

CITY COUNCIL WORK SESSION
Tuesday, August 3, 2010 6:00 p.m.
Public Safety Building
3925 West Cedar Hills Drive, Cedar Hills, Utah

Present: Mayor Eric Richardson, Presiding
Council Members: Ken Kirk, Stephanie Martinez, Scott Jackman, Marisa Wright, Jim Perry (6:45 p.m.)
Konrad Hildebrandt, City Manager
Kim Holindrake, City Recorder
Greg Robinson, Assistant City Manager
David Bunker, City Engineer
Others: Shawn Richins, Chris Hocker (Timpanogos Times), Diane Kirk

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:18 p.m. by Mayor Richardson.

- Noticed Agenda Items for the Regular Council Meeting

- Bid for the 2010 Street Improvement Projects

- David Bunker reported that bids were accepted for three street improvement projects i.e. chip seal on Redwood Drive and part of Cedar Hills Drive, type II slurry seal in the Forest Creek Subdivision and the Temple Ridge Subdivision, and an asphalt overlay in The Cedars Plat J-2, The Cedars Plat J-3, and various locations throughout the City. The chip-seal project did not have any responsive bidders. The type II slurry seal project had only one company bid, Morgan Pavement, for a cost of \$182,682. The asphalt project had four responsive bidders with the low bid by Staker Parsons for a total of \$180,790. He proposed that the chip seal project and the type II slurry seal project not be awarded at this time. He would like to wait six months and rebid these two projects. He proposed awarding the asphalt project to Staker Parsons. The funds for The Cedars Plat J-2 project will cost \$39,958. These funds were acquired from the subdivision bond. The cost for The Cedars Plat J-3 project (\$70,429) is not in the budget specifically but can be taken from the Street Improvement Funds.

- Amendments to the City Code, Title 10, Chapter 6, Article B, Planned Residential Developments (PRD)

- Greg Robinson stated that the Planning Commission reviewed the H-1 Hillside Zone and PRD requirements as requested by the Council. The Commission concluded that there is enough flexibility for the City to require additional open space in a development project and allow the City to designate where the open space is located. The Code, 10-6B-12, Project Evaluation Guidelines, Paragraph B, Changes, states “The Planning Commission may require changes to the plan in order to more fully accomplish the intent of the PRD provisions. Such changes may include, but are not limited to, adjustments in the density or the number of structures, relocation of project elements, redesign of the road system, increase in the amount of open space and provisions for the disposal of surface water drainage.” The Commission recommended adding a paragraph stating, “When the project area is adjacent to an existing or planned trail, the common open space shall include connections to those existing and future trails.” Parks can be added to this paragraph. The Commission discussed unusable and usable open space and concluded that

the best way to go about this is to designate it in the General Plan. In the General Plan the City can show what it wants and where. If the City chooses to put in a park, it should be in the General Plan, which is done through exactions. The PRD guidelines require anything over 30% be put in open space. There is a limit on the density of a project, which is comparable to what has been currently developed.

CARE Tax

- Konrad Hildebrandt stated that the Council wanted to discuss the uses for the CARE Tax funds, which was put in place in March 2009. The City has collected just under \$33,000. Multiple cities have been audited on their CARE Tax funds, and Cedar Hills was one of those cities. The City's audit was nice because the City has only collected and not spent any funds. The auditors were looking to see how cities were spending their funds. The American Fork City Mayor is pushing for a Northeast Utah County Pageant instead of individual city pageants. This is an area where the funds could be spent. There is no deadline to use the funds.
 - C. Kirk would like to collect the money and put it towards to something really needed in the future. He would like to get the recommendation from Blue Ribbon Committee on recreation projects.
 - C. Jackman would also like to wait to see the recommendation on recreation projects.
 - Mayor Richardson agreed with C. Kirk and C. Jackman. He would like to find the highest priority for the City.
 - C. Martinez would like to have a royalty. She met the queen of the Days of 47 who was from Cedar Hills. A royalty gives back to a community with a lot of community volunteerism. She would also like to see additional recreation programs.
 - C. Perry stated that the City bailed on Miss Timpanogos because money was put into the pageant for someone from another city to win. The City needs to make sure it goes to a Cedar Hills person. Some people were against it all together.
 - C. Wright stated that \$33,000 is half way towards a statue. When you think of Springville, you think of the amazing art they have around the city. She knows a local artist in the City who would like to display his statues under contract with the City so they could be purchased by others. The CARE Tax includes arts and that aspect needs to be considered.
- Motion to go into Executive Session, Pursuant to Utah State Code 52-4-205
 - Motion to Adjourn Executive Session and Reconvene Work Session

This meeting was adjourned at 7:04 p.m. by Mayor Richardson.

/s/ Kim E. Holindrake
Kim E. Holindrake, City Recorder