



**AMENDED
CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, May 16, 2017 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, May 16 2017, 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, Pledge led by C. Crawley and Invocation given by C. Geddes
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)

PUBLIC HEARING

4. Amendments to the City Code Title 10, Chapter 5 Relating to Bed and Breakfast Facilities

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)

5. Minutes from the April 18, 2017 Work Session & City Council Meeting

CITY REPORTS AND BUSINESS

6. City Manager
7. Mayor and Council

SCHEDULED ITEMS

8. Review/Action on an Ordinance Amending Title 10, Chapter 5 Relating to Bed and Breakfast Facilities
9. Review/Action on Final Acceptance of Subdivision Improvements and Beginning of Durability for Bridgestone Plats F & G
10. Discussion on Metering of Pressurized Irrigation
11. Discussion on Lone Peak Public Safety District

ADJOURNMENT

12. Adjourn

Posted this 12th day of May, 2017

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 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

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	5/16/2017

City Council Agenda Item

SUBJECT:	Review/Action on Ordinance Amending Title 10, Chapter 5 Relating to Bed and Breakfast Facilities
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Cedar Hills City Code 10-5-25 (B)(2) states that any structure being considered as a bed and breakfast facility must be a registered historic structure according to state and/or national historic registers. Additionally, the City Council may designate a structure as a historic structure of local significance. Staff is recommending that this provision be struck from City Code as Cedar Hills has no historic structures according to the state or national registry.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission made recommendation in their April 2017 meeting	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed Ordinance	
RECOMMENDATION: Staff recommends that the Council approve the proposed changes to 10-5-25	
MOTION: To approve Ordinance _____, related to Title 10, Chapter 5, Section 25 related to bed and breakfast facilities, by striking the historical structure requirement, {List any additional changes}.	

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10, CHAPTER 5 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, RELATING TO BED AND BREAKFAST FACILITIES.

WHEREAS, the City Council of the City of Cedar Hills has determined that it is in the best interest of the City of Cedar Hills and the residents thereof to enact certain amendments to Title 10 of the City Code.

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

**PART I
AMENDMENTS**

10-5-25: BED AND BREAKFAST FACILITY:

B. Application And Approval Required: A bed and breakfast facility may be approved by the planning commission, subject to a finding of compliance with the following terms and conditions:

1. Use Within District: A bed and breakfast facility is specifically listed as a permitted or conditional use within the zone district.

~~2. Historic Structure: The structure proposed for use as a bed and breakfast facility is listed as a historic structure on the state or national register of historic sites, or the city council shall have passed a resolution designating the structure as a historic structure of local significance.~~

2. Lot Area; Frontage: The lot area upon which the bed and breakfast facility is to be located shall be thirty thousand (30,000) square feet or greater, and contain a frontage of at least two hundred feet (200').

3. Number Of Bedrooms: The maximum number of bedrooms to be available for rental to patrons of the bed and breakfast facility shall be two (2), not including the portion of the structure occupied by the residing family. A bed and breakfast facility may include one additional bedroom for each additional five thousand (5,000) square feet of lot area in excess of thirty thousand (30,000) square feet of lot area, up to a maximum of six (6) bedrooms, not including the portion of the structure occupied by the residing family.

4. Location Of Bedrooms: All bedrooms shall be located within the primary dwelling, except where a bed and breakfast facility contains five (5) or more bedrooms for patrons, up to two (2) of the bedrooms may be located in separate buildings located on the site of the primary structure.

5. Entrance: The primary entrance for bedrooms located within the primary structure shall be the same as for the residing family.
6. Use Of Bedrooms; Food Preparation And Consumption: Each bedroom used for rental shall be for sleeping purposes only. No bedroom shall include any facilities for the preparation of food. All meals provided shall be prepared within the kitchen utilized by the residing family and consumed within the dining area used by the residing family.
7. Off Street Parking: Off street parking space shall be provided for both the residing family and occupants of each bedroom intended for rental, as follows: not less than two (2) spaces for the residing family, plus one space for each bedroom proposed for rental.
8. Inspection: The structure shall have been inspected by the city chief building official or building inspector and approved for fire safety and structural adequacy.
9. Residential Environment Retained: In the opinion of the planning commission, the placement of parking and other elements of the project will be consistent with the surrounding residential environment. No portion of the front setback area shall be used for off street parking, except for the portion occupied by the driveway. (Ord. 12-7-2004D, 12-7-2004)
10. Signage: Signs shall comply with the requirements of the city's sign regulations section 10-5-26, "Signs", of this chapter. (Ord. 8-16-2011A, 8-16-2011)
11. Business License Required: The bed and breakfast facility shall have been issued a business license to operate within the city. (Ord. 12-7-2004D, 12-7-2004)

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 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 THE CITY OF CEDAR HILLS, UTAH, THIS 16TH DAY OF MAY, 2017.

APPROVED:

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Jeff Maag, PW Director
DATE:	5/16/2017

City Council Agenda Item

SUBJECT:	Review/Action on Final Acceptance of Subdivision improvements and Beginning of Durability for Bridgestone Plats F & G, Performance Bond Release
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Jeff Maag, PW Director
BACKGROUND AND FINDINGS: A final walkthrough of the Bridgestone Plat F & G Subdivision has been conducted. City staff conducted an inspection and at this time all improvements have been installed per development regulations and specifications. The subdivision will now enter a one year durability period. A durability bond will be held for 10% of the original bond amount.	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT:	
SUPPORTING DOCUMENTS: n/a	
RECOMMENDATION: Staff recommends that City Council act to accept the subdivisions improvements and authorize the release of the Performance Bond and the simultaneous submission of the durability bond.	
MOTION: To approve/not approve acceptance of subdivision improvements for the Bridgestone Subdivision Plat F & G improvements, and release the Performance Bond and the submission of the durability bond.	



154 EAST 14000 SOUTH • DRAPER, UTAH 84020
TEL: (801) 495-2224 • FAX: (801) 495-2225

May 10, 2017

City of Cedar Hills, City Council
10246 N. Canyon Road
Cedar Hills, Utah 84062

Subject: Bridgestone Plats F and G Construction Guarantee Escrow Release

Dear City Council:

This letter is in regard to Bond #111641 (Plat G) and Bond #111658 (Plat F) for Bridgestone plats F and G currently held in the escrow account #3648367 at the Bank of American Fork. Bridgestone Cedar Hills LC, the developer, has completed the subdivision work and is requesting release of a portion of the funds held in escrow. The escrow account was created in 2013 with funds of \$187,470.36 for Plat F and \$134,768.04 for Plat G, for a combined total of \$322,238.40 plus any interest that has subsequently accrued.

The completed development has been inspected by City Staff and found to be acceptable to move into the durability period of one year. City staff have also indicated that the Bridgestone account has no outstanding balance with City of Cedar Hills. Based on these findings, it is our recommendation that \$125,000 of the construction guarantee bond amount be released to the developer, and the remaining portion of the bond remain in escrow as a durability retainer for a period of one year. Before the durability retainer can be released, Bridgestone Cedar Hills LC will need to complete all items listed in the attached bond release inspection report provided by the Cedar Hills Public Works Director, dated May 2, 2017.

Upon acceptance of this recommendation by the City Council, this letter and its attachments are to be sent to the Bank of American Fork to authorize their release of the amount indicated to Bridgestone Cedar Hills LC.

In accordance with the language requirements of the Escrow Agreements for Subdivision Improvements in Cedar Hills #1 and #2 dated July 25, 2013, the follow statement is made:

I the City Engineer for the City of Cedar Hills, hereby approve and consent to the Bank of American Fork releasing to Bridgestone Cedar Hills LC in the amount of \$125,000.00 from the escrow account #3648367. All remaining funds in the account are to remain in escrow as a durability retainer.

Sincerely,
Bowen Collins & Associates, Inc.

A handwritten signature in blue ink that reads "Cristina Nelson".

Cristina Nelson, P.E.
City Engineer

c.c. Jeff Maag, Public Works Director
Chandler Goodwin, City Manager

May 2, 2017

Bond release inspection for Bridgestone Plat F and G

The following Items have minor deficiencies but are acceptable for the development bond release. These deficiencies are listed as needed corrections to be completed prior to the releasing of the durability bond.

Deerfield:

- 1) Sewer manhole collars (4) – approximate locations:
Deerfield Lane - 9592 N & 9604 N
Elkridge Lane - 9616 N & 9626 N
- 2) Broken Curb and gutter – approximate locations:
Deerfield Lane - 9604 N, 9605 N, 9607 N, 9587 N
Elkridge Lane – 9594 N, 9598 N, 9616 N, 9621 N
- 3) Water meter ring not covering can: Elkridge Lane - 9598 N
- 4) Asphalt damage (hole) Deerfield Lane – 9615 N
- 5) Remove storm water inlet protection (fabric): Deerfield Lane – 9595 N

The following shall be provided prior to the releasing of the durability bond.

- 1) As Built Plans:
24" X 36" and 11" X 17" (3 copies each)
- 2) Electronic copy of as built in Auto Cad including the following
 - a. All line work and symbology on correct layers.
 - b. Rim and invert data for all gravity flow systems.
 - c. Location data for all hydrants, manholes, meters, valves, laterals, street monuments, etc.
(City design standards 3.4)



Jeff Maag
PW Director
City of Cedar Hills



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	5/16/2017

City Council Agenda Item

SUBJECT:	Discussion on Metering of Pressurized Irrigation
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Staff has presented on the subject in years past and done studies on the projected cost of such a project as well as presented financing sources.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: To be provided at meeting	
RECOMMENDATION: No recommendation at this time	
MOTION: Discussion item only	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	5/16/2017

City Council Agenda Item

SUBJECT:	Discussion on Lone Peak Public Safety District
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Lone Peak is preparing to approve their FY2018 budget; currently the Cedar Hills portion is set to raise by approximately 1%, from \$653,326 to \$659,197. For the administration portion of the LPPSD budget, the Cedar Hills portion is set to raise from \$21,757 to \$27,170 to help fund an HR individual. A goal that the City Council set in January 2017 was to get a better understanding of the long term public safety costs that Cedar Hills will incur over the course of the next 5 to 10 years. Staff has been continuing to evaluate both police and fire options, as the AFPD contract expires in two years.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: See proposed budgeted amounts for both Fire/EMS and Admin in the LPPSD	
SUPPORTING DOCUMENTS: Proposed budget spreadsheets	
RECOMMENDATION: No recommendation at this time	
MOTION: No motion necessary, discussion item only.	

ADMINISTRATION REVENUE AND EXPENSE FY2013--FY2017 PLUS PROPOSED BUDGET FOR FY 2017-2018

Acct Number	Acct Description	Actuals 6/30/2013	Actuals 6/30/2014	Actuals 6/30/2015	Actuals 6/30/2016	Actuals 4/30/2017	Budget 6/30/2017	Proposed FY 2017-2018	Difference	Explanation
10-33-01	ALPINE	60,992	62,809	71,860	75,390	56,425	67,710	74,160	6,450	26% Based on Population
10-33-02	HIGHLAND	111,599	113,862	135,814	140,718	115,178	138,214	149,005	10,791	48% Based on Population
10-33-03	CEDAR HILLS	10,877	11,189	19,146	19,712	18,131	21,757	27,170	5,413	26% Based on Population
10-33-15	INTEREST EARNINGS	264	185	134	197	226	150	150		
10-33-18	MISCELLANEOUS INCOME	21,429	148	893	10	30	100	100		
10-33-20	FICA Refunds	439,998	(685)	0	0	0	0	0		
10-33-21	IRS Interest on Refund	67,330	0	0	0	0	0	0		
		712,489	187,508	227,847	236,027	189,990	227,931	250,585	22,654	
10-43-10	WAGES - PERMANENT EMPLOYE	29,778	26,105	29,516	45,914	18,318	36,800	42,000	5,200	More work done by Finance Director at Highland City
10-43-33	PUBLIC INFORMATION	111	219	227	215	0	150	150		
10-43-36	Membership in UASD	0	0	0	0	0	0	0		
10-43-38	Build up District Reserves	0	0	0	0	0	25,000	25,000		
10-43-39	Emergency Preparation	0	0	0	2,523	2,994	6,000	6,000		
10-43-40	POSTAGE - MISC SUPPLIES	1,858	822	966	1,562	1,087	1,500	1,200	(300)	
10-43-50	FICA Refund	475,046	0	0	0	0	0	0		
10-43-61	LEGAL FEES	0	0	0	5,193	21,309	1,500	20,000	18,500	Professional HR Attorney
10-43-62	AUDIT FEES	5,000	5,000	5,000	5,000	5,000	5,000	5,000		
10-43-79	INSURANCE	1,300	850	850	880	935	900	900		
10-43-80	Alpine Dispatch	50,349	49,906	49,749	46,439	45,953	45,953	46,990	1,037	Updated Numbers from UVDS
10-43-81	Highland Dispatch	93,819	97,354	102,603	102,306	99,627	99,627	98,845	(782)	Updated Numbers from UVDS
10-43-82	Cedar Hills Dispatch	0	0	0	0	0	0	0		
10-43-88	Board Expenses	592	159	169	389	470	500	500		
10-43-89	Employee Relations	0	0	0	0	0	0	0		
10-43-90	MISCELLANEOUS EXPENSE	34,617	10,383	4,420	5,165	13,505	5,000	4,000	(1,000)	
		692,469	190,797	193,501	215,586	209,198	227,930	250,585	22,655	

FIRE REVENUE AND EXPENSE FY2013--FY2017 PLUS PROPOSED BUDGET FOR FY 2017-2018

Acct Number	Acct Description	Actuals 6/30/2013	Actuals 6/30/2014	Actuals 6/30/2015	Actuals 6/30/2016	Actuals 4/30/2017	Actuals 6/30/2017	Budget FY 2017-2018	Difference	Explanation
10-37-01	ALPINE	638,300	685,221	663,101	671,262	562,675	675,210	683,374	8,164	
10-37-02	HIGHLAND	960,786	1,000,088	1,031,175	1,059,333	909,078	1,090,893	1,122,008	31,115	
10-37-03	CEDAR HILLS	624,961	671,454	654,119	654,305	544,439	653,326	659,197	5,871	
10-37-05	UTAH COUNTY	11,732	26,025	27,683	29,683	5,862	30,000	30,000		
10-37-11	CHARGES FOR SERVICES	406,489	434,212	413,061	449,070	402,449	512,000	512,000		
10-37-12	Charge offs and misc write-off	0	0	0	0	0	0	0		
10-37-14	First Aid Kit Sales	298	0	2,169	0	43	0	0		
10-37-18	MISCELLANEOUS INCOME	18,067	19,911	42,907	9,033	9,296	18,000	15,000	(3,000)	
10-37-20	GRANTS	24,912	7,283	46,286	17,094	16,300	20,000	20,000		
10-37-25	Proceeds From Lease	625,793	79,410	547,995	0	48,202	0	0		
10-37-40	Proceeds from Sale or Asset	12,778	229,620	0	0	56,676	0	3,000	3,000	
		3,324,116	3,153,224	3,428,496	2,890,036	2,555,020	2,999,429	3,044,579	45,150	
10-47-10	WAGES - PERMANENT EMPLOYEES	652,585	694,267	897,649	1,024,067	845,697	1,026,679	1,051,079	24,400	3% ave. ment increase
10-47-11	Overtime Wages/Standby	103,883	60,548	85,213	70,543	50,619	75,000	65,000	(10,000)	Constant Manning (\$15,000) Market Adjustment for Part Time
10-47-12	PART TIME EMPLOYEES	650,091	667,575	454,575	407,953	319,726	360,000	427,000	67,000	
10-47-13	HOLIDAY PAY	0	19,423	11,133	16,692	18,002	18,250	19,000	750	
10-47-17	Inters	28,021	23,472	15,625	8,711	264	14,000	10,000	(4,000)	
10-47-18	Special Payouts	0	0	0	0	110,271	0	4,000	4,000	Unfunded Liability
10-47-20	MEDICAL BENEFITS	203,487	197,836	240,426	285,504	243,349	309,000	290,000	(19,000)	
10-47-21	RETIREMENT	151,796	254,771	287,517	335,307	259,317	307,000	276,000	(31,000)	
10-47-22	FICA/MEDICARE	73,595	21,610	21,755	22,884	19,221	25,000	23,000	(2,000)	
10-47-25	UNIFORM EXPENSE	30,831	29,732	29,665	27,686	27,626	32,500	32,500		
10-47-29	State Medicaid Fund	0	0	0	7,420	13,192	0	8,000	8,000	
10-47-30	Charge Offs Ambulance Services	(13,000)	0	0	0	0	0	0		
10-47-31	DUES, SUBSCRIPTIONS, REF MATLS	2,585	1,499	1,054	228	1,376	500	1,000	500	
10-47-33	PUBLIC EDUCATION	1,864	2,927	8,055	7,972	3,621	11,000	4,000	(7,000)	
10-47-36	Emergency Preparation	2,058	23,241	4,754	0	159	5,000	2,000	(3,000)	
10-47-38	TRAVEL EXPENSE	9,329	10,346	10,555	10,195	9,520	10,000	12,000	2,000	
10-47-40	POSTAGE, PRINTING, MISC SUPPL	4,255	2,304	3,550	901	2,137	1,000	1,500	500	
10-47-48	PHYSICALS	3,573	2,500	603	229	2,517	2,500	2,500		
10-47-49	MEDICAL SUPPLIES	39,111	32,514	29,537	35,473	27,084	34,000	34,000		
10-47-52	Utilities	58,185	50,218	55,300	56,294	42,890	60,000	50,000	(10,000)	
10-47-59	Building Maintenance	10,250	12,989	14,987	9,284	14,031	10,000	15,000	5,000	
10-47-60	RADIO SERVICE	11,081	13,664	15,378	15,503	20,176	15,000	20,000	5,000	
10-47-63	BILLING AND COLLECTION	32,513	33,992	34,109	38,127	31,233	36,000	35,000	(1,000)	
10-47-68	TRAINING	8,617	7,125	7,275	3,632	7,384	6,000	8,000	2,000	
10-47-69	RENT	184,183	184,183	184,183	185,111	92,556	184,200	184,200		
10-47-71	FUEL	32,013	25,740	23,907	16,485	11,542	20,000	18,000	(2,000)	
10-47-73	VEHICLE SUPPLIES/MAINTENANCE	47,100	100,208	42,181	32,720	23,772	30,000	30,000		
10-47-74	VEHICLE LEASE	187,977	246,790	194,130	253,055	239,977	253,053	258,053	5,000	First Response Replacement
10-47-75	EARLY PAY OFF OF LEASE	0	155,526	0	0	0	0	0		
10-47-76	CAPITAL EXPENSE	0	90,780	523,202	0	0	0	0		
10-47-78	EQUIPMENT	33,088	52,842	74,396	57,121	75,890	30,000	30,000		
10-47-79	INSURANCE	65,638	70,582	72,816	81,726	97,352	78,000	92,000	14,000	Workers Comp Premium
10-47-90	MISCELLANEOUS EXPENSE	20,508	17,061	27,238	17,686	10,197	14,000	10,000	(4,000)	
10-47-91	Equipment Lease	668,461	32,769	48,559	21,747	37,747	31,747	31,747		
		3,303,678	3,139,034	3,419,327	3,050,254	2,658,444	2,999,429	3,044,579	45,150	