS.  
 CONTRACTOR TO PLACE REG. PREWEED COCOON/TYPHON ON SLOPES 3:1 OR GREATER.

**PLAN**





# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	9/20/2016

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on enacting a three month moratorium on renewable energy permits, both wind and solar, in order to establish standards and guidelines for city code
<b>APPLICANT PRESENTATION:</b>	n/a
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager/City Planner
<b>BACKGROUND AND FINDINGS:</b>	
<p>The City has received numerous inquiries and applications for solar installations. In an effort to curb any nuisances caused by these types of systems, staff has proposed code to the City Council and the Planning Commission that would work to mitigate detrimental effects of renewable energy systems on neighboring areas. The proposed code has been presented to both the city council and the planning commission. The planning commission intends to make a final recommendation for city council consideration during their regularly scheduled September meeting. Until the recommendation by planning commission is considered by the city council, it is proposed that a short term moratorium on renewable energy permits, including wind and solar, is enacted. This will allow the recommending body and legislative body to establish standards and guidelines to be included in the city code. Staff is recommending that an exception be given to exclude house mounted solar from this moratorium.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
n/a	
<b>FISCAL IMPACT:</b>	
n/a	
<b>SUPPORTING DOCUMENTS:</b>	
Proposed renewable energy systems code 10-5-38	
<b>RECOMMENDATION:</b>	
Enact a temporary moratorium in order to pass relevant code.	
<b>MOTION:</b>	
<p>Due to the countervailing public interest, and the need to mitigate any detrimental impacts to the community, the City Council votes to enact a three month moratorium on accepting solar and wind power installation permits, to begin immediately and last until December 15, subject to the following conditions {house mounted solar systems shall be exempt from the terms of this moratorium, insert any additional conditions}.</p>	

10-5-38

- A. Purpose: The purpose of this section is to allow renewable energy systems such as wind and solar within the city while protecting residential areas and other land uses from potential adverse impacts of these systems.
- B. Submittal Requirements For all Wind and Solar Energy Systems:
1. Review Criteria: When a conditional use permit is required, the zoning administrator shall consider the following criteria in determining whether to approve a conditional use permit for any wind and/or solar energy system:
    - a. Proximity of the system to residential structures and residential district boundaries;
    - b. Possible negative impacts on surrounding properties, including, but not limited to, noise, shadow flicker, low frequency vibrations and the disruption of scenic views or other visual impacts;
    - c. Aesthetics of the system, including, but not limited to, height, wind vanes, color, type, size and the visibility of the system.
  2. Utility Notification: All applicants shall submit evidence to the city that the relevant electric utility company has been informed of the customer's intent to install an interconnected customer owned wind and/or solar energy system. Off grid systems shall be exempt from this requirement.
  3. Cables: Any cable connected to the wind and/or solar energy system must be undergrounded except for properties which obtain electric power service from aboveground lines and who are not otherwise required to underground.
  4. Permit: All applicants shall make application by fulfilling all requirements of the city building permit application.
- C. Wind Energy Systems:
1. Design Standard For All Wind Energy Systems:
    - a. Sound: Sound produced by the turbine under normal operating conditions shall meet all applicable noise regulations from the Utah County Health Department, except during naturally occurring short term events like severe storms.
    - b. Shadow Flicker: The tower shall be located so as to eliminate the occurrence of shadow flicker on inhabited structures located on adjacent properties.
    - c. Signage: Signage is prohibited on the tower, blades, or accessory structures except for appropriate warning signs. Manufacturer identification may be placed on the turbine; however, advertising signs of any kind of prohibited.
    - d. Lighting: No illumination of the turbine or tower shall be allowed unless required by the federal aviation administration. When lighting is required, it shall be done in such a way as to reduce the effects on birds.
    - e. Signal Interference: The owner or operator shall make reasonable efforts to avoid all disruption or loss of radio, telephone, television, internet or similar wireless signals, and shall mitigate any harm caused by the wind energy system.

Such owners may be subject to a notice of violation and administrative penalties if violation occurs.

f. Accessory Buildings And Support Equipment: Buildings and support equipment associated with tower shall be defined as accessory structures and must comply with \_\_\_\_\_ of this section.

2. Small Wind Energy Systems:

a. Tower Height:

1. Commercial, office, manufacturing and public facility zones: The maximum tower height for small wind energy systems, including the blade, shall not exceed twenty feet (20') measuring from the adjacent finished grade to the tip of the blades at their highest point.

b. Blade Height: The minimum height of the lowest point of a turbine blade shall be fifteen feet (15') above ground.

c. Setback:

1. The base of the tower shall be set back from all property lines, public rights of way, and aboveground public utility lines a distance equal to the tower height plus the length of one blade.

2. The base of the tower shall not be located within any required front, side, or corner side yard area.

3. The base of the tower and turbine blades shall be set back from all structures on the same property a minimum of ten feet (10').

d. Access:

1. Freestanding Tower: No climbing apparatus including foot pegs or rungs shall be within \_\_\_\_\_ of the ground on a freestanding tower.

2. Lattice Tower: The towers shall be wrapped by a protective cover, including sheets of metal, wood or similar barrier on the bottom \_\_\_\_\_ of the lattice tower so that it cannot readily be climbed.

3. Rooftop Mounted Wind Energy Systems:

a. Height: The proposed system is restricted to the same maximum height requirements as found in the applicable zoning district, or up to eight feet (8') above the roofline of the structure on which it is located, whichever is less.

b. Setback: The proposed rooftop mounted wind energy system must be set back from all property lines at a distance equal to the total height of the system, including blades and tower.

c. R-1 Zones: In R-1 zones only one roof mounted wind energy system is allowed as an accessory use per parcel and must meet all the requirements as an accessory use.

D. Solar Energy System:

1. Design Standards For All Solar Energy Systems:

a. Reflection: Steps shall be taken to minimize the amount of reflected sunlight onto neighboring structures and rights of way in order to reduce safety hazards.

This includes, but is not limited to, altering system angles and locations, utilizing antireflective coatings, etc.

b. Screening: All ground mounted solar energy systems shall screen utility and mechanical equipment as required in subsection \_\_\_\_\_ of this title.

2. Building Mounted Solar Energy System:

a. Setback: Building mounted solar energy systems shall meet the same setbacks as are required for the building the system is mounted to, but are not allowed to extend beyond the surface to which they are attached.

b. Height: Building mounted solar energy systems are allowed to extend to the peak of any existing roof, regardless of height, subject to the restrictions of subsection D2b(1) of this section.

1. Building mounted solar energy systems that are not visible from the public right of way may be bracket mounted or tilted on a roof to a maximum of not more than seven feet (7') above the surface of the roof at the highest finished pitch of the system but shall maintain one side of the array within twelve inches (12") of the roof surface. Roof mount systems that are visible from the street frontage right of way shall not have a highest finished pitch more than five percent (5%) steeper than the roof pitch on which the system is mounted, and shall be mounted not higher than twelve inches (12") above the roof.

3. Ground Mounted Solar Energy System:

a. Setback: Setbacks for ground mounted solar energy systems shall be the same as accessory structures found in subsection \_\_\_\_\_ of this chapter and are prohibited within the front yard area.

b. Height: The maximum height allowed for ground mounted solar energy systems is twenty feet (20') measured from the surrounding natural grade to the highest point of the system.

4. Solar Easement: Solar easements are not a requirement for city approval; nonetheless, a property owner who has installed or intends to install a solar energy system may negotiate a solar easement with adjacent property owners to ensure perpetual sun on the property. Any easement agreed upon must be recorded by the county recorder, with a copy provided to the city.

E. General Provision;

1. Abandonment:

a. An inoperable system must be dismantled and removed promptly. If a system is not operated for twenty four (24) consecutive months it will be presumed that the system is inoperable.

b. The homeowner is responsible for reclaiming the land using natural vegetation and to the greatest extent possible the land shall be fully restored within sixty (60) days of the removal and decommissioning of the system.

2. Small Decorative Systems: Small systems less than three feet (3') in diameter or width that use direct current solely for decorative or yard lighting are exempt from permit requirements and restrictions of this section.
3. Prohibited: This section does not permit large scale projects which include multiple wind and/or solar energy systems designed to produce energy for wholesale purposes.



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	9/20/2016

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on Adding, Amending, or Deleting Certain Portions of the City of Cedar Hills Personnel Policies and Procedures Manual
<b>APPLICANT PRESENTATION:</b>	
<b>STAFF PRESENTATION:</b>	David Bunker
<b>BACKGROUND AND FINDINGS:</b>	
<p>During a routine Utah Retirement Systems (URS) compliance review, a request was made to include a policy declaration which designates the eligibility of Tier 2 employees, elected, and appointed officials. URS has asked for this policy to be submitted to their offices by September 30, 2016.</p> <p>Along with the required URS policy language, some additional minor amendments are being proposed for inclusion in the updated manual. They include: Fraud Prevention Policy, Social Security Participation, Taxable Benefits, General Employee Policies, Other changes.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
October 2012 Updates	
<b>FISCAL IMPACT:</b>	
N/A	
<b>SUPPORTING DOCUMENTS:</b>	
Proposed Personnel Policies and Procedures Manual updates	
<b>RECOMMENDATION:</b>	
Staff recommends the City Council consider the proposed personnel policies and procedures manual updates.	
<b>MOTION:</b>	
To Approve/Not Approve the additions, amendments or deletion of certain portions of the City of Cedar Hills Personnel Policies and Procedures Manual as presented, subject to {list if any}.	