



**CITY COUNCIL MEETING  
OF THE CITY OF CEDAR HILLS  
Tuesday, April 15, 2014 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, April 15, 2014, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

**COUNCIL MEETING**

1. Call to Order, Invocation and Pledge
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

**PUBLIC HEARING**

4. Amendments to the City Code, Title 10, Regarding Zone Permitted Uses Relating to Foster Care Homes
5. Preliminary Plan for Cedar Hills Retail Center by Amsource, located at 4800 West Cedar Hills Drive in the SC-1 Commercial Zone (*postponed to May 6, 2014*)

**REPORTS/PRESENTATIONS/RECOGNITIONS**

6. Report/Update – Water Conservation Citizens Advisory Committee

**CONSENT AGENDA**

7. Minutes from the March 19, 2014 City Council Meeting

**CITY REPORTS AND BUSINESS**

8. City Manager
9. Mayor and Council

**SCHEDULED ITEMS**

10. Review/Action on an Ordinance Amending Title 10 of the City Code, Relating to Foster Care Housing
11. Discussion on SR-146/Canyon Road
12. Discussion on Assigning Alternate Members to Certain Boards and Committees
13. Discussion on Pressurized Irrigation Water Meters
14. Discussion on the Commercial Zone
15. Discussion on City Branding/Slogan
16. Discussion on a Decisions Survey

**ADJOURNMENT**

17. Adjourn

Posted this 11th day of April, 2014

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website at [www.cedarhills.org](http://www.cedarhills.org).
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	4/15/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on City Code regarding foster care housing
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> State code has been changed to allow for any single family residential unit to house up to four foster children. We have had a resident request that City Code reflect that change as well. City Code currently restricts the number of foster children to three unrelated foster care occupants. State code R501-12-6 (d) states, "No more than four foster children shall be in any one home".	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Utah State Code R501-12-6	
<b>RECOMMENDATION:</b> Staff recommends that the City Council consider updating this code to reflect the current State code R501-12-6-2 (d).	
<b>MOTION:</b> To recommend that the City Council that City Codes 10-4A-2, 10-4B-2, 10-4G-2, and 10-4H-2 be updated to reflect current State Code, allowing four (4) foster children to be housed, and also removing the word 'nonrelated' from the referenced City Code.	

**R501-12-6. Foster and Proctor Parent Requirements.**

(1) Personal characteristics of foster and proctor parents shall include the following:

(a) Foster and proctor parents shall be in good health, able to provide for the physical and emotional needs of the child.

(b) Foster and proctor parents shall be emotionally stable and responsible persons over 21 years of age. Legally married couples and single individuals, may be foster or proctor parents.

(c) Foster and proctor parents shall document and verify legal residential status when appropriate.

(d) Foster or proctor parents shall have the ability to help the child grow and change in behavior.

(e) Foster or proctor parents shall not be dependent on the foster care payment for their expenses beyond those associated with foster or proctor care, and shall allocate funds as directed by Division policy. Verification of income shall be submitted with the application to the Office of Licensing or Agency on an annual basis.

(f) Division employees shall not be approved as foster or proctor parents to care for children in the custody of their respective Divisions. An employee may provide care for children in the custody of a different Division with approval of the Regional Director in accordance with DHS conflict of interest policy.

(g) Owners, directors, and members of the governing body for foster and proctor care agencies shall not serve as foster or proctor parents.

(h) Foster and proctor parents shall follow Agency rules and work cooperatively with the Agency, Courts, and law enforcement officials.

(2) Family Composition shall meet the following:

(a) The number, ages, and gender of persons in the home shall be taken into consideration as they may be affected by or have an effect upon the child.

(b) No more than two children under the age of two, shall reside in a foster home, including natural children.

(c) No more than two non-ambulatory children shall be in a foster home including infants under the age of two.

**(d) No more than four foster children shall be in any one home.**

(e) No more than one foster child shall be in any one home designated for proctor care by agencies contracted with DJJS.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, AMENDING REQUIREMENTS RELATING TO FOSTER CARE HOUSING.**

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, following receipt of a recommendation from the Planning Commission, 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 10 of the City Code dealing with foster care housing.

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

**PART I  
AMENDMENTS**

**SECTION 1.** Title 10, Chapter 4, Article A, Section 2, Chapter 4, Article B, Section 2, Chapter 4, Article G, Section 2, and Chapter 4, Article H, Section 2, of the City Code entitled Permitted Uses is hereby amended by identifying the current Foster Care sections to read as follows:

Foster care homes containing not more than four (4) foster care occupants.

**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 Zoning Ordinance 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 CEDAR HILLS, UTAH,  
THIS 15TH DAY OF APRIL, 2014.**

\_\_\_\_\_  
Gary R. Gygi, Mayor

ATTEST:

\_\_\_\_\_  
Colleen A. Mulvey, City Recorder



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	4/15/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Discussion SR-146/Canyon Road
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	David Bunker
<b>BACKGROUND AND FINDINGS:</b> Council has asked that this item be placed on the agenda to update the City with additional information as it becomes available. Continuing discussion can be held on the costs associated with receiving jurisdictional control of the roadway and annual costs associated with maintenance of the roadway.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> None.	
<b>FISCAL IMPACT:</b> Varies.	
<b>SUPPORTING DOCUMENTS:</b> N/A	
<b>RECOMMENDATION:</b> Discussion item only.	
<b>MOTION:</b> Discussion item only. No motion is necessary.	



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	4/15/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Assignments of alternate members to certain Boards and Committees
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	David Bunker
<b>BACKGROUND AND FINDINGS:</b> City Council members and Staff act as resources, liaisons, and on some boards and committees may be voting members. Alternate members to these committees and boards are at times necessary to fill in and attend the meetings when the appointed member is not available to do so. On voting boards, the alternate may not be able to vote, but can receive and relay important information to the Council as needed. The Mayor makes the assignments to the various boards and committees, and may also assign an alternate if the board or committee cannot be attended by the assigned council member or staff.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> Alternate to Utah Valley Dispatch Board is an example	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b>	
<b>RECOMMENDATION:</b> Review boards and committee assignments and assign alternates as necessary.	
<b>MOTION:</b> This is a discussion item only, no motion is necessary at this time.	



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	4/15/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Discussion on Pressurized Irrigation Water Meters
<b>APPLICANT PRESENTATION:</b>	
<b>STAFF PRESENTATION:</b>	David Bunker, City Manager
<b>BACKGROUND AND FINDINGS:</b> <p>Based on the recommendations from the Water Conservation Citizens Advisory Committee, a discussion should be had to consider the potential means to fund the committee recommendations. Metering of the pressurized irrigation water city wide, as identified by the committee, is an important step in resolving long term water consumption conservation goals. The City council should consider the Water Conservation Committees recommendations and determine if the recommendations, including metering are to be implemented.</p> <p>In order to facilitate a metering project, identification of costs, project schedule, and funding ability will be necessary. As has been previously discussed, the Siemens Group has identified one avenue to facilitate the project if approved by the Council. Another avenue would be to self fund and bid the project as a typical capital development within the city. The council should discuss the merits of each, if metering were to be implemented.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> To be determined.	
<b>SUPPORTING DOCUMENTS:</b> N/A.	
<b>RECOMMENDATION:</b> This item is a discussion item only.	
<b>MOTION:</b> This item is a discussion item only. No motion is necessary at this time.	



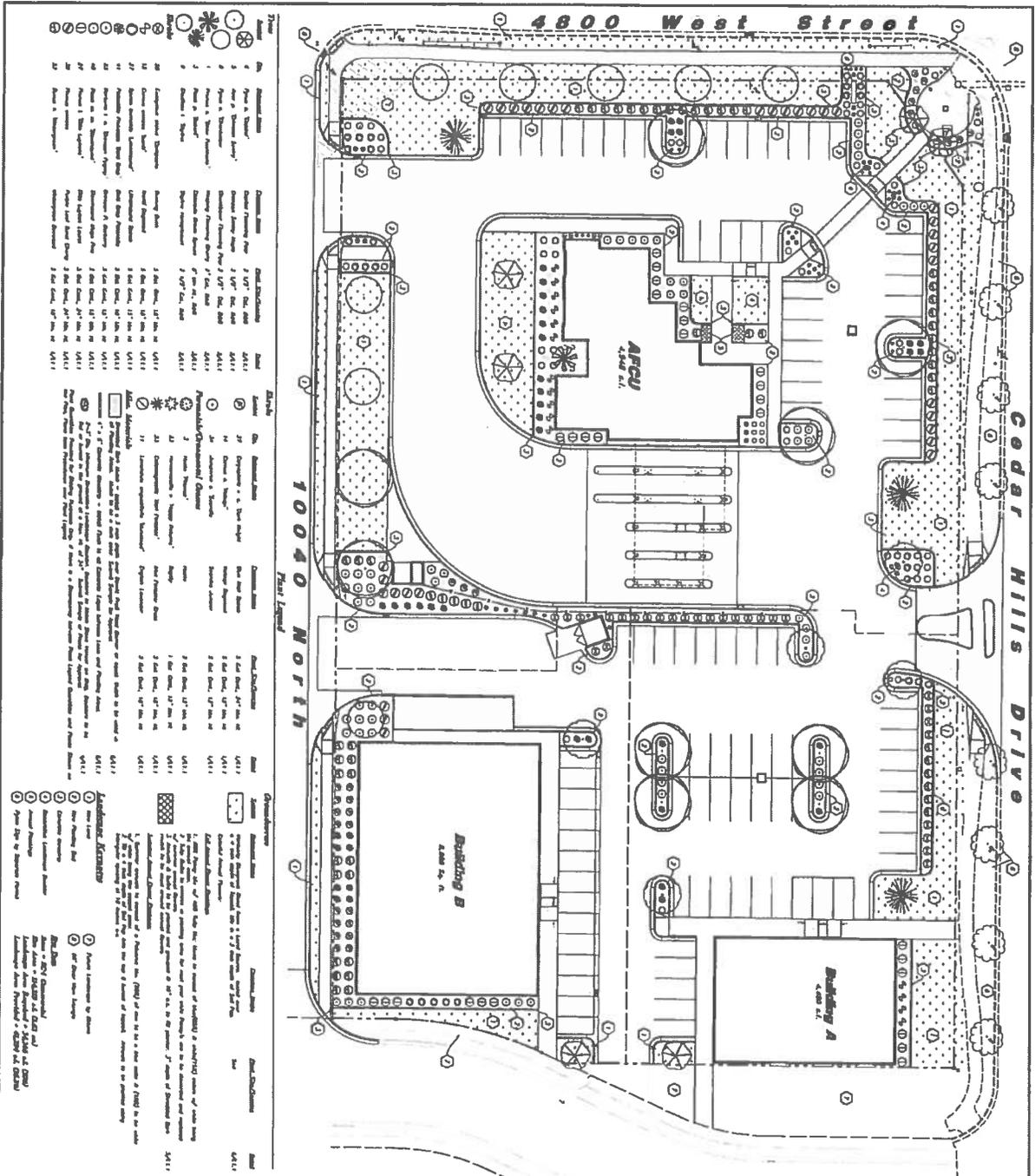
# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	4/15/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Discussion on Commercial Zone
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> Amsource has presented preliminary plans for the subdivision located at the SE corner of 4800 W and Cedar Hills Dr. to the Planning Commission. The Planning Commission approved the plans for recommendation to the Council with the caveat that the Council consider phasing in the project in order to address City staff concern's regarding the future public road that borders the east side of the Amsource property.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Amsource site plan, landscape plan, Retail sites A & B elevations, AFCU renderings	
<b>RECOMMENDATION:</b> Staff recommends that the City Council consider a plan to include language concerning phasing the development agreement for the Amsource project to be contingent on the completion of the future public road (approximately 4700 W) in order to address public safety and traffic concerns.	
<b>MOTION:</b> No motion necessary, discussion item only.	





- Legend**
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**Anderson, Moore**

**811**

Scale: 1" = 20'

**ANA**

**ANDERSON WAHLEN & ASSOCIATES**

Great Basin Engineering South  
2510 North Mountain Road, Salt Lake City, Utah 84111  
801-531-6300 • [www.ana.com](http://www.ana.com)

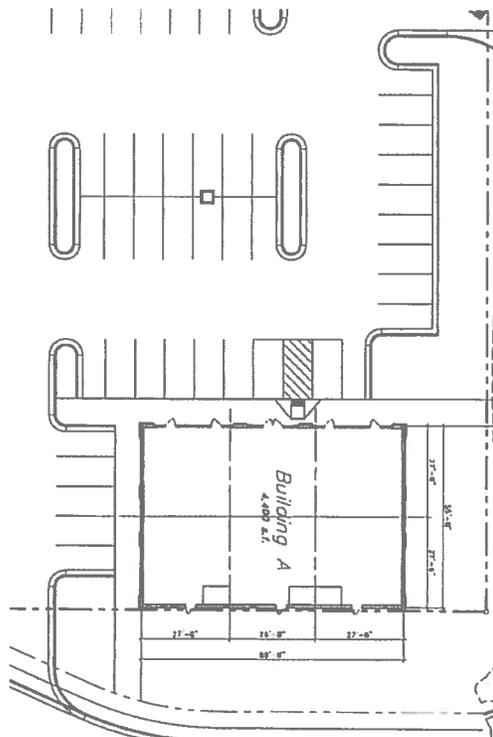
**Landscape Plan**

**Cedar Hills Retail Center**

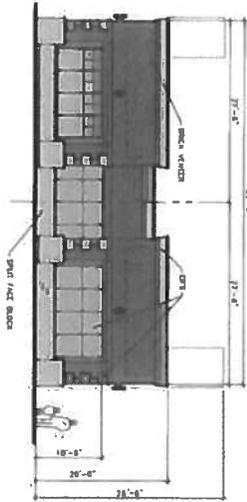
4800 West Cedar Hills Drive  
Cedar Hills, Utah

23 June 2004

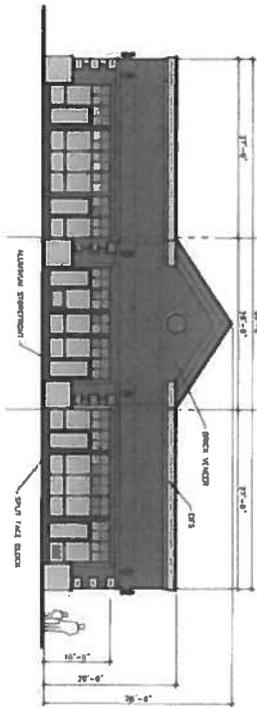
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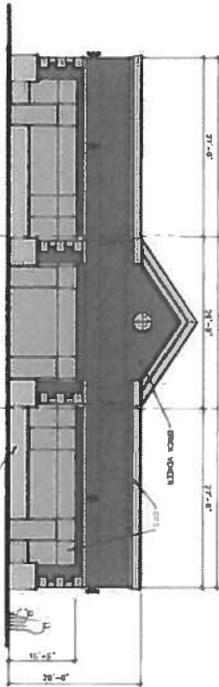
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

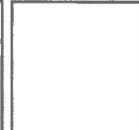


**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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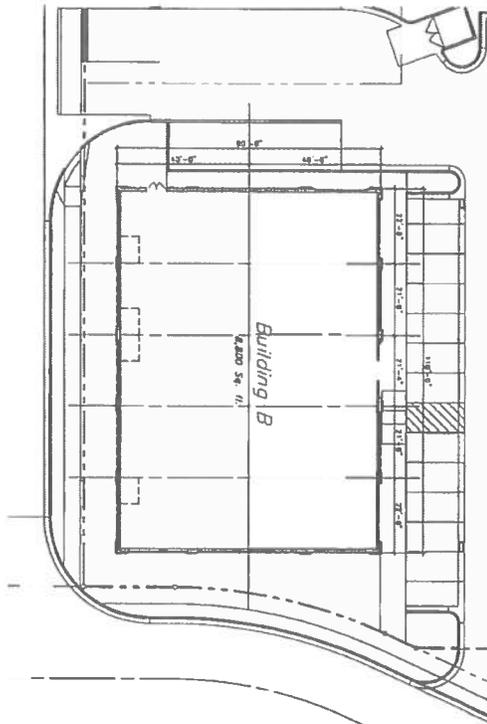
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DESIGNER: J. W. [unreadable]	CLIENT: AMSOURCE DEVELOPMENT
CHECKED BY: [unreadable]	PROJECT NO: [unreadable]
DATE: 08/20/2014	PROJECT: PROPOSED NEW RETAIL BUILDING FOR AMSOURCE DEVELOPMENT CEDAR HILLS
DESIGNER: J. W. [unreadable]	CLIENT: AMSOURCE DEVELOPMENT
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**PROPOSED NEW RETAIL BUILDING FOR  
AMSOURCE DEVELOPMENT  
CEDAR HILLS**  
4800 WEST CEDAR HILLS BLVD  
CEDAR HILLS, UTAH  
PROPOSED FLOOR PLAN AND ELEVATIONS - SPLIT FACED CMU



**VDC** VINCENT DESIGN GROUP, INC.  
ARCHITECTS AND PLANNERS  
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801) 484-2046

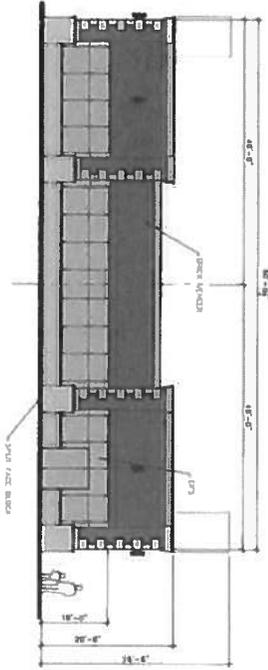
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ARCHITECTURAL - 1 OF 1



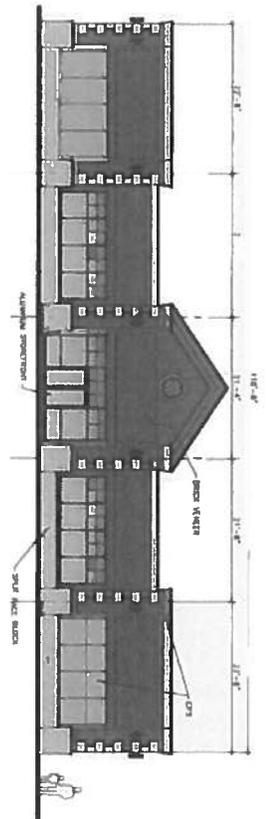
FLOOR PLAN  
SCALE: 1/8" = 1'-0"



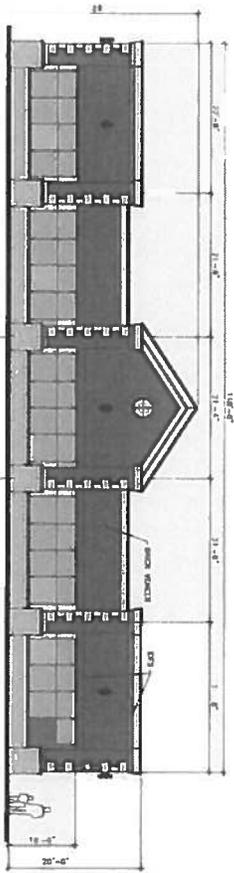
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NORTH ELEVATION  
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SOUTH ELEVATION



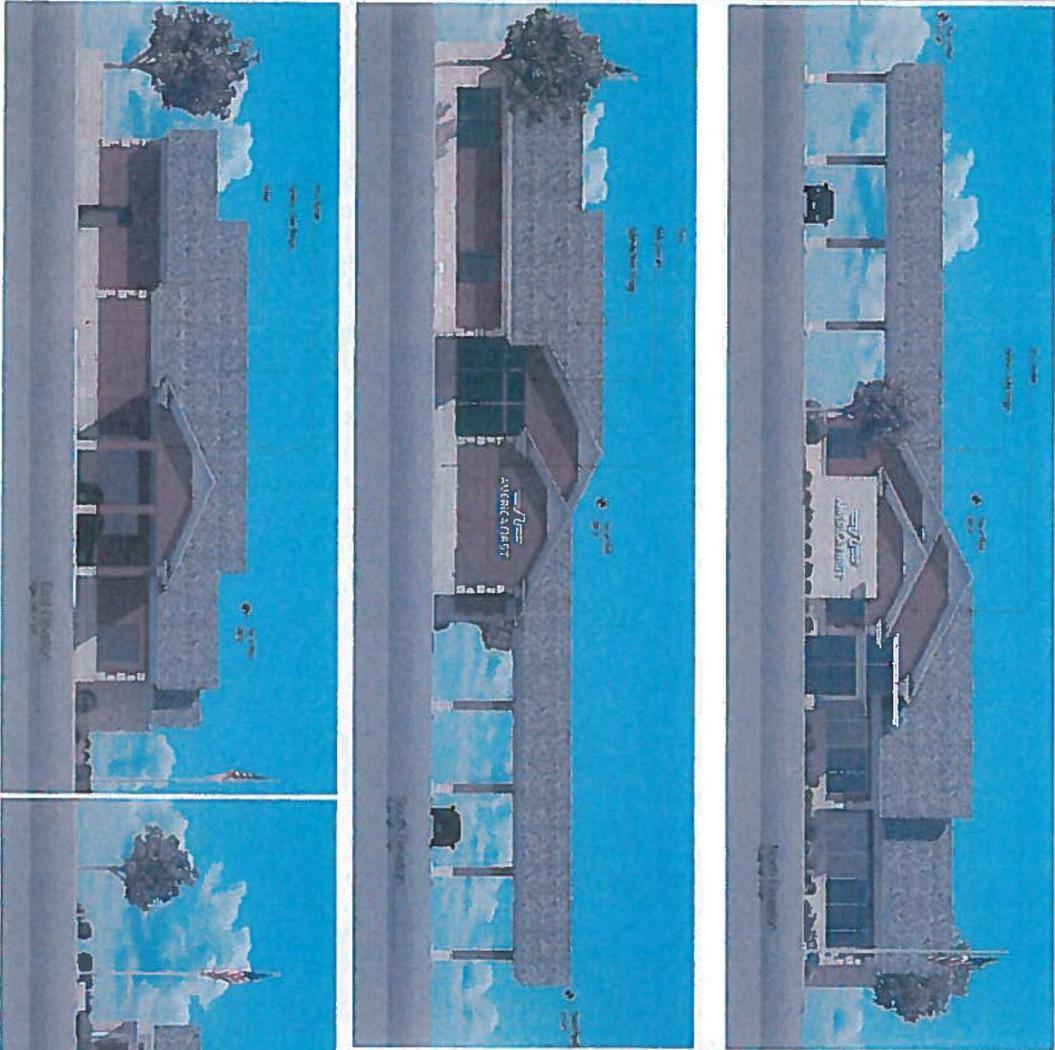
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PROPOSED NEW RETAIL BUILDING FOR  
**AMSOURCE DEVELOPMENT**  
**CEDAR HILLS**  
 4800 WEST CEDAR HILLS BLVD  
 CEDAR HILLS, UTAH  
 PROPOSED FLOOR PLAN AND ELEVATIONS - SPLIT FACED CMU

**VDC** VINCENT DESIGN GROUP, INC.  
 ARCHITECTS AND PLANNERS  
 401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801) 484-2048

SHEET TITLE  
**A-1.00**  
 ARCHITECTURAL 1 of 1





AMERICA FIRST CREDIT UNION  
 CEDAR HILLS BRANCH  
 Cedar Hills, Utah  
 Preliminary Site Plan Submittal

Original Issued: 1/20/2018  
 7300 Pacific Avenue  
 Salt Lake City  
 Utah 84124  
 • (801) 521-6100  
 • (801) 520-1818  
 Fax: (801) 520-1818

**FFKR**  
 ARCHITECTS

NO.	DATE	DESCRIPTION
1	1/20/2018	ISSUED FOR PERMITS
2	1/20/2018	ISSUED FOR PERMITS
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57	1/20/2018	ISSUED FOR PERMITS
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95	1/20/2018	ISSUED FOR PERMITS
96	1/20/2018	ISSUED FOR PERMITS
97	1/20/2018	ISSUED FOR PERMITS
98	1/20/2018	ISSUED FOR PERMITS
99	1/20/2018	ISSUED FOR PERMITS
100	1/20/2018	ISSUED FOR PERMITS

A-1

Exterior Elevations



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	4/15/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Discussion on City Branding / Tagline
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	David Bunker
<b>BACKGROUND AND FINDINGS:</b> UPDATE: As part of the follow up for the 2013 branding project completed by Radi8 Creative and finalization of the 2014 FY budget, it is incumbent to identify remaining costs associated with the current task schedule. One specific task would be to identify what and if a tagline will be implemented as previously recommended. A discussion and final determination would be appropriate as the city prepares to close the FY 14 budget.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> None.	
<b>FISCAL IMPACT:</b> Varies depending on implementation schedule as desired. Current budget available: \$3,000.	
<b>SUPPORTING DOCUMENTS:</b> See council packet 1/7/2014	
<b>RECOMMENDATION:</b> Staff recommends the council consider the implementation of branding goals and task activities to promote the City Brand.	
<b>MOTION:</b> No motion is necessary. Discussion item only.	



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	4/15/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Decisions Survey
<b>APPLICANT PRESENTATION:</b>	
<b>STAFF PRESENTATION:</b>	David Bunker, City Manager
<b>BACKGROUND AND FINDINGS:</b>	Staff will update the City Council on the timeline and process to complete the Decisions Survey as prepared by Dan Jones & Associates.
<b>PREVIOUS LEGISLATIVE ACTION:</b>	None
<b>FISCAL IMPACT:</b>	To be determined.
<b>SUPPORTING DOCUMENTS:</b>	Tentative timeline of Decisions Survey.
<b>RECOMMENDATION:</b>	This item is a discussion item only.
<b>MOTION:</b>	This item is a discussion item only. No motion is necessary at this time.