

**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, March 6, 2018 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, March 6, 2018, 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. Bailey and Invocation given by C. Miller
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)

REPORTS/PRESENTATIONS/RECOGNITIONS

4. Report from Lone Peak High School Principal, Scott Sumner
5. Recognize Kylee Wunder, Recipient of the Prudential Spirit of Community Award

PUBLIC HEARING

6. Preliminary Approval for the Wardell Subdivision, located at approximately 9730 N Canyon Road
7. Amendments to the City Code Title 10, Chapter 6A:Planned Commercial Development Projects Related to Conditional Uses in the SC-1 Commercial Zone
8. Amendments to the City Code Title 10, Chapter 4B7 4F Related to Accessory Structures in the R-1-15,000 and the RR-1-20,000 Rural Residential Zones

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)

9. Appointment of Jill Olsen to the Family Festival Citizens Advisory Committee and Jennifer Lamoreaux and Jordan Long to the Cultural Arts Citizens Advisory Committee
10. Minutes from the January 2, 2018, the January 16, 2018, the February 6, 2018 Work Session & City Council Meetings and the February 20, 2018 Special City Council Meeting

CITY REPORTS AND BUSINESS

11. City Manager
12. Mayor and Council

SCHEDULED ITEMS

13. Review/Action on Preliminary Approval for the Wardell Subdivision, located at approximately 9730 N Canyon Road
14. Review/Action on Authorizing the Mayor to sign a Contract for Residential/Municipal Waste and/or Recycling Services
15. Review/Action on an Ordinance Amending Title 10, Chapter 6A:Planned Commercial Development Projects Related to Conditional Uses in the SC-1 Commercial Zone
16. Review/Action on an Ordinance Amending Title 10, Chapter 4B & 4F related to Accessory Structures in the R-1-15,000 and the RR-1-20,000 Rural Residential Zones
17. Discussion on the Capital Improvements Plan and Motor Pool Fund
18. Discussion on a Golf Course Rate

ADJOURNMENT

19. Adjourn

Posted this 2nd day of March, 2018

/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.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	3/6/2018

City Council Agenda Item

SUBJECT:	Review/Action on the Preliminary Plat for the Wardell Subdivision, Located at 9730 N Canyon Rd.
APPLICANT PRESENTATION:	Martin Wardell
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The Wardell Subdivision is located at 9730 N Canyon Road. The subdivision is a two lot subdivision with both dwellings existing; one building will be retrofitted to comply with building and zoning code to allow for occupancy. The owner, Martin Wardell, has worked with Utah County on getting his second driveway access approved as part of the approved set of plans for the upcoming Canyon Road reconstruction project.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission made recommendation, with no changes on Feb 27, 2018	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Wardell Subdivision Preliminary Plans	
RECOMMENDATION: Review the proposed subdivision, make any changes necessary.	
MOTION: To approve/not approve the preliminary subdivision proposal for the Wardell Subdivision, subject to the following changes, {LIST ANY APPLICABLE CHANGES}.	

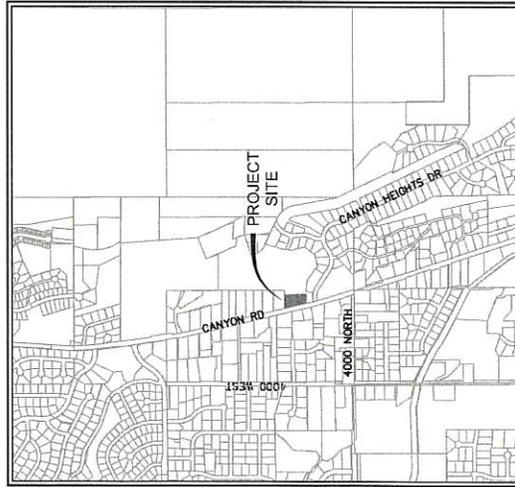
CONCEPT SITE PLANS FOR
REVIEW ONLY

WARDELL SUBDIVISION

SINGLE FAMILY RESIDENTIAL SUBDIVISION

IN CEDAR HILLS, UTAH

November 13, 2017



PROJECT NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CEDAR HILLS CITY STANDARDS AND SPECIFICATIONS.
- THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEASUREMENTS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK OR THE CONTRACTOR'S PERFORMANCE WORK ACCORDING TO CONTRACT DOCUMENTS.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LOCATED BASED ON FIELD EVIDENCE AND RECORD INFORMATION. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

Development Summary

Development Area: 50,703 sq. ft.
Total Developed Area: 1,164 acres

Current Zoning: R-1 15,000 Residential (Cedar Hills Zoning Map)

Zoning Regulations
Max Density: 2.9 units/acre
Minimum Area: 15,000 sq ft
Minimum Lot Width: 100 ft
Minimum Lot Depth: 120 ft
Setbacks:
Front yard: 30 ft
Side yard: 10 ft one side, combined 24 ft (interior lot)
Rear yard: 30 ft street side, (corner lot)
25 ft

Actual Development:
Total # of Lots: 2 Lots
Density: 1.7 units/acre
Min. Lot Size: 15,953 sq ft
Max. Lot Size: 34,750 sq ft

Engineer / Surveyor

Arise Engineering and Surveying, Inc
42 North 200 East, Suite 1
American Fork, UT 84003
Tel: 801-756-2488
Arise: arise@rise-heng.com

Owner / Developer

Martin Wardell
9730 North Canyon Rd
Cedar Hills, UT 84065
Tel: 801-362-2533
Arise: martin.wardell@gmail.com

Property Address:

9730 North Canyon Road
Cedar Hills, Utah

SHEET INDEX

C-01 Cover Sheet
C-02 Concept Platmap
C-03 Concept Site Plan
C-04 Concept Grading Plan

NO	DATE	DESCRIPTION



WARDELL SUBDIVISION
9730 N. CANYON RD.
CEDAR HILLS, UTAH

PROJECT NO	TOWN/SECTION

FILE
Cover Sheet

SHEET
C-01

SURVEYOR'S CERTIFICATE
 I, JAMES L. HANSEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 14588 AS ISSUED BY THE STATE OF UTAH. THE SURVEY OF THE PLAT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SURVEYED SAID TRACT OF LAND ACCORDING TO THE SURVEYING METHODS AND STANDARDS PRESCRIBED BY THE STATE OF UTAH, AND I HAVE PLACED INDUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

DATE _____ SURVEYORS (SEE SEAL BELOW)

OWNER'S DEDICATION
 I, DAVID C. BLAKE, DO HEREBY CERTIFY THAT ALL OF THE UNDEVELOPED PORTIONS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS PLAT HAVE BEEN DEDICATED TO THE PUBLIC AS SHOWN ON THIS PLAT AND I HAVE PLACED INDUMENTS AS REPRESENTED ON THIS PLAT TO SHOW THE PUBLIC USE OF THE PUBLIC.

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

ACKNOWLEDGMENT

STATE OF UTAH)) 85
 COUNTY OF UTAH))
 I, _____ PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DECLARATION WHO DO NOT KNOWLEDGE TO ME THAT HE/HO/SH SHE HAS NOT MADE ANY PUBLIC DEDICATION AND I HAVE FULLY INFORMED HIM/HER OF HIS/HER RIGHTS AND OBLIGATIONS UNDER THE UTAH PUBLIC DEDICATION ACT.

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ CITY ENGINEER OF _____ CITY OF CEDAR HILLS, UTAH, HAS REVIEWED THE SURVEY AND HAS ACCEPTED THE DEDICATION OF ALL OF THE PUBLIC PORTIONS OF LAND SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC. THIS ACCEPTANCE IS VALID FOR THE PERIOD OF _____ DAY OF _____ A.D. 20 _____.

APPROVED: _____ ATTEST: _____
 CITY ENGINEER CITY CLERK - RECORDER
 (SEE SEAL BELOW) (SEE SEAL BELOW)

MARTIN WARDELL PLAT A
 A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN CEDAR HILLS, UTAH COUNTY, UTAH

SURVEYORS SEAL: _____ CITY ENGINEER SEAL: _____ CITY CLERK SEAL: _____ RECORDER SEAL: _____



- LEGEND**
- Section Center
 - Street Monument
 - Property Corner
 - Section Line
 - Property Line
 - Easement Line
 - Setback Line



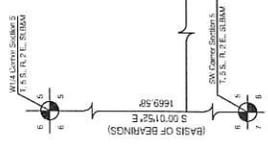
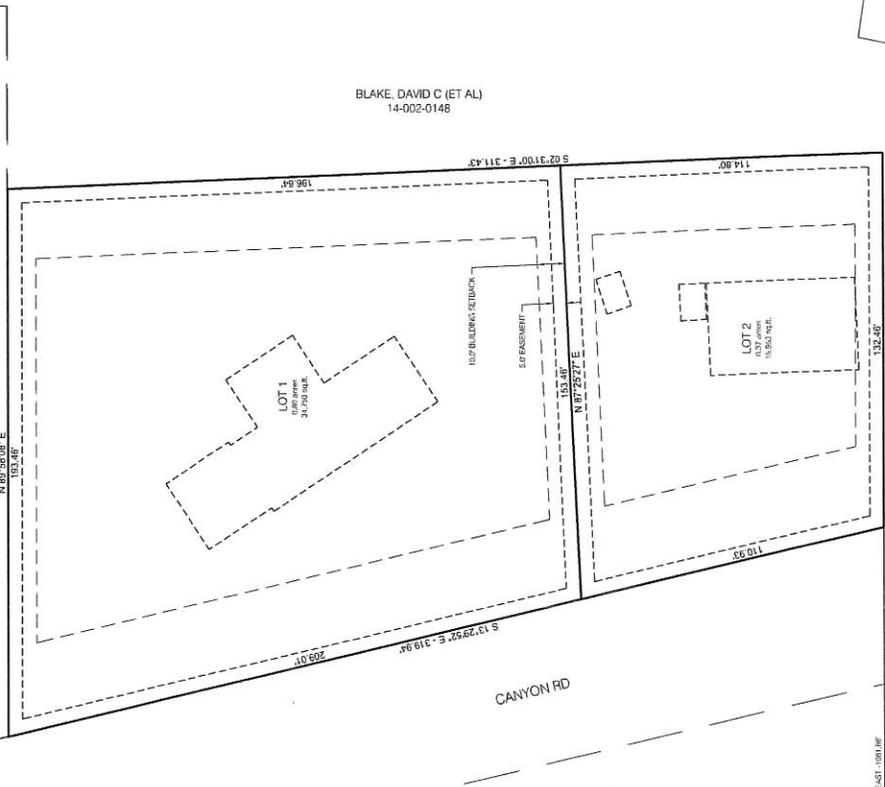
BASIS OF BEARINGS
 BASIS OF BEARINGS AS SHOWN ON THIS PLAT IS BASED ON NAD 83 STATE PLANE COORDINATES, STATE CENTRAL ZONE AND INFORMATION AVAILABLE AT THE DISTRICT SURVEYORS OFFICE.

CITY UTILITIES APPROVAL

Culinary Water/Pressure Irrigation	Date	Public Works Director	Date
Sewer/Storm Drain			

MARTIN WARDELL PLAT A
 A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN CEDAR HILLS, UTAH COUNTY, UTAH

GARY AND BONNIE HARDMAN LIVING TRUST 14-002-0009



NO.	DATE	DESCRIPTION



 ARISE Engineering & Surveying, LLC

 42100 S. 1400 E. Suite 100, Provo, UT 84601

 TEL: 801-221-6113 FAX: 801-221-6114

 WWW: arise-eng.com

WARDELL SUBDIVISION

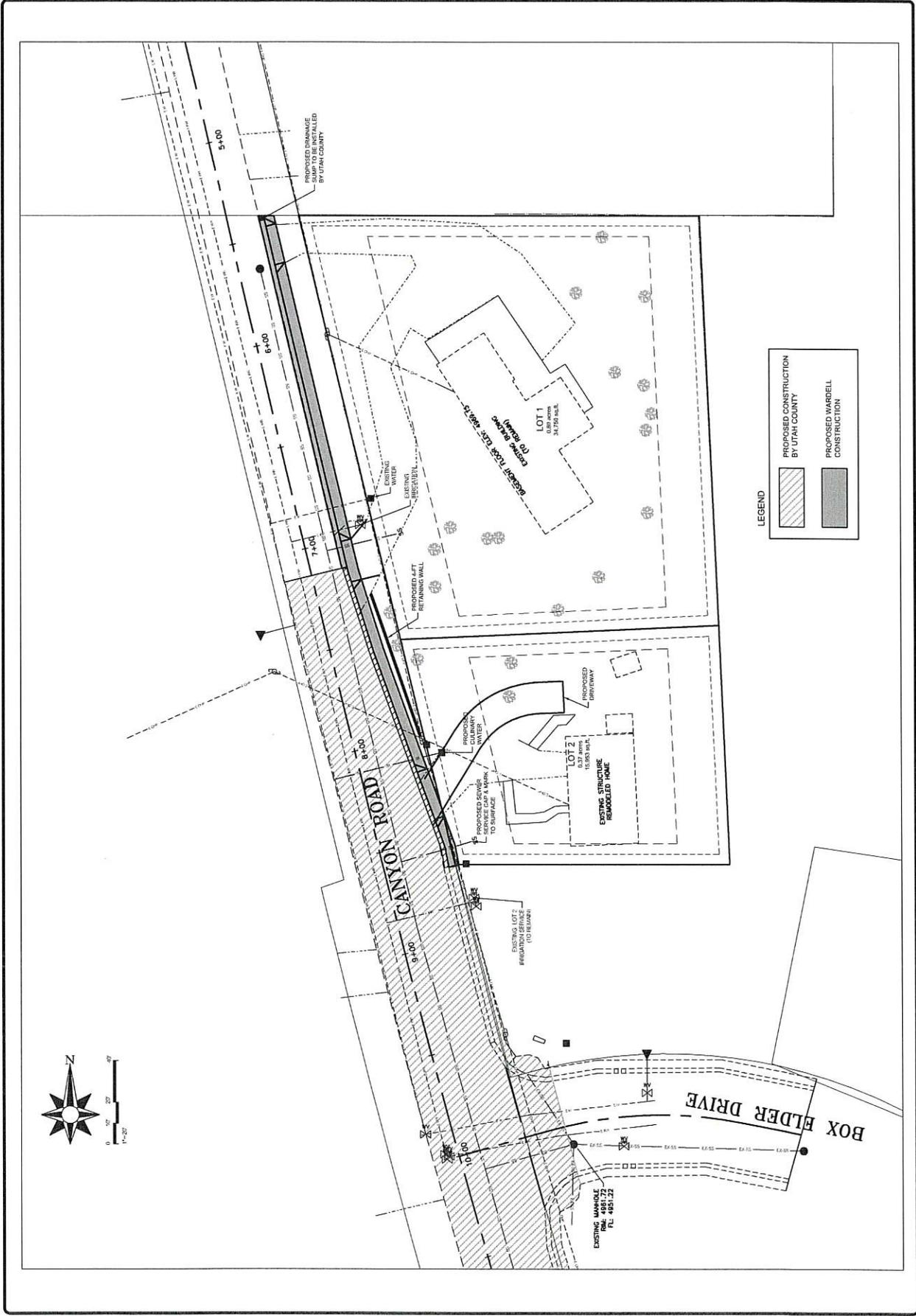
 9730 N. CANYON RD.

 CEDAR HILLS, UTAH

PROJECT NO: 17-00000000
 PROJECT: WARDELL
 DATE: 08/14/2017
 DRAWN BY: BR
 CHECKED BY: BR
 SCALE: AS SHOWN

TITLE: CONCEPT SITE PLAN

SHEET: 03



NO.	DATE	DESCRIPTION

ARISE
Engineering & Surveying, LLC
2420 S. 2600 E. Suite 100, Provo, UT 84601
Tel: 801-726-1813 www.arise-eng.com

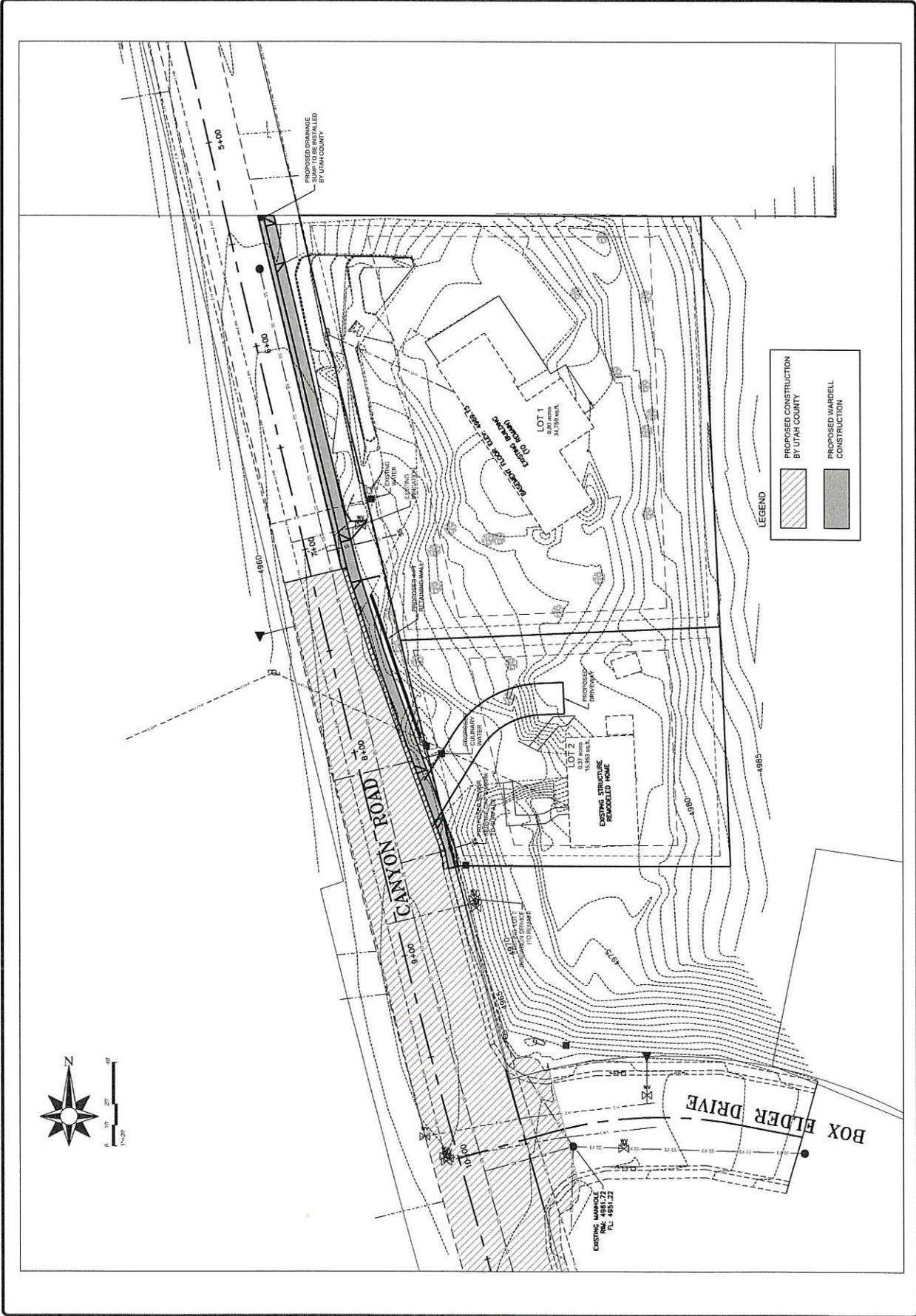
WARDELL SUBDIVISION
9730 N. CANYON RD.
CEDAR HILLS, UTAH

PROJECT NO: T-19-000001
PROJECT NAME: WARDELL SUBDIVISION
DATE: 08/14/2019
DRAWN BY: BR
CHECKED BY: BR

PROPOSED CONSTRUCTION BY UTAH COUNTY
PROPOSED WARDELL CONSTRUCTION

TITLE: CONCEPT GRADING PLAN

SHEET: 04





CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	3/6/2018

City Council Agenda Item

SUBJECT:	Review/Action on Authorizing the Mayor to sign a Contract for Residential/Municipal Waste and Recycling Services
APPLICANT PRESENTATION:	Representatives from Waste Management, Republic, and Ace
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

In April 2018, Cedar Hills' contract with Waste Management is set to expire with no provisions for additional time to be granted. As such, a request for proposals was issued through the state bid process called SciQuest. Bids were submitted by Waste Management (current provider), Republic Services, and Ace Disposal Inc. Each provider is planning on hauling the municipal waste (MSW) to the North Pointe Solid Waste Transfer Station, of which, Cedar Hills is a member. Two types of proposals were solicited, the first being if the Contractor maintained responsibility for the containers, including both providing for and maintaining the containers. The second proposal is for leased containers where at the term of the contract Cedar Hills would own the containers.

PREVIOUS LEGISLATIVE ACTION:

n/a

FISCAL IMPACT:

See supporting documentation

SUPPORTING DOCUMENTS:

Garbage & Recycling Bid Comparisons; Republic, Ace, and Waste Management proposals

RECOMMENDATION:

Review each proposal based on the qualifications, merit, proposed cost of service

MOTION:

To authorize the Mayor to enter into an agreement with _____, for municipal solid waste and/or recycling collection, based on the bid amount presented in the request for proposal, subject to the following conditions {LIST ANY APPLICABLE CONDITIONS}.

Bid Proposals Comparison

Waste Management

Current Rates

	Garbage		Recycle		Total Monthly Cost	Total Annual Cost
	Cans	Cost/per	Cans	Cost/per		
1st Can	2430	\$ 5.13	1161	\$ 4.48	\$ 19,436.88	\$ 233,242.56
2nd Can	646	\$ 2.55	48	\$ 2.55	\$ 122.40	

Waste Management

Proposed Rates

	Garbage		Recycle		Total Monthly Cost	Total Annual Cost	Increased Cost
	Cans	Cost/per	Cans	Cost/per			
1st Can	2430	\$ 5.20	1161	\$ 4.55	\$ 20,358.25	\$ 244,299.00	\$ 11,056.44
2nd Can	646	\$ 3.55	48	\$ 3.05	\$ 146.40		

Requires \$0.34 increase to 1st Garbage Can to offset additional costs for 1st and 2nd can

Requires \$0.25 increase 1st recycling can and \$.50 2nd can to offset additional costs

Other vendors proposals charge for Christmas tree and city dumpsters, but that service is included for free by Waste Management

Republic

Proposed Rates

	Garbage		Recycle		Total Monthly Cost	Total Annual Cost	Increased Cost
	Cans	Cost/per	Cans	Cost/per			
1st Can	2430	\$ 6.25	1161	\$ 5.50	\$ 25,874.50	\$ 310,494.00	\$ 77,251.44
2nd Can	646	\$ 6.25	48	\$ 5.50	\$ 264.00		

Requires \$2.10 increase to 1st Garbage Can to offset additional costs to 1st and 2nd can

Requires \$1.02 increase to 1st Recycling Can and \$2.95 increase to 2nd can to offset additional costs

City dumpsters \$1,212 extra, Christmas trees \$25 per can and \$115 to haul

Bid Proposals Comparison (con't)

Ace

Proposed Rates

	Garbage		Cans	Recycle		Total Monthly Cost	Total Annual Cost	Increased Cost
	Cans	Cost/per		Cost	Cost/per			
1st Can	2430	\$ 6.37	\$ 15,479.10	1161	\$ 7.02	\$ 8,150.22	\$ 25,962.42	\$ 311,549.04
2nd Can	646	\$ 3.09	\$ 1,996.14	48	\$ 7.02	\$ 336.96		\$ 78,306.48

Requires \$1.38 increase to 1st Garbage Can to offset additional costs

Requires \$2.54 increase to 1st Recycling Can and \$4.47 increase to 2nd can to offset additional costs to 1st and 2nd can
 City dumpsters \$1,980 extra, Christmas trees \$200 to haul



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	3/6/2018

City Council Agenda Item

SUBJECT:	Review/Action on Ordinance Amending Title 10, Chapter 6A; Planned Commercial Development Projects Related to Conditional Uses in the SC-1 Commercial Zone
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: As part of working with the Oppenshaw Properties proposal, they have asked the City Council to consider a change to the sub-districts of the SC-1 Commercial Zone to alter the boundaries of the Retail and the Mixed-Use Sub-Districts, and by allowing for a use that is currently not listed (indoor climate controlled storage). The proposed alteration to the sub-districts would allow for an overlay zone of both the Retail and Mixed Use sub-districts from the residential property lines thence three hundred feet (300') into the SC-1 zone (see map documentation). The proposed code would allow for indoor climate controlled storage, only in the overlay zone, not in other areas of the retail or mixed use sub-districts.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission made recommendation on Feb 27, 2018	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Proposed Ordinance, SC-1 Map	
RECOMMENDATION: Review the proposed code amendments, make any necessary changes	
MOTION: To approve/not approve Ordinance _____, amending Title 10, Chapter 6A; related to planned commercial development projects, and creating the Retail/Mixed-Use Overlay sub-districts, subject to the following changes {LIST ANY APPLICABLE CHANGES}.	



N 4800 W

McDonald's

Chase Bank

Subway

Walmart Supercenter

The Church of Jesus Christ of Latter-day Saints

W Cedar Hills Dr

W Cedar Hills Dr

W Cedar Hills Dr

Lexington Heights Dental

Hart's Gas & Food

The Church of Jesus Christ of Latter-day Saints

East Bench Ditch

N County Blvd

N 4900 W

W 9900 N St

W 9900 N

W 9900 N

N 4850 W

N 4800 W

W 9900 N

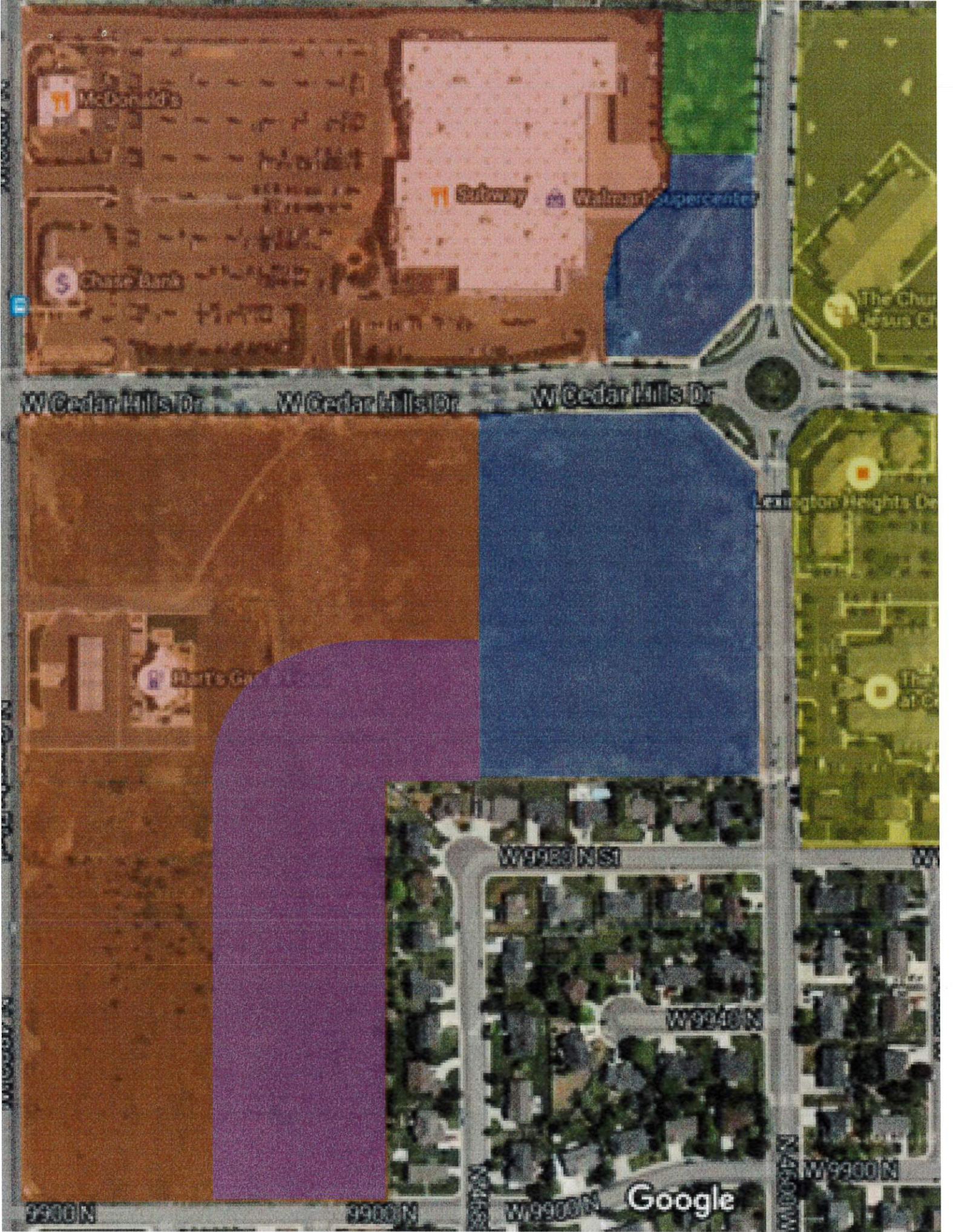
9900 N

9900 N

N 4850 W

W 9900 N

Google



McDonald's

State Bank

Subway

Walmart Supercenter

Hart's Grocery

W Cedar Hills Dr

W Cedar Hills Dr

W Cedar Hills Dr

Lexington Heights Dr

W9920 N

W9940 N

W9960 N

W9980 N

Google

N8036

N8066

N4500W

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10, CHAPTER 6A OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, RELATING TO DESIGN REQUIREMENTS FOR PLANNED COMMERCIAL DEVELOPMENTS.

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**

ARTICLE A. PLANNED COMMERCIAL DEVELOPMENT PROJECTS

10-6A-2: DISTRICTS:

The SC-1 zone is divided into districts that are intended to differentiate between three levels of land-use intensity, where intensity is characterized by average daily automobile trips and building size, height, and density. The most intense land uses are planned along the frontage of 4800 West where there exists the greatest separation from residential uses and where there is the most significant commercial potential. The least intense land uses are intended to be located to the east, adjacent to the elementary school and the neighboring residential area.

The districts in the SC-1 zone are shown on the map below. These consist of Retail (shown in red), Mixed-Use (shown in blue) and Office (shown in yellow). **An overlay zone of the Retail and Mixed-Use is shown exists in areas within three hundred feet of certain residential property lines (shown in purple).** The green area is not a part of the SC-1 zone and is zoned Public Facilities.



A. Retail

The Retail district is intended to be a retail commercial center for the City. The main focus of the Retail district is to provide an area for those sales tax generating commercial entities that benefit from the frontage of a major collector (i.e. 4800 West and Cedar Hills Drive). Aside from public facilities, this district shall only include uses that predominantly generate on-site sales. The Retail district is intended to accommodate the most intense land uses of the SC-1 zone.

B. Mixed-Use

The Mixed Use district is intended to have a mix of retail, office, and residential uses. It shall generally have lower intensity uses than the Retail district. Lower intensity is defined as uses that generate fewer automobile trips and buildings that have smaller size and scale.

The boundary between the Retail district and the Mixed-Use district south of Cedar Hills drive is defined as: Beginning at a point which is N 89° 49' 37" E 661.38 feet and N 89° 53' 43" E

143.68 feet from the west ¼ corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, said point also being the northwest corner of Lot 6, Apple Blossom Park Plat A Subdivision, thence due north approximately 610 feet to the south right-of-way limit of Cedar Hills Drive.

C. Office

The Office district is intended to provide services that require office space. It shall generally have the least intense land uses and provide a buffer to existing or future single-family residential areas through landscaping, setbacks, building size and scale, and land uses. In addition, any retail uses in this area shall help create a transition from the more intense uses in the other areas to the surrounding residential neighborhoods. The general appearance of buildings within this district shall use rooflines and slopes and window coverage and sizes that are more residential in appearance than commercial in appearance.

D. Retail/Mixed-Use Overlay

The Retail/Mixed-Use Overlay zone is intended to provide a buffer zone between residential properties and commercial development, while at the same time allowing for additional flexibility for development. Uses in either the Retail or Mixed-Use sub-districts are allowed per their classification in section 3 of this title. Certain uses identified in the table as being designated as conditional uses in the Retail/Mixed-Use Overlay shall only be allowed in the Overlay portion of the zone, and not the individual sub-districts.

10-6A-3: PERMITTED AND CONDITIONAL USES:

All uses shall be consistent with the character and purpose of the district within which they are located. No building, structure or land shall be used and no building or structure shall be hereafter erected, except as allowed in the districts as shown in the SC-1 Land Use Table below. Uses listed in the Cedar Hills Land Use Code Numbers document that are not listed in the SC-1 Land Use Table are prohibited.

The SC-1 Land Use Table lists permitted, conditional, and exceptional uses. The numbers in the use column and the description of the use are listed in the Cedar Hills Land Use Code Numbers document. The most specific match for a given number shall be used. If a use is not specifically designated, or if the cell for a use and district is blank, that use is prohibited in that district. “P” means the use is Permitted, “C” means the use is Conditional, and “E” means the use is Exceptional, meaning not permitted except for existing approved uses or those that have been approved prior to the year 2016.

Regardless of the entries in the SC-1 Land Use Table, all uses for land within 100 feet of residential uses in adjoining zones shall be conditional.

Conditional uses listed in the Retail district in the SC-1 Land Use Table shall only be permitted if they predominantly generate on-site sales, unless approved by the city council after a recommendation by the planning commission. Public facilities are excepted from this requirement.

For the process and standards used in the granting of conditional uses see Chapter 10-5-37 of this code.

SC-1 Land Use Table

Use	Description	Retail	Mixed-Use	Office
1121	Two family dwelling (duplex) detached.		C	
1122	Two family dwelling (duplex), attached to one or more duplexes		C	
1123	Two family dwelling (duplex), attached to a commercial use		C	
1131	Multiple family dwelling containing three or four family residences, detached		C	
1133	Multiple family dwelling containing three or four family residences, attached to a commercial use		C	
1292	Disabled assisted living facility		C	C
1293	Senior housing or congregate care		C	C
1294	Senior assisted living		C	E
5230	Paint, glass, and wallpaper	C	C	
5240	Electrical supplies and lighting stores	P	P	
5251	Hardware stores	P	P	
5310 – 5312	Shopping centers, department stores, and discount department stores	P	P	

5330	Variety stores (dollar stores)		P	
5391 – 5392	Dry goods and general stores (yarn shops, linen shops, boutiques, craft stores, fabric stores)	P	P	
5400	Food (groceries, meat and fish, fruits and vegetables, candy and confectionery, dairy products, bakeries)	P	P	
5520	Tires, batteries and accessories	C		
5530	Gasoline service stations	C		
5600	Apparel and accessories (clothing, shoes, tailoring, cosmetics, leather goods)	P		
5700	Furniture, home furnishings, and equipment (furniture, household appliances, musical instruments, office equipment)	P	P	
5810	Restaurants (food consumed on premises)	P	P	
5813	Drive-through and fast food restaurants	C		
5910	Drug stores and pharmacies	P	P	
5930	Antiques and secondhand merchandise	P	P	
5940	Books, stationery, art and hobby stores	P	P	
5950	Sporting goods, bicycles and toys	P	P	
5969	Farm and garden supplies	C	C	
5970	Jewelry	P	P	
5991	Florists	P	P	P
5992 – 5999	Miscellaneous retail (newspapers, cameras, gifts, optical, paper products, pet supplies)	P	P	

6111	Banking Services	E		
6121	Savings and loans associations	E		
6122	Credit unions	E		
6130 – 6190	Security brokers, insurance agents, real estate services		P	P
6221	Portrait photography		P	P
6230	Beauty and barber services	P	P	P
6250	Apparel repair, alteration and cleaning pickup services, shoe repair services	C	P	
6297	Gymnasiums, athletic clubs, body-building studios, spas, health clubs, aerobic centers, etc.		C	
6375	Warehousing or Storage Services (only allowed in the Retail/Mixed-Use Overlay)		C	C
6416 – 6417	Auto washing	C		
6511	Physicians' offices and services		P	P
6512	Dental offices and services		P	P
6520	Legal services		P	P
6530	Engineering, architectural, and planning services		P	P
6540	Research services		P	P
6550	Data processing services		P	P
6590	Professional services		P	P
7110	Cultural activities (libraries, museums, art galleries)	C	P	C

7212	Motion picture theaters (indoors)	C	
7392	Miniature golf	C	
7413	Tennis courts		C
7414	Ice skating	C	C
7417	Bowling alleys	C	C
7424	Recreation and community centers	C	C
7430	Swimming pools	C	C
7611	Developed park land, general recreation	C	C
7621	Developed park land, leisure and ornamental	C	C
8110 – 8130, 8180	Agriculture	E	E
8221	Veterinarian services		C

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 6TH DAY OF MARCH, 2018.

APPROVED:

Jenney Rees, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	3/6/2018

City Council Agenda Item

SUBJECT:	Review/Action on Ordinance Amending Title 10, Chapter 4B; Related to Dwelling Requirements of Accessory Structures in the RR-1 20,000 and R-1 15,000 Zones
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS:	
<p>Based on resident input, it has been suggested to raise the allowable height for an accessory structure for lots that meet certain requirements. The proposal is for lots that exceed the minimum square footage requirement by a factor of two, would be able to install a taller accessory structure than is currently permitted. Current code only allows for accessory structures to be built 20' high. However, these lots that are able to be subdivided could end up going through the subdivision process and then having a home that is 35' high built on the property. After reviewing the proposal, a system could be devised that established a setback for taller accessory structures that would place them similarly to a structure used for a single family dwelling. These structures could be converted into single-family residences in the future should the property owner choose to subdivide, for this reason the accessory structures should be placed similarly to a residence.</p> <p>The proposed code allows for an accessory structure to be built up to a maximum of 25' should the proposed building comply with the same setback requirements of the underlying zone</p>	
PREVIOUS LEGISLATIVE ACTION:	
Planning Commission made recommendation on Feb 27, 2018	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
Proposed Ordinance	
RECOMMENDATION:	
Review the proposed code amendments, make any necessary changes	
MOTION:	
To approve/not approve Ordinance _____, amending Title 10, Chapter 4B; related to dwelling requirements of accessory structures in the RR-1 20,000 and R-1 15,000 zones, subject to the following changes {LIST ANY APPLICABLE CHANGES}.	

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10, CHAPTER 4B OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, RELATING TO ACCESSORY STRUCTURES IN THE RR-1 20,000 AND R-1 15,000 ZONES

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**

10-4B-6: LOCATION REQUIREMENTS:

A. Main Buildings: All dwellings and other main buildings and structures shall be set back in accordance with the following:

1. Front Setback: All dwellings and other main buildings shall be set back not less than thirty feet (30') from the front lot line that abuts on any existing or proposed public street.
2. Side Setback:
 - a. Interior Lots: All dwellings and other main buildings, including any attached garage or similar structure, shall be set back not less than ten feet (10') from any side lot line and the combined total setback distance of the opposite side setbacks shall be not less than twenty four feet (24'). (Ord. 2-17-98A, 2-17-1998)
 - b. Corner Lots; Side Abutting A Street: All dwellings and other main dwellings shall be set back not less than thirty feet (30') from the side lot line that abuts on an existing or proposed street, except that in the instance of corner lots in subdivisions approved prior to June 1, 1998, and having a lot width of ninety five feet (95') or less, the side setback requirement adjacent to a street shall be reduced to twenty five feet (25'). (Ord. 7-7-98A, 7-7-1998)
3. Rear Setback:
 - a. Interior Lots: All dwellings or other main buildings shall be set back not less than twenty five feet (25') from the rear lot line.
 - b. Corner Lots: All dwellings and other main buildings shall be set back not less than twenty five feet (25') from the rear lot line, except that where a garage is attached to the rear of the dwelling, the required rear setback for said garage may be reduced to not less than twelve feet (12') as measured from the rear lot line to the closest part of the building. (Ord. 2-17-98A, 2-17-1998)

4. Measurement of Setbacks: Compliance with minimum setback requirements shall be determined in accordance with the provisions of section 10-5-5 of this title. (Ord. 7-7-98A, 7-7-1998)

B. Accessory Buildings: All accessory buildings shall be located in accordance with the following:

1. Setback From Main Building; Front Setback: Accessory buildings shall be set back not less than twelve feet (12') to the rear of the closest rear wall of the main building, and not less than twelve feet (12') from the closest side wall of the main building. Accessory buildings that are located twelve feet (12') or closer to a main building shall be considered as part of the main building. Where no main building exists on a lot, a detached accessory building shall be set back not less than seventy five feet (75') from the front lot line.
2. Side Setback; Corner Lot, Side Abutting A Street: Accessory buildings shall be set back not less than thirty feet (30') from the side lot line that abuts on a street.
3. Side and Rear Setback; Interior Lot Line: Accessory buildings shall be set back not less than five feet (5') from any interior side or rear lot line. (Ord. 2-17-98A, 2-17-1998)

10-4B-8: DWELLING REQUIREMENTS:

A. Area of Dwellings: Each dwelling shall conform to one of the following:

1. The dwelling shall contain a main floor living area of not less than one thousand two hundred (1,200) square feet; or
2. The dwelling shall meet or exceed all of the following:
 - a. The dwelling shall have a total "building footprint area" of not less than one thousand four hundred (1,400) square feet as measured from the outside of the foundation wall;
 - b. Not less than one thousand (1,000) square feet of the "building footprint area" shall be devoted exclusively to living space (portions of the footprint area occupied by garages, porches, breezeways and similar areas shall be excluded); and
 - c. The dwelling shall contain a total living area of not less than one thousand eight hundred (1,800) square feet located on building floors or levels, located entirely above the finished grade of the ground surface adjacent to the foundation of the structure. (Ord. 2-17-98A, 2-17-1998)

B. Minimum Dimension: The minimum width or length dimension of any dwelling as measured from the outside wall shall be not less than twenty four feet (24'). Nonliving spaces such as garages, porches, breezeways and similar areas shall not be included in determining compliance with this requirement. (Ord. 2-17-98A, 2-17-1998; amd. 2004 Code)

C. Height of Building:

1. The maximum height of any dwelling shall be thirty five feet (35') in height as measured to the ridgeline of the roof. The maximum height of any accessory building shall be twenty feet (20') to the ridgeline of the roof, **an additional five feet in building height may be granted by the Zoning Administrator should the proposed accessory building comply with the building setback requirements of a main dwelling in the underlying zone. At no time shall an accessory structure exceed twenty five feet (25') in height.** Both the dwelling and the accessory building height shall be measured from the highest finished grade of the ground surface adjacent to the foundation of the structure from the front elevation to the ridgeline. (Ord. 10-20-98A, 10-20-1998; amd. 2004 Code)
2. Chimneys, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height; provided, that no such ancillary structure shall extend to a height in excess of ten feet (10') above the building. (Ord. 3-20-2012B, 3-20-2012)
3. The minimum height of a building used as a dwelling shall be not less than eight feet (8'). (Ord. 2-17-98A, 2-17-1998)

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 6TH DAY OF MARCH, 2018.

APPROVED:

Jenney Rees, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	3/6/2018

City Council Agenda Item

SUBJECT:	FY 2018-2019 Budget Presentation Discussion
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Charl Louw, Finance Director
BACKGROUND AND FINDINGS:	Presentation of the FY 2018-2019 Capital Projects Fund, and Motor Pool Fund preliminary budget plans.
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT:	
SUPPORTING DOCUMENTS:	Preliminary budget related to Capital Projects Fund and Motor Pool Fund. See attached.
RECOMMENDATION:	To review and comment on the 2018 Capital Projects Fund, and Motor Pool Fund preliminary budget plans.
MOTION:	No motion necessary. This is a discussion item only.

CAPITAL PROJECTS FUND REVENUES

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 BUDGET	FY 2019 BUDGET	CHANGE
40-30-100 Impact Fees - Park Development	\$34,501	\$27,072	\$11,280	\$0	(\$11,280)
40-30-130 Impact Fees - Public Safety	\$13,549	\$5,942	\$5,320	\$2,908	(\$2,413)
40-30-140 Impact Fees - Streets	\$12,855	\$7,499	\$15,623	\$8,124	(\$7,499)
40-30-145 Commercial Street Improvement Fee	\$12,186	\$10,706	\$21,500	\$10,750	(\$10,750)
40-30-500 Mass Transit Sales Tax Revenues	\$12	\$0	\$0	\$0	\$0
40-30-550 CARE Sales Tax Revenues	\$43,757	\$34,151	\$0	\$0	\$0
40-30-600 Interest Income	\$23,794	\$35,522	\$15,000	\$2,000	(\$13,000)
40-30-700 Grant Income	\$5,587	\$10,962	\$5,000	\$0	(\$5,000)
40-30-902 Proceeds From Sale of Capital Assets	\$0	\$641,108	\$2,200,000	\$2,200,000	\$0
40-99-105 Bond Financing Proceeds	\$1,644,000	\$0	\$0	\$0	\$0
40-30-801 Transfers in from General Fund	\$651,532	\$434,000	\$65,000	\$400,000	\$335,000
40-30-802 Transfers in from W&S Fund	\$76,532	\$0	\$0	\$0	\$0
	\$2,518,305	\$1,206,960	\$2,338,723	\$2,623,781	\$285,059

CAPITAL PROJECTS FUND EXPENDITURES

STREET PROJECTS		FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 BUDGET	FY 2019 BUDGET	CHANGE
40-78-100	Mass Transit	\$12	\$0	\$0	\$0	\$0
40-78-781	Harvey Blvd Widening	\$0	\$0	\$600,000	\$600,000	\$0
		\$12	\$0	\$600,000	\$600,000	\$0

PARK PROJECTS		FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 BUDGET	FY 2019 BUDGET	CHANGE
40-80-802	Deerfield Park - Land Purchase	\$0	\$0	\$2,200,000	\$0	(\$2,200,000)
40-80-803	Deerfield Park - Development	\$0	\$0	\$650,000	\$2,600,000	\$1,950,000
40-80-817	Bayhill Trailhead Park	\$19,736	\$208,693	\$200,000	\$0	(\$200,000)
40-80-822	Park & Rec Master Plan	\$0	\$9,249	\$27,000	\$0	(\$27,000)
		\$19,736	\$217,942	\$3,077,000	\$2,600,000	(\$477,000)

MISCELLANEOUS PROJECTS		FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 BUDGET	FY 2019 BUDGET	CHANGE
40-95-103	Cottonwood Electric, Gas, Excavation	\$4,250	\$1,155	\$0	\$0	\$0
40-95-126	Heritage Park Amphitheater Improvements	\$0	\$0	\$50,000	\$0	(\$50,000)
40-95-127	Fencing for Public Works Building	\$0	\$8,080	\$0	\$0	\$0
40-95-128	Practice Range Fencing	\$0	\$37,825	\$0	\$0	\$0
40-95-135	Golf Maint. Equipment Facility & Site	\$0	\$189,064	\$10,000	\$0	(\$10,000)
		\$4,250	\$236,124	\$60,000	\$0	(\$60,000)

DEBT SERVICE		FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 BUDGET	FY 2019 BUDGET	CHANGE
40-98-105	Interest Expense	\$48,115	\$0	\$0	\$0	\$0
40-98-200	2006 Excise Revenue Bond - PWB	\$75,000	\$0	\$0	\$0	\$0
40-98-795	Trustee Fees	\$1,650	\$0	\$0	\$0	\$0
		\$124,765	\$0	\$0	\$0	\$0

OTHER USES		FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 BUDGET	FY 2019 BUDGET	CHANGE
40-96-100	Transfer to the Gen Fund	\$6,000	\$6,000	\$0	\$0	\$0
40-99-101	Other Financing Use-Payment to Escrow	\$1,826,563	\$0	\$0	\$0	\$0
40-99-102	Bond Issuance Costs	\$23,405	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0

GRAND TOTALS	\$ 148,763	\$ 454,066	\$ 3,737,000	\$ 3,200,000	\$ (537,000)
---------------------	-------------------	-------------------	---------------------	---------------------	---------------------

NET TOTALS	\$2,369,542	\$752,895	\$1,398,277	\$576,219	\$822,059
-------------------	--------------------	------------------	--------------------	------------------	------------------

ESTIMATED FUND BALANCE		FY 2019 BUDGET
Beginning Fund Bal		\$700,000
Change in Restricted/Nonspendable Fund Bal		\$576,219
Net change of Unrestricted Fund Balance		\$0
Remaining Fund Balance		\$123,781

MOTOR POOL REVENUES

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 BUDGET	FY 2019 BUDGET	CHANGE
60-30-100 Charges to General Fund	\$80,682	\$77,227	\$82,266	\$78,809	(\$3,457)
60-30-200 Charges to Water & Sewer Fund	\$65,782	\$62,656	\$67,483	\$64,158	(\$3,325)
60-30-300 Charges to Golf Fund	\$16,020	\$16,020	\$15,920	\$15,570	(\$350)
60-70-205 Gain on Sale of Assets	\$41,410	\$37,372	\$8,000	\$8,000	\$0
	\$203,894	\$193,275	\$173,670	\$166,538	(\$7,132)

MOTOR POOL EXPENDITURES

VEHICLE EXPENDITURES	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 BUDGET	FY 2019 BUDGET	CHANGE
60-40-100 Gas & Oil - Admin/Gen/Rec	\$5,306	\$2,387	\$3,500	\$3,250	(\$250)
60-40-200 Vehicle Maintenance - Admin/Gen/Rec	\$2,036	\$91	\$1,000	\$600	(\$400)
60-40-300 Insurance - Admin/Gen/Rec	\$1,365	\$1,488	\$1,000	\$1,500	\$500
60-40-400 Gas & Oil - Bldg/Zoning	\$465	\$352	\$1,000	\$750	(\$250)
60-40-500 Vehicle Maintenance - Bldg/Zoning	\$168	\$116	\$400	\$300	(\$100)
60-40-600 Insurance - Bldg/Zoning	\$455	\$496	\$700	\$600	(\$100)
60-40-700 Gas & Oil - PW	\$13,672	\$14,086	\$30,000	\$25,000	(\$5,000)
60-40-800 Vehicle Maintenance - PW	\$13,250	\$14,874	\$13,500	\$15,000	\$1,500
60-40-900 Insurance - PW	\$6,823	\$7,438	\$7,750	\$7,750	\$0
60-40-930 Gas & Oil - Golf	\$863	\$619	\$1,400	\$1,000	(\$400)
60-40-940 Vehicle Maintenance - Golf	\$785	\$624	\$1,000	\$1,000	\$0
60-40-950 Insurance - Golf	\$455	\$496	\$500	\$550	\$50
60-40-905 Contingency	\$0	\$0	\$0	\$0	\$0
	\$45,643	\$43,066	\$61,750	\$57,300	(\$4,450)

EQUIPMENT EXPENDITURES	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2018 BUDGET	FY 2019 BUDGET	CHANGE
60-60-100 Capital Outlay	\$7,057	\$0	\$0	\$0	\$0
60-60-400 Rent Expense	\$20,182	\$14,917	\$25,000	\$22,000	\$3,000
60-70-200 Depreciation	\$80,924	\$91,427	\$86,920	\$87,238	\$318
	\$108,163	\$106,344	\$111,920	\$109,238	(\$2,682)

GRAND TOTAL	\$153,805	\$149,410	\$173,670	\$166,538	(\$7,132)
--------------------	------------------	------------------	------------------	------------------	------------------

NET TOTALS	\$50,089	\$43,864	\$0	\$0	\$0
-------------------	-----------------	-----------------	------------	------------	------------

ESTIMATED NET POSITION	FY 2019 BUDGET
Beginning Unrestricted Net Position	\$350,000
Change of Unrestricted Position	\$0
Remaining Unrestricted Net Position	\$350,000

CAPITAL OUTLAY

2018 Diesel Flatbed Truck
 2018 1 Ton Regular Truck
 2018 Zoning Vehicle

Harvey Park
 Preliminary Cost
 Estimate
 2-7-18

100 SITE EARTHWORK		Quantity	Unit	Unit Costs	Total
001-	CLEAR, GRUB & * EXCAVATION	12	ACRES	\$ 2,860.00	\$ 35,464.00
002-	STP, STOCKPILE AND SCREEN TOP SOIL	4,903	C.Y.	\$ 15.60	\$ 76,486.80
003-	SCARIFY & COMPACT/ROUGH GRADING	12	ACRES	\$ 5,663.00	\$ 70,221.20
Site Earthwork Sub-Total				\$	182,172.00
200 ROADWAY/PARKING		Quantity	Unit	Unit Costs	Total
001-	3" ASPHALT	53,329	SF	\$ 1.62	\$ 86,392.98
002-	8" ROADBASE	53,329	SF	\$ 0.87	\$ 46,396.23
003-	18" GRANULAR SUBGRADE	53,329	SF	\$ 1.68	\$ 89,592.72
004-	TRUNCATED DOMES	6	EA	\$ 840.00	\$ 5,040.00
005-	24" CURB & GUTTER	3,775	LF	\$ 23.40	\$ 88,335.00
Roadway/Parking Sub-Total				\$	315,756.93
300 UTILITY		Quantity	Unit	Unit Costs	Total
001-	STORM DRAIN PIPE (SIZE VARIES)	299	LF	\$ 109.00	\$ 32,591.00
002-	STORM WATER POLLUTION PLAN REQUIREMENTS	1	L.S.	\$ 3,900.00	\$ 3,900.00
003-	STORM DRAINAGE BOXES & STRUCTURES	4	EA	\$ 3,300.00	\$ 13,200.00
004-	3" CLULINARY WATER METER AND IMPACT FEES (ACTUAL FEES TBD.)	1	EA	\$ 16,500.00	\$ 16,500.00
005-	FIRE HYDRANTS	2	EA	\$ 4,680.00	\$ 9,360.00
006-	4" SEWER MAIN	509	LF	\$ 25.00	\$ 12,725.00
007-	WATER LINE FROM CITY	509	LF	\$ 25.00	\$ 12,725.00
008-	ELECTRICAL SERVICE AND POWER SUPPLY	1	L.S.	\$ 25,000.00	\$ 25,000.00
009-	SEWER SERVICE LATERAL	1	EA	\$ 2,275.00	\$ 2,275.00
010-	METER VAULT, 4" DUCTILE IRON PIPE, FITTINGS, ETS.	1	L.S.	\$ 26,000.00	\$ 26,000.00
Utility Landscape Sub-Total				\$	154,276.00
400 MISCELLANEOUS		Quantity	Unit	Unit Costs	Total
001-	SIGNAGE (ADA, PARKING SIGNS, & STREET SIGNS.)	1	L.S.	\$ 1,500.00	\$ 1,500.00
002-	STRIPING - ROADWAY AND PARKING	1	L.S.	\$ 3,900.00	\$ 3,900.00
003-	PARKING LIGHTING AND ELECTRICAL	21	EA	\$ 5,200.00	\$ 109,200.00
004-	PAVILLION, RESTROOM AND MISC. SITE ELECTRICAL	1	L.S.	\$ 13,000.00	\$ 13,000.00
Miscellaneous Sub-Total				\$	127,600.00

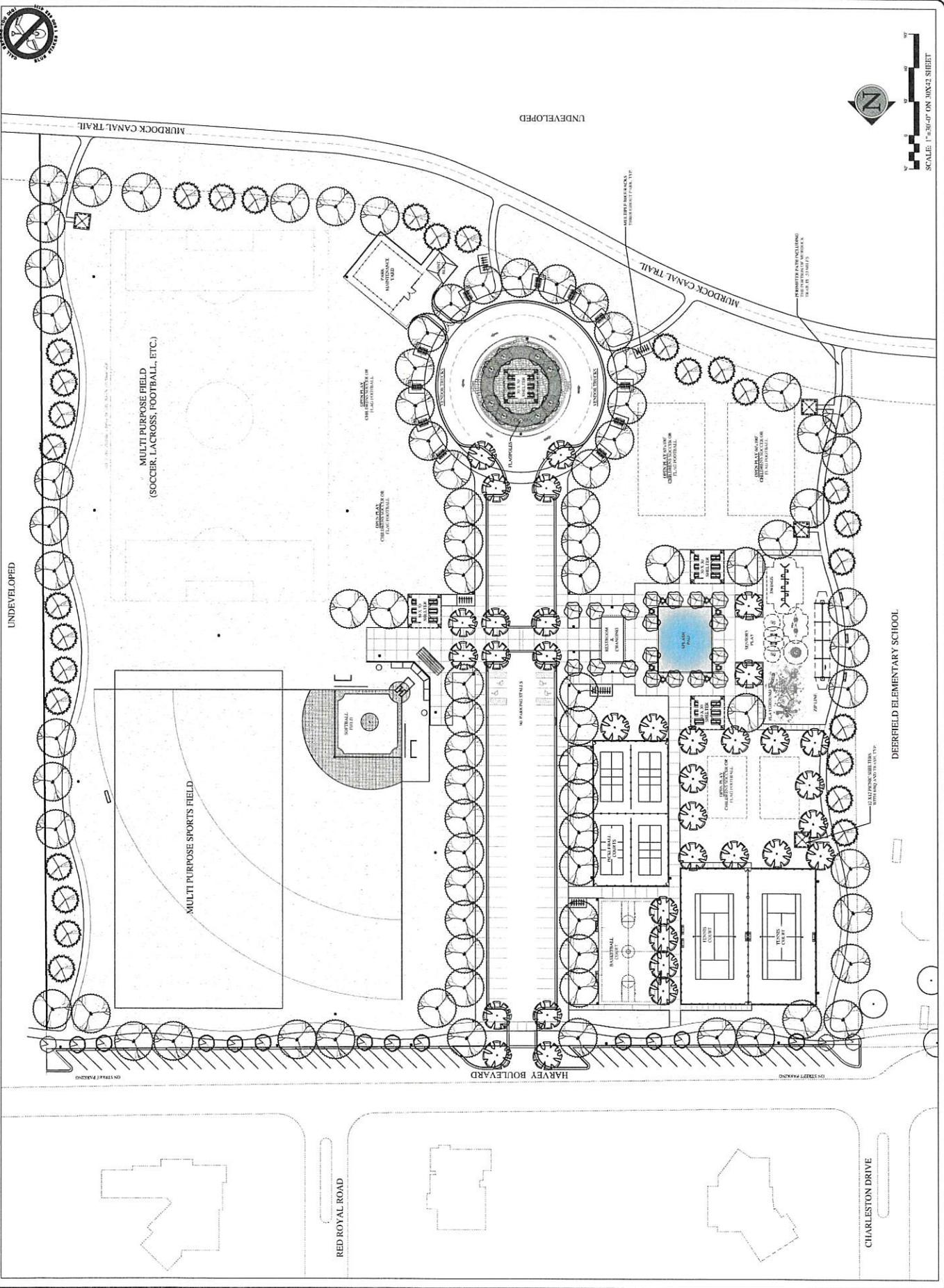
500 LANDSCAPE		Quantity	Unit	Unit Costs	Total
001-	SOD AND FINE LEVELING	374,899	SF	\$ 0.50	\$ 187,449.50
002-	TOPSOIL AMENDMENTS FOR PLANTER AREAS - (20% OF 182 C.Y.)	146	C.Y.	\$ 85.00	\$ 12,410.00
003-	CRUSHED ROCK (3" DEPTH)	95	C.Y.	\$ 105.00	\$ 9,975.00
004-	MOWCURB (6" X 6") 216 LF.	1	L.S.	\$ 1,296.00	\$ 1,296.00
005-	12" WIDE MOWCURB UNDER EAST PERIMETER FENCE AND IN PLAZA	4,853	LF	\$ 14.50	\$ 70,368.50
006-	DECIDUOUS TREE 2" CALIPER	170	EA	\$ 380.00	\$ 64,600.00
007-	EVERGREEN TREE 8"	29	EA	\$ 525.00	\$ 15,225.00
008-	DECIDUOUS OR EVERGREEN SHRUB 5 GALLON	459	EA	\$ 46.00	\$ 21,114.00
009-	PERENNIAL OR ORNAMENTAL GRASS 1 GALLON	272	EA	\$ 19.00	\$ 5,168.00
010-	CONCRETE FLAT WORK	57,960	SF	\$ 7.00	\$ 405,720.00
011-	PAVILION (INCLUDING FREIGHT & INSTALLATION) 14'X14'	4	L.S.	\$ 21,655.00	\$ 86,620.00
012-	PAVILION (INCLUDING FREIGHT & INSTALLATION) 30'X30'	4	L.S.	\$ 49,955.00	\$ 199,820.00
013-	GRILL	9	EA	\$ 950.00	\$ 8,550.00
014-	TRASH CAN	9	EA	\$ 1,200.00	\$ 10,800.00
015-	8' PICNIC TABLE	35	EA	\$ 2,160.00	\$ 75,600.00
016-	ROUND TABLE	8	EA	\$ 1,920.00	\$ 15,360.00
017-	8' BENCH	14	EA	\$ 1,680.00	\$ 23,520.00
018-	BIKE RACK	5	EA	\$ 1,080.00	\$ 5,400.00
019-	4 PICKLEBALL COURTS (POST TENSIONED)	1	L.S.	\$ 92,000.00	\$ 92,000.00
020-	2 TENNIS COURT (POST TENSIONED)	1	L.S.	\$ 126,500.00	\$ 126,500.00
021-	BASKETBALL COURT INCLUDING STRIPING/PAINTING LINES	1	L.S.	\$ 72,800.00	\$ 72,800.00
022-	BASKETBALL HOOP	2	EA	\$ 2,650.00	\$ 5,300.00
023-	SPLASHPAD (PASS THROUGH SYSTEM INCLUDING UNDERGROUND TANK)	1	L.S.	\$ 396,000.00	\$ 396,000.00
024-	SOFTBALL FENCE (20 TALL X 60' LONG AND 44' OF 6' TALL FENCE)	1	L.S.	\$ 6,880.00	\$ 6,880.00
025-	METAL HALIDE FIELD LIGHTS	10	EA	\$ 34,500.00	\$ 345,000.00
026-	LED SPORT COURT LIGHTS	8	EA	\$ 31,688.00	\$ 253,504.00
027-	SPLASHPAD FENCE	156	LF	\$ 85.00	\$ 13,260.00
028-	EAST PERIMETER CHAINLINK FENCE	798	LF	\$ 15.00	\$ 11,970.00
029-	GARBAGE TOWER FOR CITY PICKUP	1	EA	\$ 500.00	\$ 500.00
030-	SOFTBALL FIELD EQUIPMENT AND INSTALLATION	1	L.S.	\$ 860.00	\$ 860.00
031-	STAMPED CONCRETE	2,899	SF	\$ 12.00	\$ 34,788.00
032-	CIRCULAR PAVERS	1,744	SF	\$ 20.00	\$ 34,880.00
033-	SOFTBALL INFIELD MIX FROM DURA EDGE (INCLUDING INSTALLATION)	1	L.S.	\$ 9,927.00	\$ 9,927.00
034-	SOCCER FIELD EQUIPMENT AND INSTALLATION (GOAL FRAME)	2	EA	\$ 1,400.00	\$ 2,800.00
035-	SENSORY PLAY EQUIPMENT	1	L.S.	\$ 49,500.00	\$ 49,500.00
036-	PLAYGROUND & SWINGSET EQUIP. (INCLUDING FREIGHT AND INSTALL)	1	L.S.	\$ 376,993.00	\$ 376,993.00
037-	PLAYGROUND AND SENSORY GARDEN WOODCHIPS (4.412 SFAT 12" DEPTH)	164	C.Y.	\$ 65.00	\$ 10,660.00
038-	RESTROOM/CONSESSIONS BUILDING	1	L.S.	\$ 185,000.00	\$ 185,000.00
039-	IRRIGATION	1	L.S.	\$ 324,700.00	\$ 324,700.00
040-	BOLLARDS	28	EA	\$ 1,500.00	\$ 42,000.00
<i>Landscape Sub-Total</i>					\$ 3,614,818.00

600 CONSTRUCTION DOCUMENT, CONTRACT ADMIN. MNGT, ETC		Quantity	Unit	Unit Costs	Total
001-	DESIGN, ENGINEERING AND CONSTRUCTION MANAGEMENT	1	L.S.	\$ 290,000.00	\$ 290,000.00
002-	GENERAL CONDITIONS INCLUDING GC MNGT., CLEAN-UP, BARRICADES, TOILETS, TEMPORARY FENCING & SIGNS, ETC.	1	L.S.	\$ 262,200.00	\$ 262,200.00
003-	PERMITS & INSURANCE	1	L.S.	\$ 76,100.00	\$ 76,100.00
004-	GENERAL CONTRACTORS FEE	1	L.S.	\$ 231,800.00	\$ 231,800.00
		<i>Design, Etc. Sub-Total</i>			\$ 860,100.00

NOTE: ALL QUANTITIES ARE PRELIMINARY AND WILL BE SUBJECT TO REVISION WITH FINAL APPROVED DRAWINGS AND SPECIFICATIONS.

PRICING IS BASED ON 2017 PRICING AND WILL BE SUBJECT TO CHANGE IF BUILT IN 2018 OR BEYOND.

Construction Estimate \$ 5,254,722.93
10% Contingency \$ 525,472.29
Total Estimated Bond \$ 5,780,195.22



Harvey Park West Side Amenities Grouped together To Prioritize for Phases

Engineering, Management, Insurance, Contractors Cost Depends on what is included in Phase 1, Up to \$500K?

Harvey Boulevard Widening funded with \$600K Impact fees

Earthwork, parking, utility improvements funded with water, sewer, storm drain funds

West Side Concrete Flatwork \$6.50 Square Foot--Storm drain funds

Flatwork not including West Border Trail ? \$200,000 ?

Landscape Amenities Not including West Border Trail

Irrigation \$100,000-\$150,000?	\$	100,000.00
West Side Sod and Fine Leveling 70,000 Sq ft+	\$	35,000.00
West Side Topsoil amendments for planter areas 35+ C.Y.	\$	2,975.00
Crushed Rock 3" Depth 30+ CY	\$	3,150.00
Mowcurb ?	?	
West Side 2" Deciduous Trees 25+	\$	9,500.00
West Side 8' Evergreen Trees 10+	\$	5,250.00
Shrubs 5 gallon 100+	\$	4,600.00
Perennial or Ornamental Grass 1 Gallon 70+	\$	1,330.00
	\$	161,805.00

West Border Trail Connector, Landscape, & Pavilions--Outdoor Recreation Grant \$5K-\$150 K?

Concrete path \$6.50 sq feet	?	
14 x 14 Trail Mini Pavilions 3	\$	64,965.00
Trees bordering path	?	
Shrubs, perennials, grasses bordering path	?	
	\$	64,965.00

Splash Pad

Pass through including underground tank	\$	396,000.00
splash pad fence 156 LF	\$	13,260.00
	\$	409,260.00

Playground

Sensory Play Equipment	\$	49,500.00
Playground, Zipline, Swingsets	\$	376,993.00
Woodchips	\$	10,660.00
	\$	437,153.00

Restroom/Concessions Building

Restroom/Concessions Building	\$	185,000.00
-------------------------------	----	------------

West Side Benches 4-10+ \$1,680 each \$ 6,720.00

Bike Racks 2-3 \$1,080 \$ 2,160.00

Concrete Related Courts

4 pickleball courts	\$	92,000.00
2 tennis courts	\$	126,500.00
basketball court	\$	72,800.00
4 hoops	\$	5,300.00
	\$	<hr/> 296,600.00

Large Pavillions/Picnic Tables/Grills

30 x 30 Pavillions 2 West side	\$	99,910.00
Picnic Tables 12+ 8'	\$	25,920.00
2 Grills	\$	1,900.00
	\$	<hr/> 127,730.00

Court Lights-Latter phase

LED Sport Court Lights	\$	253,504.00
------------------------	----	------------

Total West Side Costs Needing Capital Project Funding \$ 2,444,897.00

Assumes \$500K in Contractor, Engineering, Design costs

Doesn't include Harvey Widening, Parking, Or Grading

Motor Pool History

2015 Disposals

2012 GMC Sierra 3500	\$ 25,356.04	\$ 19,000.00	34	\$ 186.94
2012 GMC Sierra 3500	\$ 25,356.04	\$ 19,000.00	34	\$ 186.94
2009 GMC Sierra 3500 Diesel	\$ 24,218.00	\$ 28,611.98	81	\$ (54.25)

2016 Disposals

2012 GMC Canyon SLE	\$ 22,417.60	\$ 19,000.00	47	\$ 72.71
2013 Toyota Camry	\$ 22,145.49	\$ 16,000.00	33	\$ 186.23
2013 Ford F150	\$ 20,947.15	\$ 21,500.00	36	\$ (15.36)
2013 GMC Sierra Crewcab	\$ 43,743.40	\$ 29,000.00	36	\$ 409.54

2017 Disposals

2016 GMC Sierra Crewcab diesel	\$ 50,122.65	\$ 48,500.00	12	\$ 135.22
2014 Ford 150	\$ 21,236.00	\$ 18,500.00	37	\$ 73.95
2014 Ford 150	\$ 21,236.00	\$ 19,000.00	37	\$ 60.43
2014 Ford 150 Supercrew	\$ 27,642.00	\$ 26,250.00	37	\$ 37.62



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Greg Gordon
DATE:	3/6/2018

City Council Agenda Item

SUBJECT:	Golf Fee Increase
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Greg Gordon, Recreation Director
BACKGROUND AND FINDINGS: We have not increased our fees since the 2013 season and we are proposing to increase our rates for the first time since then. Please find the attached sheet for those prices that will be affected. Driving range fees will remain the same; the only increase will be for walking rates for both 9 and 18 holes. Cart fees will remain the same at \$7/per 9 holes per person. Residents of Cedar Hills will still receive a discount of \$ 3.00 per 9 hole round of golf. So for weekdays residents can golf for \$19.00 for 9 holes and 34.00 for 18 holes, on weekends it is \$ 21.00 for 9 holes and \$39.00 for 18 holes (all include cart).	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT: This will help us recoup some of the costs of the new golf cart fleet since we decided not to enter an agreement with EZLinks.	
SUPPORTING DOCUMENTS: 2018 Golf Season Rates	
RECOMMENDATION: Staff recommends the increase in fees to help us offset the increase in our new golf cart fleet.	
MOTION: To approve the new golf rates as presented, to be effective at the start of the 2018 golf season, subject to the following changes, {LIST ANY CHANGES}.	

2018 Golf Season Rates

	Walking	Riding	Walking 18	Riding 18
Weekday	\$15.00	\$22.00	\$26.00	\$40.00
Weekend/Holiday	\$17.00	\$24.00	\$31.00	\$45.00
Trail Fee		\$6.00		\$10.00
Jr. Rates M-Thur.	\$10.00		\$20.00	
Range Ball	Small	\$5.00	Large	\$8.00

Must have valid drivers license to drive a golf cart and check out cart with DL #.

ValPak and UGA Rates

\$32.00

Monday-Thursday anytime Friday - Sunday after 1pm Excludes Holidays

Increased Weekday 9 holes by \$2/No change to 18 holes

Increased Weekend 9 holes by \$1 and 18 holes by \$1 each

	Previous Rates Were			
Weekday	\$13.00	\$20.00	\$26.00	\$40.00
Weekend/Holiday	\$16.00	\$23.00	\$30.00	\$44.00
Trail Fee		\$6.00		\$10.00

Cart fees remain the same, only fees increased are green fees.