



**CITY COUNCIL MEETING  
OF THE CITY OF CEDAR HILLS  
Tuesday, January 17, 2017 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, January 17, 2017, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

**COUNCIL MEETING**

1. Call to Order, Pledge led by Chandler Goodwin and Invocation given by C. Crawley
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 Fiscal Year 2017 Budget (July 1, 2016 to June 30, 2017)

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

5. Minutes from the January 3, 2017 City Council Meeting

**CITY REPORTS AND BUSINESS**

6. City Manager
7. Mayor and Council

**SCHEDULED ITEMS**

8. Review/Action on a Resolution Adopting Fiscal Year 2017 Budget Amendments
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 a Resolution Supporting the Utah State Development Center and the Murdock Connector Road
11. Review/Action on Resolution Indicating the Intent of the City of Cedar Hills to Adjust the Common Boundary with Pleasant Grove City (Dennis Thayne property)

**ADJOURNMENT**

12. Adjourn

Posted this 13th day of January, 2017

/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> | Chandler Goodwin, Interim City Manager |
| <b>DATE:</b> | 1/17/2017                              |

## City Council Agenda Item

|  |   |
|--|---|
| <b>SUBJECT:</b>  | Review/Action on FY 2016-2017 Budget Amendments |
| <b>APPLICANT PRESENTATION:</b>   |   |
| <b>STAFF PRESENTATION:</b>   | Charl Louw, Finance Director                    |
| <b>BACKGROUND AND FINDINGS:</b>  |   |
| <p>The City is required to keep expenditures within budget. As the Council is aware, accurately forecasting all the expenditures and needs of the community is difficult; therefore, budget amendments may be necessary to comply with State requirements.</p>   |   |
| <b>PREVIOUS LEGISLATIVE ACTION:</b>  |   |
| <b>FISCAL IMPACT:</b>  |   |
| <p>10-40-305 Legal Service expenditures are being increased \$200,000.00 based on the anticipation of litigation costs. 10-36-903 Transfer in from Capital Projects fund has also increased \$200,000 to offset the anticipated litigation expenditures.</p> <p>40-30-902 Sale of Capital Assets related to Cottonwood Lots has increased \$400,000.00 based on the recent sale of land lots. 40-96-100 Transfer out to General Fund has also increased \$200,000.00 to offset likely litigation related expenditures.</p> <p>10-34-325 Passport revenues adjustment of \$20,000 will be partially offset by various part-time labor related costs. 10-44-120 Salary &amp; Wages (PT) \$4,500, 10-44-150 Employee Benefits/Payroll taxes \$500.00, 10-61-120 Salary &amp; Wages (PT) \$4,500, 10-61-120 Salary &amp; Wages (PT) \$4,500, 10-61-150 Employee Benefits/Payroll Taxes \$500.00.</p> |   |
| <b>SUPPORTING DOCUMENTS:</b>   |   |
| Budget adjustments by fund. See attached.  |   |
| <b>RECOMMENDATION:</b>   |   |
| To approve the resolution.   |   |
| <b>MOTION:</b>   |   |
| Adopt Resolution No. _____ A RESOLUTION ADOPTING THE AMENDED 2016-2017 FISCAL YEAR BUDGET FOR THE CITY OF CEDAR HILLS, UTAH.   |   |

**BUDGET AMENDMENTS - FY 2016**

June 21, 2016

**General Fund**

## Legal Services Adjustment

|           |  |    |              |                          |
|-----------|--|----|--------------|--------------------------|
| 10-40-305 | Legal Services-Contingent Litigation   | \$ | 200,000.00   | Increase in Expenditures |
| 10-36-903 | Transfer in from Capital Projects Fund | \$ | (200,000.00) | Increase in Transfer In  |

## Passport Revenue and Related Part-time Staffing Adjustment

|           |                     |    |             |                      |
|-----------|---------------------|----|-------------|----------------------|
| 10-34-325 | Passports Revenue   | \$ | (20,000.00) | Increase in Revenues |
| 10-44-120 | Salary & Wages (PT) | \$ | 4,500.00    | Increase in Expenses |
| 10-44-150 | Employee Benefits   | \$ | 500.00      | Increase in Expenses |
| 10-61-120 | Salary & Wages (PT) | \$ | 4,500.00    | Increase in Expenses |
| 10-61-150 | Employee Benefits   | \$ | 500.00      | Increase in Expenses |

**Capital Projects Fund**

## Cottonwood Lot Proceeds

|           |                              |    |              |                           |
|-----------|------------------------------|----|--------------|---------------------------|
| 40-30-902 | Sale of Cottonwood Lots      | \$ | (400,000.00) | Increase in Revenue       |
| 40-96-100 | Transfer out to General Fund | \$ | 200,000.00   | Increase in Transfers Out |

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH,  
ADOPTING THE AMENDED 2016-2017 FISCAL YEAR BUDGET FOR THE CITY OF  
CEDAR HILLS, UTAH.**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS,  
UTAH:**

Pursuant to §10-6-118, Utah Code, the Amended 2016-2017 Fiscal Year Budget for the General Fund, and Capital Projects Fund for the City of Cedar Hills, Utah, is hereby adopted. A copy of said budget amendments is attached hereto (Attachment A), and by this reference made part of this Resolution.

**PASSED APPROVED AND ADOPTED THIS 17TH DAY OF JANUARY, 2017.**

APPROVED:

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

ATTEST:

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



# CITY OF CEDAR HILLS

|              |  |
|--------------|--|
| <b>TO:</b>   | Mayor and City Council                 |
| <b>FROM:</b> | Chandler Goodwin, Interim City Manager |
| <b>DATE:</b> | 1/17/2017                              |

## City Council Agenda Item

|  |  |
|--|--|
| <b>SUBJECT:</b>  | Assignments to members of the City Council, Staff, and Residents to certain Boards, Committees and Entities. |
| <b>APPLICANT PRESENTATION:</b>   | N/A  |
| <b>STAFF PRESENTATION:</b>   | Chandler Goodwin, Interim City Manager   |
| <b>BACKGROUND AND FINDINGS:</b><br>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. |  |
| <b>PREVIOUS LEGISLATIVE ACTION:</b><br>N/A   |  |
| <b>FISCAL IMPACT:</b><br>N/A   |  |
| <b>SUPPORTING DOCUMENTS:</b><br>List of Mayor Gygi's proposed assignments to various boards, committees and entities, along with the proposed Resolution.  |  |
| <b>RECOMMENDATION:</b><br>Staff recommends the City Council review the Mayors assignments and approve the proposed resolution.   |  |
| <b>MOTION:</b><br>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.  |  |

**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;

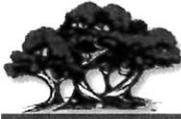
**NOW THEREFORE**, the City Council of the City of Cedar Hills, Utah, resolves to consent and approve the Mayor's assignments to members of the City Council, staff, and residents, per the attached document.

**PASSED AND APPROVED this 17th day of January, 2017**

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

ATTEST:

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

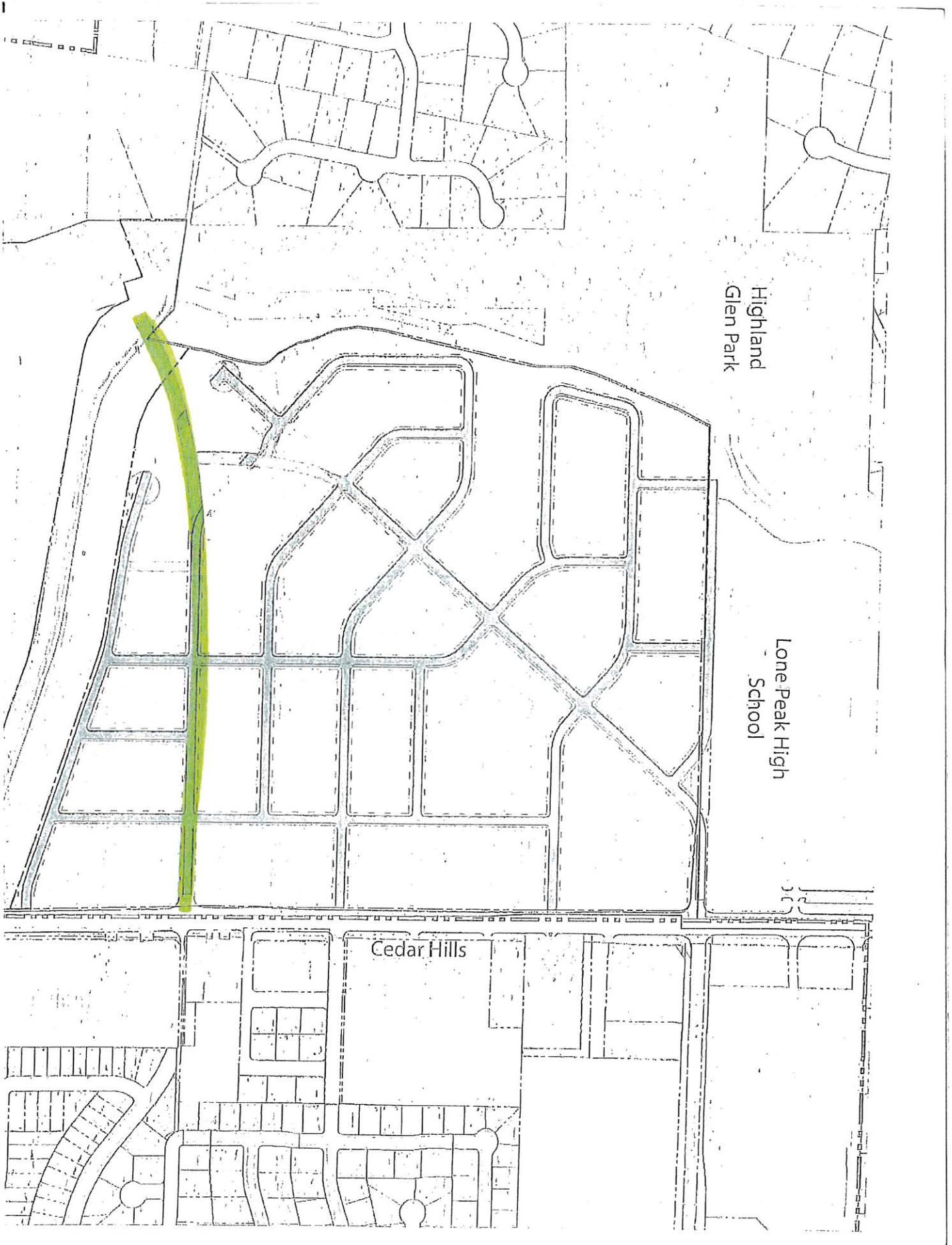


# CITY OF CEDAR HILLS

|              |  |
|--------------|--|
| <b>TO:</b>   | Mayor and City Council                 |
| <b>FROM:</b> | Chandler Goodwin, Interim City Manager |
| <b>DATE:</b> | 1/17/2017                              |

## City Council Agenda Item

|  |  |
|--|--|
| <b>SUBJECT:</b>  | Utah State Developmental Center Murdock Connector Road |
| <b>APPLICANT PRESENTATION:</b>   | N/A  |
| <b>STAFF PRESENTATION:</b>   | Chandler Goodwin, Interim City Manager                 |
| <b>BACKGROUND AND FINDINGS:</b><br>American Fork Councilmember Rob Shelton has respectfully asked for support of the Utah State Developmental Center and the Murdock Connector Road. . This is a MAG funded project being run and built by the County and Highland City. This connection would help to build a desperately needed East/West connection on the North end of the county. This project was slated to have been built and finished by now, but some political issues at the State level have continued to delay the project. Representative Mike Kennedy, who is hoping to run some legislation this year to help resolve the conflict, has asked that neighboring cities adopt resolutions of support that he can show his fellow colleagues this upcoming session. |  |
| <b>PREVIOUS LEGISLATIVE ACTION:</b><br>none  |  |
| <b>FISCAL IMPACT:</b><br>none  |  |
| <b>SUPPORTING DOCUMENTS:</b><br>Proposed resolution.   |  |
| <b>RECOMMENDATION:</b><br>Adopt the resolution to support the Utah State Developmental Center and the Murdock Connector Road.  |  |
| <b>MOTION:</b><br>To adopt Resolution _____, A Resolution of the City Council of the City of Cedar Hills, Utah, supporting the Utah State Developmental Center and the Murdock Connector Road.   |  |



Highland  
Glen Park

Lone Peak High  
School

Cedar Hills

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, SUPPORTING THE UTAH STATE DEVELOPMENTAL CENTER AND THE MURDOCK CONNECTOR ROAD.**

**WHEREAS**, The Utah State Developmental Center is recognized as a significant resource to the North Utah County community and the City of Cedar Hills; and,

**WHEREAS**, the City of Cedar Hills wishes to express its deep appreciation for the dedicated staff of the center who continue to provide an effective, efficient array of critical services and support that promote independence and quality of life for Utah's most vulnerable people with disabilities in partnership with families, guardians, and the community; and,

**WHEREAS**, the community and the center have had an exceptional working relationship in striving to meet the mission of the center; and,

**WHEREAS**, the community has grown significantly since the beginning of the center in 1932; and,

**WHEREAS**, the City now recognizes the critical public safety need for the East/West transportation road known as the Murdock Connector for adequate response times for emergency personnel; and,

**WHEREAS**, the center and its residents will benefit economically by the project being funded without center funds, but funds from regional transportation funds; and,

**WHEREAS**, the road project will help the future development of the surrounding property owned by the center, providing a direct benefit to the center and its residents; and

**WHEREAS**, the road project will provide a critical transportation corridor on the north end of Utah County to help with congestion relief on many neighboring roads that are at capacity, community connectivity, and most importantly allow better response times of emergency personnel in the region.

**NOW THEREFORE**, be it resolved by the City Council of the City of Cedar Hills, Utah, supports the Utah County alignment of the Murdock Connector and seeks the support of any board, committee, government entity and elected official in supporting such alignment that both the center and the community can benefit from the project.

**PASSED AND ORDERED RECORDED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 17TH DAY OF JANUARY, 2017.**

---

Gary R. Gygi, Mayor

ATTEST:

---

Colleen Mulvey, City Recorder



# CITY OF CEDAR HILLS

|              |  |
|--------------|--|
| <b>TO:</b>   | Mayor and City Council                 |
| <b>FROM:</b> | Chandler Goodwin, Interim City Manager |
| <b>DATE:</b> | 1/17/2017                              |

## City Council Agenda Item

|   |  |
|---|--|
| <b>SUBJECT:</b>   | Review/Action on Resolution Indicating the Intent of the City of Cedar Hills to Adjust the Common Boundary with Pleasant Grove City (Dennis Thayne property) |
| <b>APPLICANT PRESENTATION:</b>  | N/A  |
| <b>STAFF PRESENTATION:</b>  | Chandler Goodwin, Interim City Manager   |
| <b>BACKGROUND AND FINDINGS:</b>   |  |
| <p>Dennis Thayne, a current resident of Pleasant Grove, owns parcel 14:002:0133 which is in Cedar Hills. The parcel is located in the RR-1 20,000 zone and is .574 acres in size. Mr. Thayne wishes to take his Cedar Hills parcel into Pleasant Grove in order to develop the lot for a single family home. The issues with developing the lot in Cedar Hills center around delivering utilities, public safety response, and the proposed stem of the flag lot. In order to hook up the home to sewer, the lot would need to connect to the Cedar Hills line located in 4000 N, and the lateral would have to run through a Pleasant Grove lot in order to service the proposed development. With public safety, the lot would have to be developed with a turn-around system to allow access to a fire truck. Finally, the Municipal Code for Cedar Hills would have to be amended in order to allow for flag lots with stems greater than 250' in length.</p> |  |
| <b>PREVIOUS LEGISLATIVE ACTION:</b>   |  |
| N/A   |  |
| <b>FISCAL IMPACT:</b>   |  |
| N/A   |  |
| <b>SUPPORTING DOCUMENTS:</b>  |  |
| See map   |  |
| <b>RECOMMENDATION:</b>  |  |
| Staff recommends that the City Council review the proposal and the accompanying map to determine the merits of the boundary adjustment.   |  |
| <b>MOTION:</b>  |  |
| To approve / not approve Resolution No. _____, a resolution indicating the intent of the City of Cedar Hills to adjust the common boundary with Pleasant Grove City.  |  |

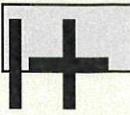
## REQUEST TO INITIATE AN ADJUSTMENT OF A COMMON MUNICIPAL BOUNDARY

Date: 11-1-16

In accordance with the authorization of Section 10-2-419, Utah Code Annotated, we the undersigned, by virtue of our signatures affixed hereto, do hereby request the **City of Cedar Hills**, Utah, to initiate the proceedings to adjust the common municipal boundary between the City of Cedar Hills and Pleasant Grove City, to the effect that the parcel(s) identified on the attached map, be transferred out of the municipal jurisdiction of the City of Cedar Hills and into Pleasant Grove City.

| PROPERTY TAX ID NO. | NAME(S) OF OWNERS       | ADDRESS                           | PHONE NUMBER | SIGNATURE OF OWNERS  |
|---------------------|-------------------------|-----------------------------------|--------------|--|
| 14-002.0133         | DENNIS AND KAREL THAYNE | 4087 CASHWAY ST PLEASANT GROVE UT |              | <br> |
|                     |                         |                                   |              |  |
|                     |                         |                                   |              |  |
|                     |                         |                                   |              |  |
|                     |                         |                                   |              |  |

# Utah County Parcel Map



14:002:0148  
BLAKE, DAVID C (ET AL)...  
Value: \$9,500 -- 18.99 acres

Thayne Parcel 14:002:0133  
Current Zoning - RR-1 20,000  
Size - 0.574 Acres

65:026:0001  
LDS  
Chapel  
CORPORATION OF THE PRESIDING B...  
3765 W BOX ELDER DR - CEDAR HILLS  
Value: \$0 -- 3.71 acres

Pleasant Grove Sewer Line

~400'

W 4000 NORTH ST 531190500

N 810 WEST ST

W 4230 NORTH ST

N LANDON CIR

Generated from the Recorder's Online Parcel Map

This plot is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 1/10/2017

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION INDICATING THE INTENT OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, TO ADJUST THE COMMON BOUNDARY WITH PLEASANT GROVE CITY, UTAH; AUTHORIZING A PUBLIC HEARING THEREON AND PROVIDING FOR NOTICE OF SAID HEARING.**

**WHEREAS**, Section 10-2-419, Utah Code Annotated, 1953, as amended, establishes a procedure and criteria for the adjustment of the common boundary between adjacent municipalities; and

**WHEREAS**, the City of Cedar Hills and Pleasant Grove City have each received a request from the owners of real property situated and contiguous to the boundary between the municipalities to the effect that the owner's property be transferred from the municipal jurisdiction of the City of Cedar Hills to Pleasant Grove City; and

**WHEREAS**, the City of Cedar Hills desires to honor the stated request of the property owners and effectuate an adjustment in the common boundary in accordance with the procedures set forth under state law.

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

**SECTION 1.** The City of Cedar Hills hereby acknowledges receipt of a written notice from the owner of real property requesting that their respective property be transferred from the municipal jurisdiction of the City of Cedar Hills to Pleasant Grove City, in accordance with the terms of the state law relating to boundary adjustments (UCA 10-2-419). Property owners of said parcel are: Dennis and Karla Thayne, 4087 Canyon Road, Pleasant Grove/Cedar Hills, Utah. A copy of the request signed by the owners of the parcel requesting the adjustment is set forth on Exhibit A. Further, a map showing the location of the parcel included within the proposed adjustment areas and the boundary description of the proposed adjustment areas is set forth on Exhibit B. The exhibits are attached hereto and by this reference made part of this Resolution.

**SECTION 2.** The City Council of the City of Cedar Hills hereby indicates its desire and intent to adjust the common boundary with Pleasant Grove City in the location set forth on Exhibit B.

**SECTION 3.** The City Council hereby authorizes a public hearing on the proposed boundary adjustment and instructs the City Recorder to give public notice thereon, in accordance with the provisions of state law.

**SECTION 4.** The provisions of this Resolution shall take effect upon its passage as required by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS  
17TH DAY OF JANUARY, 2017.**

---

Gary R. Gygi, Mayor

ATTEST:

---

Colleen A. Mulvey, MMC  
City Recorder