

**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, November 19, 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, November 19, 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 Mayor Rees and Invocation given by C. Bailey
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. Minutes from the October 1, 2019 & the October 15, 2019 Work Session & City Council Meetings
5. Appointment of Mary Lou Broadhead to the Beautification, Recreation, Parks and Trails Citizens Advisory Committee

CITY REPORTS AND BUSINESS

6. City Manager
7. Mayor and Council

SCHEDULED ITEMS & PUBLIC HEARINGS

8. Review/Action on Cedar Hills Subdivision Plat I (Oak Road) Common Area Parcel
9. Public Hearing on Amendments to City Code Title 10, Chapter 5-39 related to Tobacco Specialty Businesses
10. Review/Action and Public Hearing on an Ordinance Amending Title 10, Chapter 5-5 related to Driveways
11. Review/Action and Public Hearing on an Ordinance Amending Title 10, Chapter 5-9 related to Recreational Vehicles and Mobile Homes
12. Review/Action and Public Hearing on a Resolution Adopting Fiscal Year 2019-2020 Budget Amendments
13. Review/Action on an Ordinance Amending Title 6 related to Motorized Vehicles on Public Trails
14. Review/Action on Approval of a new Golf Cart Lease
15. Review/Action Release of Performance Bond and Start of Durability Period for Cedar Canyon Subdivision
16. Discussion on the City's Snowplow Policies and Procedures

ADJOURNMENT

17. Adjourn

Posted this 15th day of November, 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.
- A Closed Session may be called to order pursuant to Utah State Code 52-4-204 & 52-4-205.
- 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:	November 19, 2019

City Council Agenda Item

SUBJECT:	Review/Action on Cedar Hills Subdivision Plat I (Oak Road) Common Area Parcel
APPLICANT PRESENTATION:	Ray Layne, Tyler Gardner
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

The City has received a petition to adjust the boundaries of a parcel of common area within the Cedar Hills Subdivision Plat I. State Code 10-9a-606 (5) states:

“A person may modify the size or location of or separately convey a common area or common area and facility if the following approve the conveyance or modification:

(a) the local government

(b)... (ii) for a common area that an association does not own, or for a common area and facility, 67% of the owners of lots, units, and parcels designated on a plat that is subject to a declaration and on which the common area or common area and facility is included”

The request seeks to modify the existing common area to formalize certain encroachments that have occurred over the years. These encroachments include landscaping that has extended beyond the property lines and into the common areas. In previous versions of the City’s Capital Improvement Plan this parcel showed as a future city park. Because the land is actually designated as common area for the homes of Cedar Hills Subdivision Plat I, the City cannot develop this land as a park, and is being treated as any other HOA/private common area in the City.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Petitions for each of the three requested common area adjustments

RECOMMENDATION:

To review the petitions, consider any public comment

MOTION:

To approve/not approve the proposed adjustments to the common area open space on Cedar Hills Subdivision Plat I, adjacent to Lots 19, 4, and 20 according to Utah State Code 10-9a-606.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	November 19, 2019

City Council Agenda Item

SUBJECT:	Review/Action and Public Hearing on an Ordinance Amending Title 10, Chapter 5-5 Related to Driveways
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Current city standards only allow for driveway approaches and curb cuts to be twenty (20') wide as they approach a designated parking area. Many homes in Cedar Hills have drive approaches that are wider than the 20'. The proposed code would allow for approaches of up to 30' leading to a designated parking area. Additionally, the code regulates the percentage of a lot that can be used as driveway area, thereby preserving landscaping requirements.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission made recommendation during the regularly scheduled September Meeting.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Proposed code amendments to 10-5-5	
RECOMMENDATION: To review the proposed code and make any amendments as necessary	
MOTION: To approve/not approve ordinance _____, amending Title 10, Chapter 5, Section 5 related to driveways in setback areas, subject to the following changes {LIST ANY CHANGES}.	

ORDINANCE NO: _____

AN ORDINANCE AMENDING TITLE 10, CHAPTER 5, ARTICLE 5 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, BY AMENDING THE DEVELOPMENT IN REQUIRED SETBACK AREA (REQUIRED YARD AREA).

RECITALS

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 10 of the City Code relating to Development in Required Setback Areas (Required Yard Area);

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

**PART I
AMENDMENTS**

10-5-5: DEVELOPMENT IN REQUIRED SETBACK AREA (REQUIRED YARD AREA):

C. Front Setback Areas (Front Yard Areas):

1. A fence or wall constructed in accordance with the provisions of sections [10-5-17](#) and [10-5-18](#) of this chapter.
2. Uncovered steps leading to the main building; provided, however, that they are not more than four feet (4') in height and do not cause any danger or hazard to traffic by obstructing the view of the street or intersection. Any portion of any steps, covered or uncovered, that are more than four feet (4') above grade must maintain the required setback line.
3. Eaves or cornices projecting not more than two feet (2').

**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 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 THE CITY OF CEDAR HILLS, UTAH, THIS 16TH DAY OF JULY, 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:	November 19, 2019

City Council Agenda Item

SUBJECT:	Review/Action and Public Hearing on an Ordinance Amending Title 10, Chapter 5-9 related to Recreational Vehicles and Mobile Homes
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS:	<p>Based on a legal review of the subject code, it was recommended that the verbiage change in the following way:</p> <p>10-5-9: RECREATIONAL VEHICLES AND MOBILE HOMES PROHIBITED; EXCEPTIONS:</p> <p>It shall be unlawful to place any recreational vehicle or mobile home on any lot or parcel of land in the area covered by the zoning map and to use the same for human habitation</p> <p>Previously, this provision read: ...and/or to use the same for human habitation.</p>
PREVIOUS LEGISLATIVE ACTION:	Planning Commission made recommendation during the regularly scheduled September Meeting.
FISCAL IMPACT:	N/A
SUPPORTING DOCUMENTS:	Proposed code amendments to 10-5-9
RECOMMENDATION:	To review the proposed code and make any amendments as necessary
MOTION:	To approve/not approve ordinance _____, amending Title 10, Chapter 5, Section 9 related to recreational vehicles and mobile homes, subject to the following changes {LIST ANY CHANGES}.

ORDINANCE NO: _____

AN ORDINANCE AMENDING TITLE 10, CHAPTER 5, ARTICLE 9 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, BY AMENDING RECREATIONAL VEHICLES AND MOBILE HOMES PROHIBITED.

RECITALS

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 10 of the City Code relating to recreational vehicles and mobile homes;

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

**PART I
AMENDMENTS**

10-5-9: RECREATIONAL VEHICLES AND MOBILE HOMES PROHIBITED; EXCEPTIONS:

It shall be unlawful to place any recreational vehicle or mobile home on any lot or parcel of land in the area covered by the zoning map and/or to use the same for human habitation (Ord. 6-20-78A, 6-20-1978).

**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 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 THE CITY OF CEDAR HILLS, UTAH, THIS 19TH DAY OF NOVEMBER, 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:	11/19/19

City Council Agenda Item

SUBJECT:	Review/Action on FY 2019-2020 Budget Amendments
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Charl Louw, Finance Director
BACKGROUND AND FINDINGS: The City is required to keep expenditures within budget. Based on the Harvey Park general contractor bids, some budget amendments may be necessary to comply with State requirements.	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT: Public Works will take over park maintenance using 2 FTEs plus 1 permanent 28 hour employee and 4 seasonal summer full-time employees instead of Golf employees taking over the maintenance. Park maintenance adjustment to Building, Public Works, Parks, Golf, and Community Services Staffing based on turnover and new allocations. The fiscal impact overall is less funding (\$10,944) is required by the various funds impacted General fund, Golf, Motor Pool and Water and Sewer Funds. See attachment for details. Public safety building required approximately \$6,000 more in renovations than originally anticipated. Bowen and Collins observations that will be reimbursed by the Commercial area developers is anticipated at approximately \$100,000, which will reimburse the city for related expenses incurred of the same amount.	
SUPPORTING DOCUMENTS: The Budget Amendments document shows the budget line breakdown	
RECOMMENDATION: To approve the resolution to fund budget amendments.	
MOTION: Adopt Resolution No. _____ A RESOLUTION ADOPTING THE AMENDED 2019-2020 FISCAL YEAR BUDGET FOR THE CITY OF CEDAR HILLS, UTAH.	

ATTACHMENT A

BUDGET AMENDMENTS - FY 2020

November 19, 2019

General Fund

Public Works will take over park maintenance using 2 FTEs plus 1 permanent 28 hr employee and 4 seasonal summer full-time employees
Park Maintenance Adjustment to Building, Public Works, Parks, Golf, and Community Services Staffing based on turnover and new allocations
Building & Zoning

10-60-110	Salary & Wages (FT)	\$	779.00	Increase in Expenditures
10-60-150	Employee Benefits	\$	218.00	Increase in Expenditures

Public Works

10-61-110	Salary & Wages (FT)	\$	(20,984.00)	Decrease in Expenditures
10-61-111	Overtime	\$	(712.00)	Decrease in Expenditures
10-61-120	Salary & Wages (PT)	\$	224.00	Increase in Expenditures
10-61-150	Employee Benefits	\$	(17,655.00)	Decrease in Expenditures
10-61-275	Motor Pool Charges	\$	4,250.00	Increase in Expenditures

Parks

10-64-110	Salary & Wages (FT)	\$	(6,383.00)	Decrease in Expenditures
10-64-120	Salary & Wages (PT)	\$	5,000.00	Increase in Expenditures
10-64-150	Employee Benefits	\$	(3,194.00)	Decrease in Expenditures
10-64-275	Motor Pool Charges	\$	(9,157.00)	Decrease in Expenditures

Community Services

10-65-110	Salary & Wages (FT)	\$	3,818.00	Increase in Expenditures
10-65-150	Employee Benefits	\$	2,386.00	Increase in Expenditures

Transfers Out

10-69-913	Transfer to Golf Fund	\$	32,000.00	Transfer out Increase
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Public Safety Building Renovations

10-40-250	Repairs & Maintenance	\$	6,000.00	Increase in Expenditures
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Bowen, Collins Observations for Developments in the Commercial area

10-32-260	Miscellaneous Inspection Fees	\$	(100,000.00)	Increase in Revenues
10-61-310	Engineering	\$	100,000.00	Increase in Expenditures

Golf Fund

Park Maintenance Adjustment to Public Works, Parks, Golf, and Community Services Staffing based on turnover and new allocations

20-43-110	Salary & Wages (FT)	\$	15,763.00	Increase in Expenditures
20-43-150	Employee Benefits	\$	13,311.00	Increase in Expenditures
20-80-275	Motor Pool Charges	\$	926.00	Increase in Expenditures
20-35-300	Transfer from Other Funds	\$	(30,000.00)	Transfer in Increase

Water & Sewer Fund

Park Maintenance Adjustment to Public Works, Parks, Golf, and Community Services Staffing based on turnover and new allocations

Water

51-73-110	Salary & Wages (FT)	\$	3,082.00	Increase in Expenditures
51-73-111	Overtime	\$	(244.00)	Decrease in Expenditures
51-73-150	Employee Benefits	\$	(4,745.00)	Increase in Expenditures
51-73-275	Motor Pool Charges	\$	4,250.00	Increase in Expenditures

Storm Drain

51-72-110	Salary & Wages (FT)	\$	16,011.00	Increase in Expenditures
51-72-111	Overtime	\$	481.00	Increase in Expenditures
51-72-150	Employee Benefits	\$	(6,986.00)	Increase in Expenditures

Sewer

51-74-110	Salary & Wages (FT)	\$	(6,166.00)	Decrease in Expenditures
51-74-111	Overtime	\$	(231.00)	Decrease in Expenditures
51-74-150	Employee Benefits	\$	(6,986.00)	Decrease in Expenditures

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH,
ADOPTING THE AMENDED 2019-2020 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 2019-2020 Fiscal Year Budget for the General Fund, the Golf Fund and the Water and Sewer 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 19TH DAY OF NOVEMBER, 2019.

APPROVED:

Jenney Rees, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	11/19/2019

City Council Agenda Item

SUBJECT:	Review/Action on Modifying The Rules of Prohibited Activities in Parks and Trails
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin

BACKGROUND AND FINDINGS:

With the increased use of electronic bikes and scooters and the recreational opportunities that they provide for individuals to recreate with their families, we have been requested to review our rules on prohibited activities on the City trails system. Currently, City Code states that it is prohibited to “operate, ride, or otherwise use any licensed or unlicensed motorized vehicle...” Staff would like to add an exception that would allow for electronic bikes, or peddle-assisted bikes to be used on the City trail system.

The development of electric bikes, or e-bikes has allowed individuals to recreate that otherwise may not have been able to. Users of e-bikes may be of any age and are becoming increasingly popular on trail systems.

PREVIOUS LEGISLATIVE ACTION:

Rules section last modified by Ord. 09-17-2013A

FISCAL IMPACT:

None

SUPPORTING DOCUMENTS:

See proposed Parks and Trails Ordinance Related to Electronic Bikes, amending Title 6, Chapter 5 & 8

RECOMMENDATION:

Staffs recommends the City Council review the proposed ordinance and make any necessary changes for adoption.

MOTION:

To approve/not approve Ordinance No. _____, an ordinance amending Title 6-5 & 6-8 of the City Code of the City of Cedar Hills, Utah, relating to the use of electronic bikes and peddle assisted bikes on the City trail system.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 6 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, RELATING TO PARKS AND PUBLIC PROPERTIES.

WHEREAS, the City Council of the City of Cedar Hills has determined that it is in the best interest of the City of Cedar Hills and the residents thereof to enact certain amendments to Title 6 of the City Code.

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

**PART I
AMENDMENTS**

**Chapter 5
MOTOR VEHICLE TRESPASS ON PRIVATE AND PUBLIC
LANDS**

6-5-1: DEFINITIONS:

The following words and phrases used in this chapter shall have the following meanings unless a different meaning clearly appears from the context:

ALL-TERRAIN VEHICLE: Any motor vehicle having an unladen dry weight of two thousand (2,000) pounds or less, traveling on three (3) or more tires, and designed for or capable of travel over unimproved terrain.

ELECTRIC BIKE: A low-speed pedal-assisted electric bicycle is equipped with a motor that provides assistance only when the rider is pedaling. An electric bicycle is equipped with fully operable pedals and an electric motor of less than 750 watts.

MOTOR VEHICLE: A. A self-propelled vehicle intended primarily for use and operation on the highways.

B. Does not include an off highway vehicle.

OFF HIGHWAY VEHICLES: Any snowmobile, all-terrain type I vehicle, or motorcycle. (Ord. 12-12-2007A, 12-12-2007)

6-5-2: MOTOR VEHICLE TRESPASS: 

A. Incorporation Of State Code: The City of Cedar Hills incorporates by reference the following sections of chapter 41-22 of the Utah code, 1953 (as amended), relating to the use of off highway vehicles on public land.

1. Utah Code Annotated 41-22-10.1, vehicles operated on posted public land.
2. Utah Code Annotated 41-22-10.5(4), local ordinances - designating routes - supervision.
3. Utah Code Annotated 41-22-10.7, vehicle equipment requirements - rulemaking - exceptions.
4. Utah Code Annotated 41-22-10.8, protective headgear requirements - owner duty - penalty for violation.

B. Permitted Vehicles: This section does not prohibit the use of such property by the following:

1. Emergency vehicles.
2. Vehicles in the course of normal business or governmental operations.
3. Vehicles being operated on property when permission for such operation is implied or expressly given by the person in possession of the property.
4. Off highway vehicles.
5. **Electric Bikes being operated at speeds lower than twenty (20) miles per hour.**

C. Nonpermitted Vehicles: Motor vehicles that are not expressly permitted in subsection B of this section.
(Ord. 12-12-2007A, 12-12-2007)

6-8-2: VANDALISM AND NUISANCES PROHIBITED:

A. It shall be unlawful for any person or persons to scratch, cut, injure or deface any of the buildings, fences or structures, or to foul any of the fountains or streams, or any other improvements, or to cut or injure flowers, flowerbeds, turf, trees or shrubs within the parks, or to commit any other act of vandalism to public or private property.

B. It shall be unlawful for any person or persons to ride any animal or to permit a dog to be unleashed within the area of a park, or for any individual or group to do any of the following in a city park:

1. To play or practice golf;
2. To shoot any firearm or propel arrows, rocks or any projectile;
3. To engage in any activity that threatens the safety or well being of other persons;
4. To create a disturbance or a nuisance; or

5. To operate, ride or otherwise use any licensed or unlicensed motorized vehicle, including, but not limited to, all-terrain vehicles (ATV), motorcycles, dirt bikes, or any wheeled or tracked commercially built or home built devices, excluding **electric bikes** and any vehicle used in compliance with the Americans with disabilities act (section 35.137).

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 3.

D. PENALTY

Hereafter these amendments shall be construed as part 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 THE CITY OF CEDAR HILLS, UTAH, THIS 19th DAY OF NOVEMBER, 2019.

APPROVED:

Jenney Rees, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Greg Gordon
DATE:	11/19/2019

City Council Agenda Item

SUBJECT:	Review/Action on Approval of a New Golf Cart Lease
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Gordon, Community Services Director; Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The Golf Course has had the current fleet for two years. During this time, a number of issues have come up that were covered under the RMT warranty. RMT has been on site a number of times to address issues; they have even taken the fleet off-site to complete repairs. Issues include motor alignment, computer controls, and motor connections. Due to these issues, RMT is asking to completely replace the fleet, which would be covered under the same warranty agreement and to continue to honor the terms of the previous lease agreement. The new fleet will include a new color, sand and seat container, and our choice of ball washer or USB ports. The current fleet would be picked up in December, and the new fleet would arrive in February. During this time, staff will be able to clean and do maintenance in the golf cart storage area. Lease agreement and warranty would not change from previous agreements. RMT is the only provider of carts that have the electronic braking system that we require on our course.	
PREVIOUS LEGISLATIVE ACTION: Current lease was approved in Nov. 2017	
FISCAL IMPACT: Proposed lease agreement is \$.09 cheaper per month than the current agreement	
SUPPORTING DOCUMENTS: Proposed lease from RMT Equipment	
RECOMMENDATION: Staff recommends that the City Council approve the proposal to lease 78 carts from RMT for the length of 5 years beginning 2020.	
MOTION: To approve/not approve the proposed lease agreement between Cedar Hills Golf and RMT for the lease of 78 carts for the period of 60 months.	



EZGO RXV ELiTE GOLF CAR QUOTE **(PREMIUM LITHIUM ION BATTERY CAR)**

Cedar Hills Golf Course
10640 Clubhouse Dr,
Cedar Hills, UT 84062
Attn: Wade Doyle

November 5, 2019

Thank you for the opportunity to provide you with the following proposal for your new golf car fleet for Cedar Hills Golf Course. This proposal outlines the following for you:

- (78) 2020 EZGO RXV ELiTE 48-Volt Electric Golf:**
2020 EZGO RXV ELiTE 48-Volt Electric Golf Car w/ AC motor & Patented Intellibrake system– Platinum Silver Color, sweater basket, tan canopy, fold down windshield, 2 sand/seed bottles, , hub caps, club & ball washer, and one message holder. Includes logos & cart numbers.
(includes lithium ion batteries with unlimited amp-hour 5-year warranty)

Leasing options:

60-month FMV lease – \$6,516.30

This lease payment includes the early buyout of your existing lease and previous lease will be closed and replaced with this new lease on the new fleet.

Estimated new fleet delivery is March of 2020. Payments on existing lease must continue to be made until new fleet is delivered and confirmation of current lease has been paid and closed.

By signing and returning this proposal, the city of Cedar Hills places the vehicles listed on this proposal on order with RMT Equipment and accepts responsibility for any and all costs associated with cancellation charges that may be incurred. This proposal is valid for 15 days from the date listed above.

Signing Officer -Title

Date

4225 South 500 West – Salt Lake City, Utah 84123 – ph. 801.261.2100 – fax 801.262.9740

SLC – Boise – Hammett – Lewiston – Portland – Chehalis



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	November 19, 2019

City Council Agenda Item

SUBJECT:	Review/Action on Acceptance of a Performance Bond and Start of Durability Period for Cedar Canyon Subdivision
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS:	
<p>Cedar Canyon has completed nearly all required public improvements as required by the Development Agreement. At this point there are a few outstanding items that need to be completed; these include some landscaping, fencing, asphalt repair, concrete repair, sidewalk installations, streetlights, and street signs. It is proposed that the value of these items be placed in a performance bond, valued at 125% of their actual cost (per City Code 9-2-3), and the City accept the completed improvements, and place them into the durability period (per City Code 9-2-4). However, based on the City Engineers recommendation, the current amounts provided by David Weekley Homes fall short. In order to record the bonds, staff requests that this item be approved, conditioned upon bonding showing the value recommended by the City Engineer.</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
N/A	
RECOMMENDATION:	
To review the proposal, and accept the performance bond and durability bonds, subject to the amounts being approved by the City Engineer.	
MOTION:	
<p>To approve/not approve the performance guarantee and the durability guarantee related to the public improvements for the Cedar Canyon Subdivision, subject to the following conditions:</p> <ul style="list-style-type: none"> - That the performance guarantee be valued at 125% of the cost of the outstanding public improvements, and be signed off by the City Engineer - That the durability guarantee be valued at 10% of the cost of the completed public improvements, and be signed off by the City Engineer. - That the yearlong durability period does not begin until a bond is recorded, satisfying the conditions of this motion. 	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	November 19, 2019

City Council Agenda Item

SUBJECT:	Discussion on City's Snowplow Policies and Procedures
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

As the City enters snow season again, staff would like to present to the Council the City's snowplow policy in order to clarify and seek feedback on how staff should provide this necessary service. The current policy may be found on the City website. Staff has reviewed this policy and is changing some language to clarify what roads are a priority during a snowstorm, when plows will go out, and certain safety measures to take during a snow event. Staff is preparing a map to show in a typical snowstorm, whether streets are public, private, or outside the City's jurisdiction. Based on the direction of the storm, conditions may change that merit alterations in which streets are a priority. However, it is anticipated that in a typical storm, collector streets will be plowed first. These include Harvey Boulevard, Cedar Hills Drive, and Cottonwood Drive. Streets with steep slopes also receive attention first; these include Morgan, Sage Vista, Canyon Heights, and Box Elder to name a few. Staff strives to provide a timely snow removal service that allows for residents to safely commute the streets of Cedar Hills.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Snowplow street map, online policy

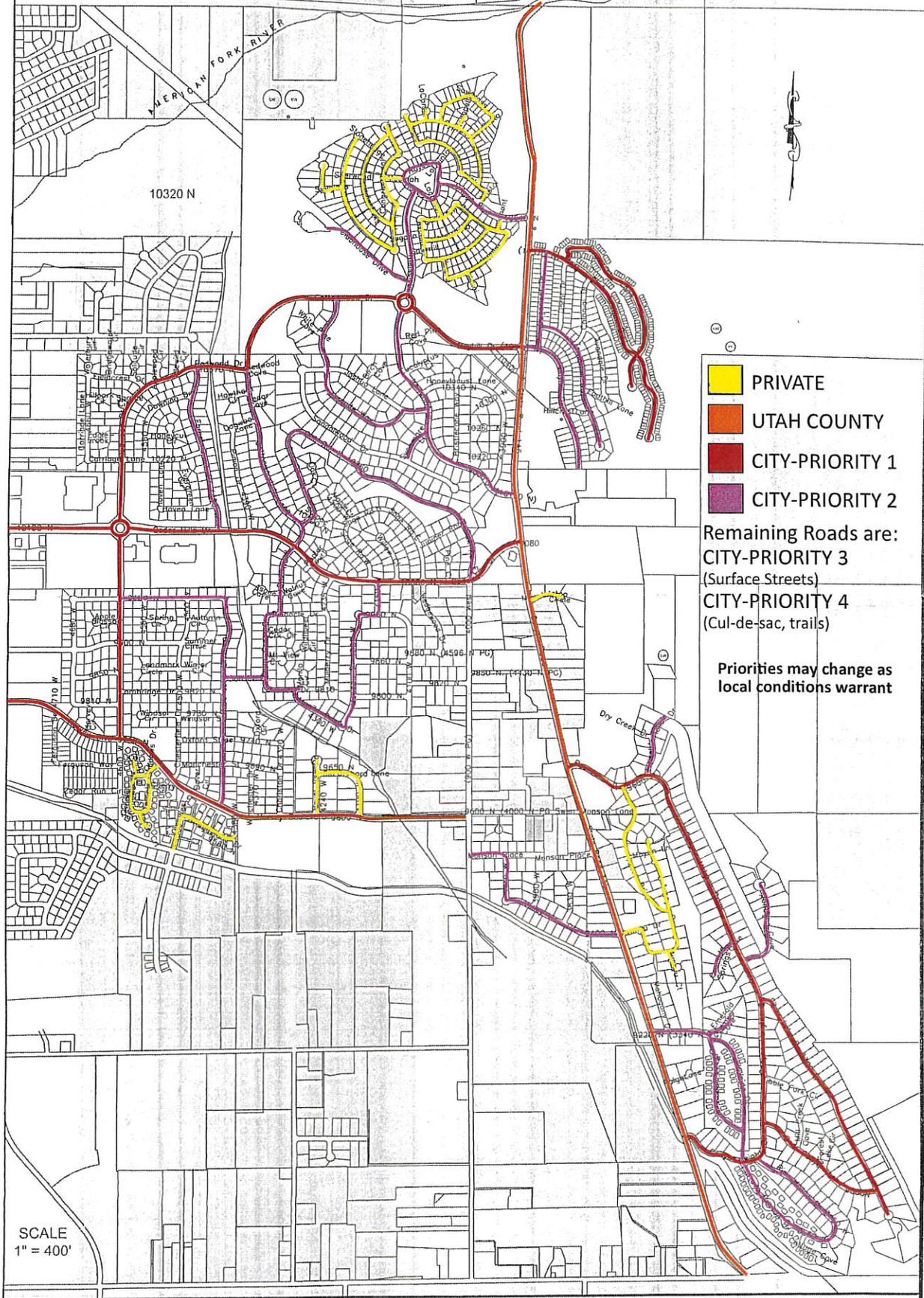
RECOMMENDATION:

To review the snowplow policy and accompanying map, make recommendations to staff for any suggested changes.

MOTION:

No motion necessary, discussion item only.

CITY OF CEDAR HILLS
April 2010
SNOW REMOVAL MAP



- PRIVATE
- UTAH COUNTY
- CITY-PRIORITY 1
- CITY-PRIORITY 2

Remaining Roads are:
CITY-PRIORITY 3
(Surface Streets)
CITY-PRIORITY 4
(Cul-de-sac, trails)

Priorities may change as
local conditions warrant

SCALE
1" = 400'

Snow Removal

Overview

The city's goal regarding snow removal is to provide timely access for safety vehicles into city residences in the event of severe weather. To accomplish this, we need everyone's assistance and cooperation.

The City of Cedar Hills maintains approximately 30 miles of roads, public trails, and government building parking lots. These areas are maintained for snow removal, ice control, and salting by the Public Works Department. ~~from November 1 to March 31. Service is provided 24 hours a day, seven days a week.~~ **Although** after-hours service **may be** limited unless a snow emergency is declared, **road conditions are monitored 24 hours a day, seven days a week.** The city staff is committed to provide safe conditions for residents.

The city's policy regarding snowplowing is that streets will be cleared according to priority beginning when the street has accumulated a minimum of two inches of snow, **or when the City determines conditions warrant response**, and continuing until driving conditions are considered adequately safe. Streets receive a higher priority according to volume of traffic, location near schools or public buildings, **school routes/bus stops**, and steepness of grade, etc. Typically, low-volume streets, cul-de-sacs, and **trails** remain the last to be plowed.

Equipment and Materials Used by the City

- Two bobtail and ten-wheel dump trucks with plows
- Trucks of various sizes
- Salt mixture (The city does not use cinders.)

Placing Snow in Roadway

~~Please refrain from~~ Removing snow or ice from individual private property and placing it in the roadway of any street **is prohibited**. This makes it difficult to keep roads cleared, and doing so creates dangerous conditions for all motor vehicles.

Snow Plow Safety

- Drive slowly, pass plows only with extreme caution, and never drive into a snow plow's cloud.
- Snow plows often use wing plows extending off to either side to clear more snow quicker. Never pass a snow plow by driving on the shoulder, and be very careful while passing a plow in the left lane of a multi-lane highway. Give plow blades plenty of room along the center line of the roadway.
- Snow plows frequently stop and back up. If you are driving bumper to bumper, you are probably in the snow plow's blind spot—an accident just waiting to happen. Give snow plows plenty of room to work in every direction.
- Driving into the cloud that a snow plow kicks up can instantly blind you, creating a total "whiteout." Be very careful around snow plows.
- Do not allow children to play on or near the street when snow plowing is in progress.

Frequently Asked Questions

Q. How does the City's street snow removal program work?

A. Cedar Hills' snow removal program is designed to help keep the city's roadways as safe and accessible as possible both during and after snowstorms. Since safety is the first priority, school zones, steep roads, and main roadways are plowed first. After these areas are cleared, streets are plowed according to volume of traffic, subdivision streets, cul-de-sacs, and then dead-end streets. If the storm is continuous and heavy, the plows will continue to open the main roadways and school zones as necessary, returning to the lower priority streets when possible.

Q. Are sidewalks plowed by the City?

A. Residents are responsible to clear snow and ice from the sidewalks adjacent to their own properties. This should be done as soon as possible after a storm to allow the sunshine to melt the ice from the sidewalk. Leaving snow on sidewalks to freeze during the night makes it more difficult to remove the ice and creates unsafe conditions for pedestrians. Certain home owner associations may offer sidewalk snow removal. Check with your individual HOA (if applicable) regarding snow removal in your area.

Q. The snowplows push snow into my freshly cleared driveway. Isn't there a better way to clear the streets to show some consideration to city residents?

A. Unfortunately, there isn't a better way to clear streets. The snow has to go somewhere, and to make our roads safe, that "somewhere" is the side of the road. Snowplow blades are designed to push snow to the side of the road. Homeowners are asked to wait until the street is cleared prior to cleaning out the drive approach, when possible. Just a reminder that it is illegal to throw or push snow into any street. This can make the road more dangerous for cars and snowplows. You are encouraged to move the snow onto your own property.

Q. Which roads are not plowed by the City?

- County roads are plowed by the County.
- Private roads are to be maintained by the homeowner association or a private entity. (If you have questions regarding whether your street is public or private, contact your HOA or the City of Cedar Hills)
- State roads are plowed by UDOT (Utah Department of Transportation).

Q. When do plowing and/or salting commence?

- Snowfall accumulation of two inches or more, or if conditions warrant.
- Accumulation of drifting snow.
- Ice and/or freezing rain that affect road conditions.

Once any of these conditions exist, the goal is to commence to provide safe travel conditions. Intersection cleanup and the plowing back of snow banks occur as needed. Normally, plow operators will begin plowing at 5:00 a.m. to have the major streets plowed before the morning rush hour. If conditions warrant, plow operators may begin to remove snow before 5:00 a.m. Plowing operations will be suspended when high winds causing whiteout conditions jeopardize the safety of the snow plow operators and/or the public.