

CITY COUNCIL WORK SESSION
Tuesday, April 3, 2012 5:30 p.m.
Public Works Building
10246 N Canyon Rd, Cedar Hills, Utah

Present: Mayor Eric Richardson, Presiding
Council Members: Jenney Rees, Scott Jackman, Stephanie Martinez, Trent Augustus, Gary Gygi
Konrad Hildebrandt, City Manager
Kim Holindrake, City Recorder
David Bunker, City Engineer
Greg Robinson, Assistant City Manager
Courtney Hammond, City Meeting Transcriber
Others: Sam Liddiard, Bruce Call, Scott Darrington, Marisa Wright

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 5:30 p.m. by Mayor Richardson.

- Tour of the New Community Recreation Center (5:30 p.m.)
- Presentation Regarding a Sewer Agreement with Pleasant Grove City (6:22 p.m.)
Pleasant Grove Mayor Bruce Call and City Manager Scott Darrington presented a proposal for the 4000 North sewer. See handout. Currently there are 10 residences on 4000 West, and Pleasant Grove has it zoned for up to 24 residences. Those Pleasant Grove residents will be allowed to hook-on to the sewer line at their convenience. Pleasant Grove proposed paying Cedar Hills \$164,406 (half of the estimated amount for a new sewer line), with Cedar Hills receiving impact and hook-on fees from those Pleasant Grove resident that hook on to the sewer line. Those fees will be paid to Pleasant Grove and passed on to Cedar Hills. Pleasant Grove will pay Cedar Hills at normal Cedar Hills sewer rates, which rates will cover any treatment charges and future capital replacement charges. Cedar Hills will be responsible for any future maintenance costs.

C. Gygi is concerned with the safety issue with the Cedar Hills and Pleasant Grove borders. He would like to ensure that is addressed. Scott Darrington stated that Pleasant Grove is willing to combine, in some fashion, fire/EMS forces. Bruce Call stated that Pleasant Grove is committed to the safety issue, and it needs to happen, but it shouldn't be tied together with the sewer issue.

C. Jackman stated that it is proposed that this agreement be in perpetuity. He would like to see a clause that allows for any future change in the contract. There should also be an absolute limit to the number of hook ups allowed on the line.

Konrad Hildebrandt stated that the dollar amount should be negotiated

- Noticed Agenda Items for the Regular Council Meeting (6:42 p.m.)
Conditional use for Walmart Outdoor Garden Sales
WalMarts development agreement stipulates that they are only allowed 2 weeks of outdoor garden

sales without applying for a conditional use permit. There is a way for those outdoor garden sales to be done that is tasteful. The outdoor garden sales are on the south side.

Agreement with Provo River Water Users Association for the Sewer Relocation on 4500 W Cedar Hills has successfully negotiated a fair amount with Provo River Water Users Association.
Resolution Adopting Fees

Mayor Richardson stated that there has been some additional analysis about how much time it takes for staff to review plans. The question is if the plans fall through, would the city rather have the costs be on the backs of the developer or the backs of the residents.

C. Martinez stated that she feels the city should charge what it costs. If it costs \$750 to check the plans, that is what it should charge. If the person applying for the plan check backs out after the plan check, the city has to eat some costs if it doesn't ask for the \$750 up front.

C. Gygi stated that he doesn't want to be the outlier among all the other cities, charging significantly more. He wants to avoid the appearance that the city is asking too much, and wants to be more development-friendly.

C. Jackman stated that he would like to look at how often a resident or builder walks after having their plans checked.

C. Augustus stated that currently the total fees for a residence of around 3000 square feet is around \$35,000. The proposed fee is \$400. By the time anyone is submitting plans to the city, they have invested thousands into architectural fees.

Kim Holindrake stated that the total estimated cost of a plan check is \$750. The proposal is to require \$400 of it upfront. For commercial, the total estimated cost is \$3750, and proposal is for \$1000 upfront.

This meeting was adjourned at 7:00 p.m. by Mayor Richardson.

/s/ Gretchen Gordon
Gretchen Gordon, Deputy City Recorder