



**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, January 8, 2019 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, January 8, 2019, 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. Geddes 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)

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 Jared Anderson, Marie Kraft and Eric Schloer to the Planning Commission
5. Minutes from the December 17, 2018 Special City Council Meeting

CITY REPORTS AND BUSINESS

6. City Manager
7. Mayor and Council

SCHEDULED ITEMS

8. Review/Action on Appointment of Mayor Pro Tempore
9. Review Action on a Resolution making Assignments to Members of the City Council, Staff and Residents to Certain Boards, Committees and Entities
10. Review/Action on an Ordinance Amending City Code Title 3, Related to Business Licensing and Home Occupations
11. Review/Action on Release of Durability Bond for Bridgestone Subdivision Plats F & G
12. Discussion on the Harvey Park

ADJOURNMENT

13. Adjourn

Posted this 4th day of January, 2019

/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:	1/8/2019

City Council Agenda Item

SUBJECT:	Appointment of Mayor Pro-Tempore
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: <p>Consistent with UCA 10-3b-302 and City Code 1-5-3, MAYOR AS MEMBER OF CITY COUNCIL; the terms and scope of the duties of Mayor Pro Tempore are defined. In summary, the mayor pro tempore shall have all of the powers and duties of the mayor during his absence, disability or refusal to act. The election of a mayor pro tempore shall be entered in the minutes of the meeting.</p> <p>Councilmembers Geddes and Bailey have both served most diligently in previous years; the next council member to serve would be Councilmember Andersen. The term would begin January 8, 2019 and continue to January 7, 2020.</p>	
PREVIOUS LEGISLATIVE ACTION: The previous mayor pro tempore is Councilmember Bailey.	
FISCAL IMPACT: N/A.	
SUPPORTING DOCUMENTS: N/A.	
RECOMMENDATION: Staff recommends the City Council elect a member of the City Council as mayor pro tempore for the 2019 term ending January 7, 2020.	
MOTION: To elect Councilmember _____ as Mayor Pro Tempore, who shall have all the powers and duties of the mayor during his absence, disability, or refusal to act according to State and City Codes.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	1/8/2019

City Council Agenda Item

SUBJECT:	Assignments to members of the City Council, Staff, and Residents to certain Boards, Committees and Entities.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: City Councilmembers, Staff and Residents act as resources, liaisons, and on some boards and committees may be voting members. The Mayor, with advice and consent of the City Council, makes assignments to various boards, committees and entities. The attached list includes the proposed assignments for confirmation with the advice and consent of the City Council.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: List of Mayor Rees' proposed assignments to various boards, committees and entities, along with the proposed Resolution.	
RECOMMENDATION: Staff recommends the City Council review the Mayors assignments and approve the proposed resolution.	
MOTION: To approve / not approve Resolution No. _____, a resolution assigning members of the City Council, Staff and Residents of the City of Cedar Hills, Utah, to certain Boards, Committees, and Entities.	

BOARD/COMMITTEE	APPOINTMENT	ALTERNATE
UTOPIA	Mayor Rees	Chandler Goodwin
Mountainland Association of Governments (MAG)	Mayor Rees	N/A
County Council of Governments (CCOG)	Mayor Rees	N/A
Utah League of Cities and Towns (ULCT)	Mayor Rees	
Finance Committee	CM Ellsworth	
	Rotating CM	
Legislative Policy Committee (LPC)	Mayor Rees	
	Chandler Goodwin	
	CM Andersen	
Lone Peak Public Safety District (Expires 6/31/2019)	Mayor Rees	
	CM Geddes	CM Andersen
Utah Valley Dispatch	CM Andersen	
Beautification, Recreation, Parks & Trails	CM Miller	
Family Festival Committee	CM Ellsworth	
	Greg Gordon	
Cultural Arts & Events	CM Miller	
North Utah Valley Animal Shelter	Jenny Peay	Chandler Goodwin
Timpanogos Special Service District	Chandler Goodwin	N/A
Communications/Media Relations/Press	Mayor Rees	
Utah Lake Commission	Mayor Rees	CM Anderson

RESOLUTION NO. _____

A RESOLUTION MAKING ASSIGNMENTS TO MEMBERS OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF THE CITY OF CEDAR HILLS, UTAH, TO CERTAIN BOARDS, COMMITTEES, AND ENTITIES.

WHEREAS, the Mayor of the City of Cedar Hills, Utah, desires to make assignments to members of the City Council, staff, and residents to certain boards, committees, and entities; and

WHEREAS, The City Council of the City of Cedar Hills has determined that it would be in the best interest of the community to have councilmember, staff, and resident participation on certain boards, committees, and entities;

NOW THEREFORE, the City Council of the City of Cedar Hills, Utah, resolves to consent and approve the Mayor's assignments to members of the City Council, staff, and residents, per the attached document.

PASSED AND APPROVED this 8th day of January, 2019

Jenney Rees, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	1-8-2019

City Council Agenda Item

SUBJECT:	Review Action on Business Licensing and Home Occupations and Amendments to City Code Title 3
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

Staff has been requested to evaluate our business license code requirements as they pertain to operating a home based business out of an accessory building. A homeowner wishes to operate a home based business out of an accessory building, which is currently prohibited by City Code 3-1B-1 (A)(2). As a follow up from the December 18, 2018 meeting, after receiving direction from the Mayor and City Council, staff has drafted code that would allow for the use of an accessory structure as part of a home occupation. Staffs concerns center on preserving the residential nature of neighborhoods, protecting neighbors from nuisances, or any other unintended consequences, and ensuring that any change in code doesn't change the intended primary use of the structure as a single-family residential home. The code as drafted would allow home occupations in accessory buildings and would be treated no different than should they be found in the main dwelling.

Current City Code allows for home occupation businesses to occupy only 600 square feet or 25% of the main dwelling, whichever is less. Staff is recommending removing the provision related to square footages, and only having a percentage requirement. This is in line with other communities in our area. Staff is also recommending that a "prohibited uses" be adopted that would prevent certain types of businesses from being performed from a residential structure. Finally, staff wishes to formalize an application, revocation, and appeal process by adopting language in the code related to these items.

PREVIOUS LEGISLATIVE ACTION:

None

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Cedar Hills Business Licensing Code, 3-1B Article B

RECOMMENDATION:

Review current business licensing code Article B, and be prepared to make recommendations

MOTION:

To adopt/not adopt Ordinance No. _____, amending Cedar Hills City Code Title 3 related to Home Occupation Business Licensing, subject to the following changes: {LIST ANY CHANGES}.

ARTICLE B. HOME OCCUPATIONS

3-1B-1:	Purpose
3-1B-2:	License Required
3-1B-3:	Requirements and Conditions
3-1B-4:	Prohibited Uses
3-1B-5:	Exemptions
3-1B-6:	Revocation
3-1B-7:	Appeal

3-1B-1: Purpose:

- A. It is the purpose of this chapter to establish guidelines, conditions and requirements for limited nonagricultural business activities in residential zones. For the purposes of this chapter, "home occupation" is defined as an occupation or profession in which the associated activity or use is clearly incidental and secondary to the residential use of a dwelling unit, there is no alteration to the exterior of the dwelling unit to accommodate the occupation or profession, and such occupation or profession does not adversely affect the residential character of the surrounding neighborhood. A home occupation should be conducted in such a way that neighbors or passersby would not, under normal circumstances, be aware of its existence.

3-1B-2: License Required

- A. It shall be unlawful for any entity to engage in a home occupation in any residential zone without first obtaining a home occupation business license to do so from the City Business License Official.
- B. Businesses that do not have combined offsite impacts of the home based business and the primary residential use, that exceed the impact of the residential use alone, shall pay required licensing fees to cover the cost of issuing the license as set forth in the City's consolidated fee schedule.

3-1B-13: REQUIREMENTS AND CONDITIONS:

- A. Home occupations may be permitted and operated following receipt and approval of an application for such use, subject to, and in compliance with the following conditions:
 1. Home occupations are listed as a conditional use in the zone.

2. The home occupation shall be conducted entirely within the living area of the dwelling **or accessory building** and shall not be visible from outside of the structure. The home occupation shall not involve the use of any ~~accessory buildings~~, garages, carports, breezeways, or yard space for storage of materials or products.
3. The home occupation shall contain no facilities for the display of goods visible from outside the dwelling.
4. All residents, visitors, and employees who arrive at the home because of the home occupation shall be legally parked on the lot occupied by the residence or on that part of the street that immediately abuts the lot. All parking must comply with [title 5](#), "Public Safety And Traffic Regulations", of this code.
5. No commercial vehicles shall be located on the premises, except two (2) vehicles (not to exceed 1 ton weighted rating) or trailer (not to exceed 12 feet) that is primarily used in connection with the home occupation. No on street parking of any commercial vehicle or equipment is allowed.
6. The home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character of the building from that of a dwelling. **Any structure on a premises that is used as part of the home occupation must have obtained a building permit and received a certificate of occupancy from the building department prior to the use for a home occupation.** (Ord. 11-21-2006A, 11-21-2006)
7. Signs shall also comply with the requirements of the city's sign regulations section [10-5-26](#), "Signs", of this code. (Ord. 8-16-2011A, 8-16-2011)
8. The home occupation shall occupy an area of not more than twenty five percent (25%) of the **combined** total living area **of the main dwelling and accessory structure.** ~~or six hundred (600) square feet, whichever is less.~~
9. Entrance to the home occupation from the outside shall be the same entrance normally used by the residing family; the garage door shall not be used to satisfy this requirement.
10. ~~The activities of the home occupation shall not involve the use of materials or chemicals in amounts that will significantly increase hazards or decrease safety to the structure or occupants, or of adjacent structures or occupants. The use of mechanical or electrical apparatus, equipment or tools shall not exceed those commonly associated with residential use or home crafts.~~
11. The operation of the home occupation shall not produce any noise, smoke, glare, light, fumes, dust, or similar condition that is readily discernible outside the dwelling or that interferes with the residential use of adjacent properties.

12. The home occupation shall not generate traffic between the hours of nine o'clock (9:00) P.M. and seven o'clock (7:00) A.M.
13. The physical appearance, traffic or other activities in connection with the home occupation are not contrary to the intent of the zone in which the home occupation is located and do not depreciate surrounding values.
14. All preschool, daycare, and childcare facilities shall also be required to obtain a city business license. Daycare, preschool or childcare facilities with more than four (4) children (same children) for more than four (4) hours per day shall obtain a license from the state department of human services.
15. The home occupation shall not have more than two (2) nonresiding employees working at the residence. (Ord. 11-21-2006A, 11-21-2006)
16. BCI background check (subsection [3-1-7C](#) of this chapter).
17. Sales tax number (subsection [3-1-7D](#) of this chapter). (Ord. 3-20-2012A, 3-20-2012)

3-1B-4: Prohibited Uses:

The following home occupation activities are prohibited

- A. The use of materials or chemicals in amounts that will significantly increase hazards or decrease safety to the structure or occupants or of adjacent structures or occupants.
- B. The use of mechanical or electrical apparatus, equipment or tools shall not exceed those commonly associated with residential use or home crafts.
- C. Auto, truck, motorcycle, boat, trailer repair
- D. Vehicle sales
- E. On site carpentry work including furniture and cabinet making or other similar uses which generate noise, dust or fumes.
- F. Major appliance repair (washers, dryers, refrigerators, etc)
- G. Dental and medical offices
- H. Permanent yard sales
- I. Storage facilities
- J. Small engine repair
- K. Auto body work
- L. Sexually oriented businesses
- M. Tattooing

3-1B-5: Exemptions:

The following uses are exempt from the provisions of this chapter:

- A. Sale of goods or services by residents age eighteen (18) or under;
- B. Temporary home occupations, such as garage sales, yard sales, or craft boutiques that occur not more than four (4) times a year with each event not lasting more than seventy two (72) hours;
- C. Promotional meetings for the purpose of taking orders for merchandise, by invitation only, which occur not more than once each month;
- D. Community or neighborhood fundraisers
- E. Other exemptions as specifically approved in writing by the City Council.

3-1B-6: Revocation:

Violation of, or failure to comply with, the requirements of this chapter may result in revocation by the City Business License Official of the home occupation business license. Any activity presenting an immediate threat to the health, safety and welfare of the neighboring residents may be ordered terminated immediately by the City Business License Official.

3-1B-7: Appeal:

Any person or entity denied a home occupation business license shall have the right to appeal such denial to the City Council if a written request for an appeal is made to the City within thirty (30) days of the denial.

ORDINANCE NO: _____

AN ORDINANCE AMENDING TITLE 3, CHAPTER 1, ARTICLE B OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, AMENDING THE HOME OCCUPATIONS ORDINANCE REQUIREMENTS.

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

WHEREAS, pursuant to Utah Code Annotated § 10-8-84, the City Council may adopt ordinances “necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City”; and

WHEREAS, the City Council, has determined that it is in the best interest of the public health, prosperity, comfort, and convenience of the City of Cedar Hills, and the residents thereof, to enact certain amendments to Title 3 of the City Code relating to home occupations;

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

AMENDMENTS

ARTICLE B. HOME OCCUPATIONS

3-1B-1:	Purpose
3-1B-2:	License Required
3-1B-3:	Requirements and Conditions
3-1B-4:	Prohibited Uses
3-1B-5:	Exemptions
3-1B-6:	Revocation
3-1B-7:	Appeal

3-1B-1: Purpose:

- A. It is the purpose of this chapter to establish guidelines, conditions and requirements for limited nonagricultural business activities in residential zones. For the purposes of this chapter, “home occupation” is defined as an occupation or profession in which the associated activity or use is clearly incidental and secondary to the residential use of a dwelling unit, there is no alteration to the exterior of the dwelling unit to accommodate the occupation or profession, and such occupation or profession does not adversely affect the residential character of the surrounding neighborhood. A home occupation should be conducted in such a way that

neighbors or passersby would not, under normal circumstances, be aware of its existence.

3-1B-2: License Required

- A. It shall be unlawful for any entity to engage in a home occupation in any residential zone without first obtaining a home occupation business license to do so from the City Business License Official.
- B. Businesses that do not have combined offsite impacts of the home based business and the primary residential use, that exceed the impact of the residential use alone, shall pay required licensing fees to cover the cost of issuing the license as set forth in the City's consolidated fee schedule.

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 - 3. The home occupation shall contain no facilities for the display of goods visible from outside the dwelling.
 - 4. All residents, visitors, and employees who arrive at the home because of the home occupation shall be legally parked on the lot occupied by the residence or on that part of the street that immediately abuts the lot. All parking must comply with [title 5](#), "Public Safety And Traffic Regulations", of this code.
 - 5. No commercial vehicles shall be located on the premises, except two (2) vehicles (not to exceed 1 ton weighted rating) or trailer (not to exceed 12 feet) that is primarily used in connection with the home occupation. No on street parking of any commercial vehicle or equipment is allowed.
 - 6. The home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character of the building from that of a dwelling. **Any structure on a premise that is used as part of the home occupation must have obtained a building permit and received a certificate of**

occupancy from the building department prior to the use for a home occupation. (Ord. 11-21-2006A, 11-21-2006)

7. Signs shall also comply with the requirements of the city's sign regulations section [10-5-26](#), "Signs", of this code. (Ord. 8-16-2011A, 8-16-2011)
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16. BCI background check (subsection [3-1-7C](#) of this chapter).
17. Sales tax number (subsection [3-1-7D](#) of this chapter). (Ord. 3-20-2012A, 3-20-2012)

3-1B-4: Prohibited Uses:

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- E. On site carpentry work including furniture and cabinet making or other similar uses which generate noise, dust or fumes.
- F. Major appliance repair (washers, dryers, refrigerators, etc.)
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- C. Promotional meetings for the purpose of taking orders for merchandise, by invitation only, which occur not more than once each month;
- D. Community or neighborhood fundraisers
- E. Other exemptions as specifically approved in writing by the City Council.

3-1B-6: Revocation:

Violation of, or failure to comply with, the requirements of this chapter may result in revocation by the City Business License Official of the home occupation business license. Any activity presenting an immediate threat to the health, safety and welfare of the neighboring residents may be ordered terminated immediately by the City Business License Official.

3-1B-7: Appeal:

Any person or entity denied a home occupation business license shall have the right to appeal such denial to the City Council if a written request for an appeal is made to the City within thirty (30) days of the denial.

SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 8TH DAY OF JANUARY, 2019.

Jenney Rees, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Jeff Maag, Public Works Director
DATE:	1/8/2019

City Council Agenda Item

SUBJECT:	Bridgestone Plats F & G
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: The following is provided by Bowen Collins & Associates as Cedar Hills Engineering: "The completed development has now been inspected at the completion of the durability period by City Staff and found to meet City Standards. Based on these findings, it is our recommendation that all remaining bond funds, the durability retainer in the amount of \$32,223, plus any and all accrued interest, be released to the developer."	
PREVIOUS LEGISLATIVE ACTION: May 16, 2017: Acceptance of public improvements and entering into durability period for Bridgestone Plats F & G.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Engineering and Staff recommends approval for the release of all remaining durability retainer bond funds associated with the Bridgestone Plats F & G.	
MOTION: To approve/not approve release of the durability retainer related to the Bridgestone Plats F & G.	

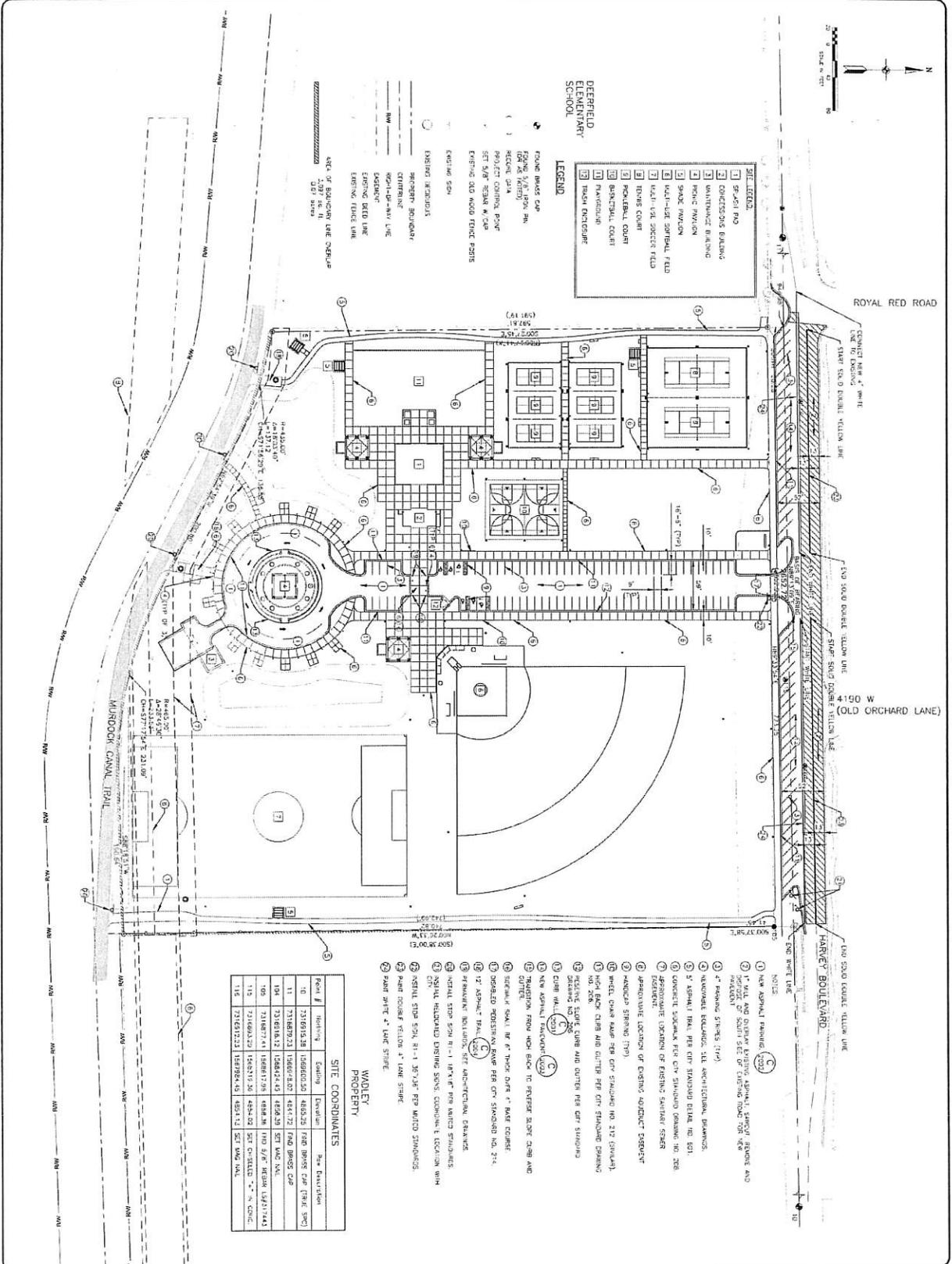


CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	1-8-2019

City Council Agenda Item

SUBJECT:	Discussion on Harvey Park Amenities
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: As a follow up to the December 18, 2018 City Council meeting, staff would like input from the City Council on Harvey Park funding priorities. Staff has met with the Harvey Park bid winner to find areas where the City can save money by altering specs of the park or value engineering certain aspects. By saving some money, the City can possibly add some amenities that may have otherwise been left out of phase one funding. Staff based initial funding of park amenities on feedback received from residents in the In Site Design Group survey, and funding availability. Since the decision on December 18, Mayor Rees, City Council and staff have all received additional feedback on the pickle ball courts and the baseball facility.	
PREVIOUS LEGISLATIVE ACTION: City Council awarded Keller Construction the bid to build Harvey Park.	
FISCAL IMPACT: No additional funding for Harvey Park is being requested at this time.	
SUPPORTING DOCUMENTS: Baseball Field Aerials, Harvey Park Layout	
RECOMMENDATION: Review supporting documents and provide feedback	
MOTION: No motion necessary, discussion item only.	



- LEGEND**
- 1. PROPOSED PAVEMENT
 - 2. CONCRETE DRIVEWAYS
 - 3. VENTILATION BUILDING
 - 4. POND PAVILION
 - 5. SPORTS PAVILION
 - 6. MULTI-USE SPORTS FIELD
 - 7. DRIVE COURT
 - 8. POOLBALL COURT
 - 9. BASKETBALL COURT
 - 10. PLAYGROUND
 - 11. PLAYGROUND
 - 12. PLAYGROUND

- DEERFELD ELEMENTARY SCHOOL**
- 1. FLOOR FINISH
 - 2. FLOOR FINISH (FOR AS BUILT)
 - 3. RECEPTION AREA
 - 4. PROJECT OFFICE
 - 5. SET OFF REAR W. GAR
 - 6. EXISTING 300' X 600' FENCED SPORTS

- EXISTING FEATURES**
- 1. EXISTING BOUNDARY
 - 2. EXISTING DRIVEWAY
 - 3. EXISTING DRIVEWAY LINE
 - 4. EXISTING DRIVEWAY
 - 5. EXISTING DRIVEWAY
 - 6. EXISTING DRIVEWAY

WADLEY PROPERTY

SITE COORDINATES

Point #	Stationing	Stationing	Stationing	Stationing
10	211616.28	158861.50	4883.25	ROAD BRIDGE CAP (PAUL ST)
11	211620.21	158861.50	4827.21	ROAD BRIDGE CAP
12	211624.14	158861.50	4771.17	SET OFF REAR W. GAR
13	211628.07	158861.50	4715.13	SET OFF REAR W. GAR
14	211632.00	158861.50	4659.09	SET OFF REAR W. GAR
15	211635.93	158861.50	4603.05	SET OFF REAR W. GAR
16	211639.86	158861.50	4547.01	SET OFF REAR W. GAR
17	211643.79	158861.50	4490.97	SET OFF REAR W. GAR
18	211647.72	158861.50	4434.93	SET OFF REAR W. GAR
19	211651.65	158861.50	4378.89	SET OFF REAR W. GAR
20	211655.58	158861.50	4322.85	SET OFF REAR W. GAR
21	211659.51	158861.50	4266.81	SET OFF REAR W. GAR
22	211663.44	158861.50	4210.77	SET OFF REAR W. GAR
23	211667.37	158861.50	4154.73	SET OFF REAR W. GAR
24	211671.30	158861.50	4098.69	SET OFF REAR W. GAR
25	211675.23	158861.50	4042.65	SET OFF REAR W. GAR
26	211679.16	158861.50	3986.61	SET OFF REAR W. GAR
27	211683.09	158861.50	3930.57	SET OFF REAR W. GAR
28	211687.02	158861.50	3874.53	SET OFF REAR W. GAR
29	211690.95	158861.50	3818.49	SET OFF REAR W. GAR
30	211694.88	158861.50	3762.45	SET OFF REAR W. GAR
31	211698.81	158861.50	3706.41	SET OFF REAR W. GAR
32	211702.74	158861.50	3650.37	SET OFF REAR W. GAR
33	211706.67	158861.50	3594.33	SET OFF REAR W. GAR
34	211710.60	158861.50	3538.29	SET OFF REAR W. GAR
35	211714.53	158861.50	3482.25	SET OFF REAR W. GAR
36	211718.46	158861.50	3426.21	SET OFF REAR W. GAR
37	211722.39	158861.50	3370.17	SET OFF REAR W. GAR
38	211726.32	158861.50	3314.13	SET OFF REAR W. GAR
39	211730.25	158861.50	3258.09	SET OFF REAR W. GAR
40	211734.18	158861.50	3202.05	SET OFF REAR W. GAR
41	211738.11	158861.50	3146.01	SET OFF REAR W. GAR
42	211742.04	158861.50	3089.97	SET OFF REAR W. GAR
43	211745.97	158861.50	3033.93	SET OFF REAR W. GAR
44	211749.90	158861.50	2977.89	SET OFF REAR W. GAR
45	211753.83	158861.50	2921.85	SET OFF REAR W. GAR
46	211757.76	158861.50	2865.81	SET OFF REAR W. GAR
47	211761.69	158861.50	2809.77	SET OFF REAR W. GAR
48	211765.62	158861.50	2753.73	SET OFF REAR W. GAR
49	211769.55	158861.50	2697.69	SET OFF REAR W. GAR
50	211773.48	158861.50	2641.65	SET OFF REAR W. GAR
51	211777.41	158861.50	2585.61	SET OFF REAR W. GAR
52	211781.34	158861.50	2529.57	SET OFF REAR W. GAR
53	211785.27	158861.50	2473.53	SET OFF REAR W. GAR
54	211789.20	158861.50	2417.49	SET OFF REAR W. GAR
55	211793.13	158861.50	2361.45	SET OFF REAR W. GAR
56	211797.06	158861.50	2305.41	SET OFF REAR W. GAR
57	211800.99	158861.50	2249.37	SET OFF REAR W. GAR
58	211804.92	158861.50	2193.33	SET OFF REAR W. GAR
59	211808.85	158861.50	2137.29	SET OFF REAR W. GAR
60	211812.78	158861.50	2081.25	SET OFF REAR W. GAR
61	211816.71	158861.50	2025.21	SET OFF REAR W. GAR
62	211820.64	158861.50	1969.17	SET OFF REAR W. GAR
63	211824.57	158861.50	1913.13	SET OFF REAR W. GAR
64	211828.50	158861.50	1857.09	SET OFF REAR W. GAR
65	211832.43	158861.50	1801.05	SET OFF REAR W. GAR
66	211836.36	158861.50	1745.01	SET OFF REAR W. GAR
67	211840.29	158861.50	1688.97	SET OFF REAR W. GAR
68	211844.22	158861.50	1632.93	SET OFF REAR W. GAR
69	211848.15	158861.50	1576.89	SET OFF REAR W. GAR
70	211852.08	158861.50	1520.85	SET OFF REAR W. GAR
71	211856.01	158861.50	1464.81	SET OFF REAR W. GAR
72	211859.94	158861.50	1408.77	SET OFF REAR W. GAR
73	211863.87	158861.50	1352.73	SET OFF REAR W. GAR
74	211867.80	158861.50	1296.69	SET OFF REAR W. GAR
75	211871.73	158861.50	1240.65	SET OFF REAR W. GAR
76	211875.66	158861.50	1184.61	SET OFF REAR W. GAR
77	211879.59	158861.50	1128.57	SET OFF REAR W. GAR
78	211883.52	158861.50	1072.53	SET OFF REAR W. GAR
79	211887.45	158861.50	1016.49	SET OFF REAR W. GAR
80	211891.38	158861.50	960.45	SET OFF REAR W. GAR
81	211895.31	158861.50	904.41	SET OFF REAR W. GAR
82	211899.24	158861.50	848.37	SET OFF REAR W. GAR
83	211903.17	158861.50	792.33	SET OFF REAR W. GAR
84	211907.10	158861.50	736.29	SET OFF REAR W. GAR
85	211911.03	158861.50	680.25	SET OFF REAR W. GAR
86	211914.96	158861.50	624.21	SET OFF REAR W. GAR
87	211918.89	158861.50	568.17	SET OFF REAR W. GAR
88	211922.82	158861.50	512.13	SET OFF REAR W. GAR
89	211926.75	158861.50	456.09	SET OFF REAR W. GAR
90	211930.68	158861.50	400.05	SET OFF REAR W. GAR
91	211934.61	158861.50	344.01	SET OFF REAR W. GAR
92	211938.54	158861.50	287.97	SET OFF REAR W. GAR
93	211942.47	158861.50	231.93	SET OFF REAR W. GAR
94	211946.40	158861.50	175.89	SET OFF REAR W. GAR
95	211950.33	158861.50	119.85	SET OFF REAR W. GAR
96	211954.26	158861.50	63.81	SET OFF REAR W. GAR
97	211958.19	158861.50	7.77	SET OFF REAR W. GAR
98	211962.12	158861.50	-48.67	SET OFF REAR W. GAR
99	211966.05	158861.50	-104.63	SET OFF REAR W. GAR
100	211969.98	158861.50	-160.59	SET OFF REAR W. GAR



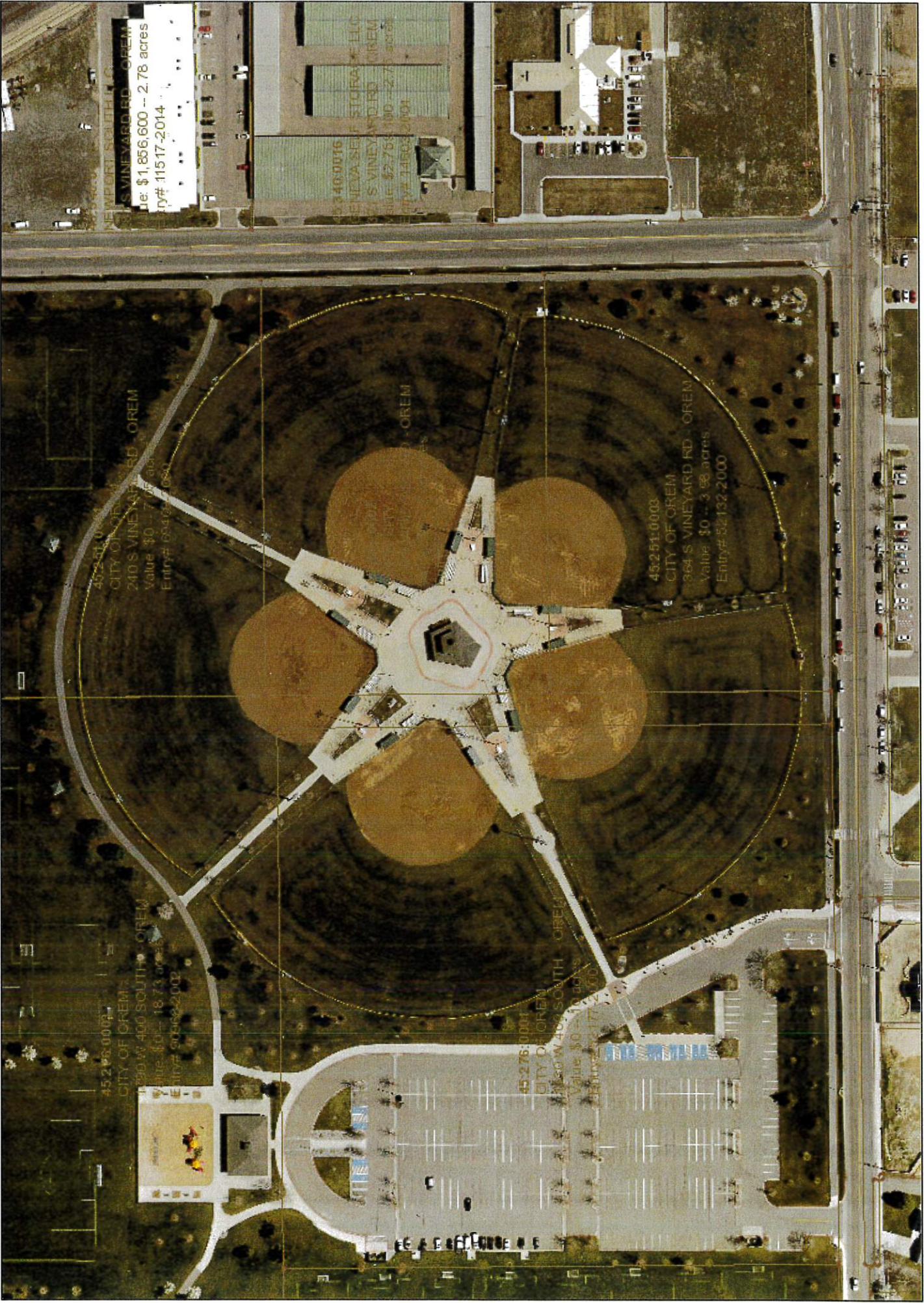
Utah County Parcel Map

Orem City Center Park

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey



Date: 1/20/2018



Utah County Parcel Map

Orem City Lakeside Park

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Date: 1/22/2018



18-001-0050
CREM CITY CORPORATION
380 W 185 S OREM
Value: \$0
Entry# 328411529

18-001-0061
BOARD OF EDUCATIONAL PARENTS HO
450 W 400 S OREM
Value: \$0
Entry# 18365-1984

Utah County Parcel Map

Orem Community Park

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Date: 1/2/2018



Utah County Parcel Map

Spanish Fork Swenson Park

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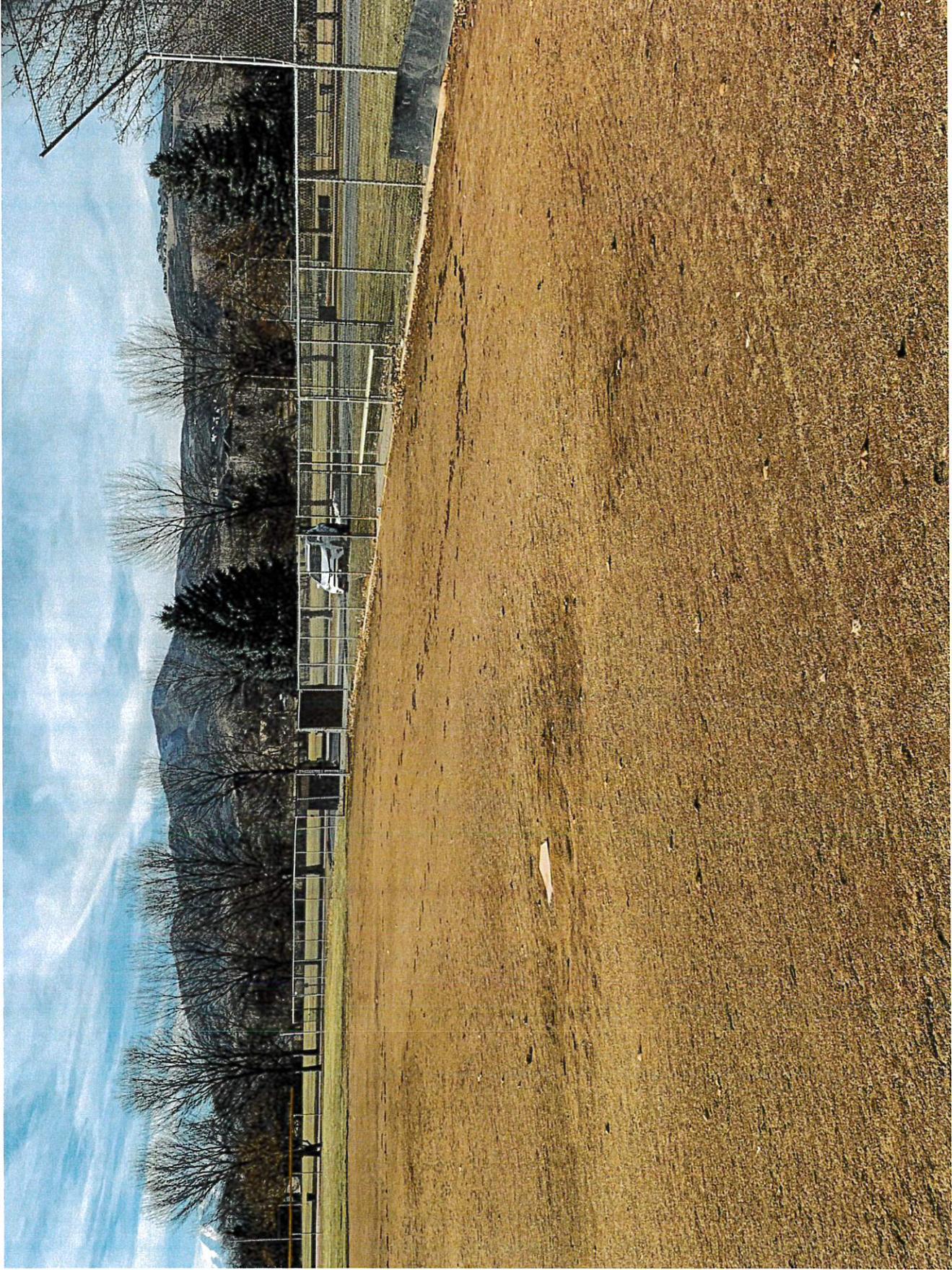
Date: 12/20/2018



ART DYE PARK—AMERICAN FORK



ART DYE PARK—AMERICAN FORK



BURGESS PARK—ALPINE