



**AMENDED
CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, December 3, 2019 5:00 p.m.**

PLEASE NOTE EARLIER START TIME

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, December 3, 2019, beginning at 5:00 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 C. Andersen and Invocation given by C. Miller
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)

CITY REPORTS AND BUSINESS

4. City Manager
5. Mayor and Council

SCHEDULED ITEMS & PUBLIC HEARINGS

6. Review/Action on a Resolution Supporting the Improvement of the available Monarch Butterfly Habitat in the City of Cedar Hills
7. Review/Action and Public Hearing on Amendments to Plat K Canyon Heights at Cedar Hills Subdivision
8. Review/Action on Granting an Exception for the Driveway Slope located at 10090 N Lakeshore Drive, Lot 3 Plat A in the Lakeshore Trails Subdivision
9. Review/Action on Request for Qualification (RFQ) for Legal Services
10. Review/Action on an Ordinance Setting the Time and Place of the Regular City Council Meetings for 2020

ADJOURNMENT

11. Adjourn

Posted this 2nd day of December, 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.
- 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.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, SUPPORTING THE IMPROVEMENT OF THE AVAILABLE MONARCH BUTTERFLY HABITAT IN THE CITY OF CEDAR HILLS.

WHEREAS, the monarch butterfly is an iconic North American species, whose multigenerational immigration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and,

WHEREAS, scientific studies point to the rapid decline of the monarch butterfly due to the loss of a native milkweed habitat needed to lay their eggs and for their caterpillars to eat, resulting from development, land management practices, and chemically aided agriculture; and,

WHEREAS, Cedar Hills code allows and promotes native landscaping which reduces emissions and pesticide/fertilizer run-off; and,

WHEREAS, Cedar Hills promotes health and wellness, which includes an active connection to the environment and use of area greenspace, naturalized areas, parks, and regional trails; and,

WHEREAS, cities, towns and counties have a critical role to play to help save the monarch butterfly;

NOW THEREFORE, be it resolved that the City Council of the City of Cedar Hills, Utah will support improving and increasing the monarch butterfly habitat through the identification of land where native milkweed and nectar plants can appropriately be incorporated into existing and new plantings.

PASSED AND ORDERED RECORDED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 3RD DAY OF DECEMBER, 2019.

Jenney Rees, Mayor

ATTEST:

Colleen Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	12/3/2019

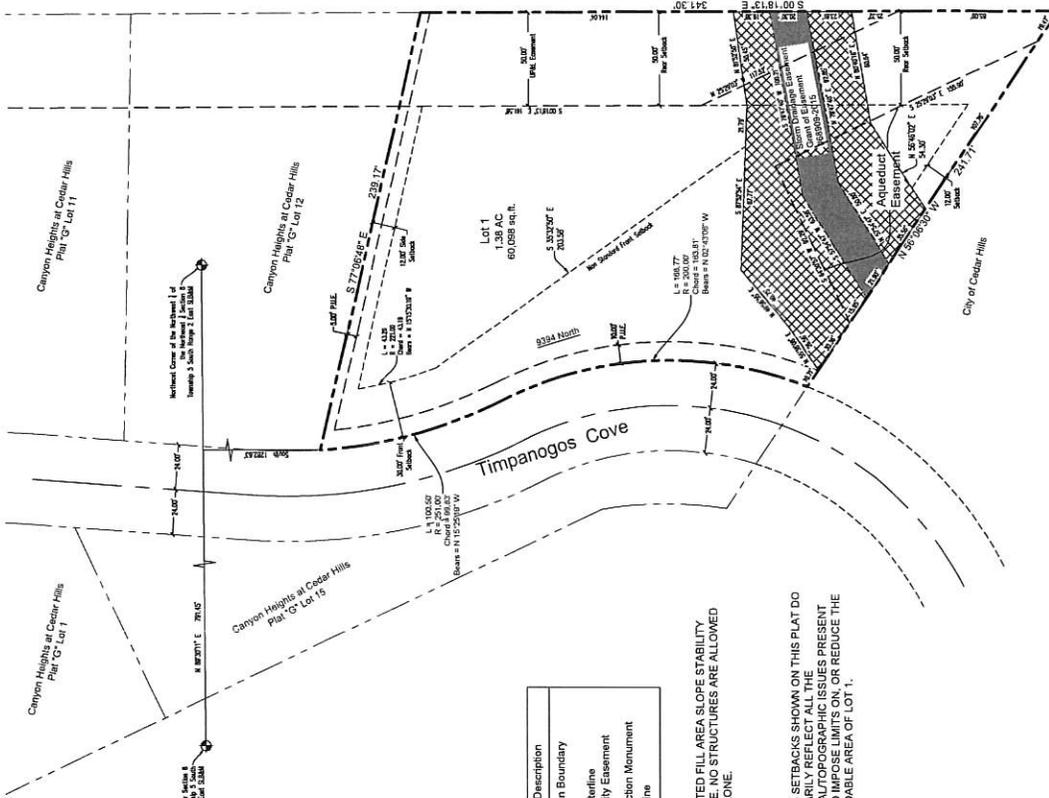
City Council Agenda Item

SUBJECT:	Review/Action on Amending a Non-Standard Front Setback for a Property, Lot 1 Canyon Heights Plat K
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Canyon Heights Plat G, Lot 14 was amended, creating Canyon Heights Plat K, Lot 1. The amended plat joined two parcels of land. However, a non-standard front setback remained. The property owner, Nate Miller, is requesting an adjustment to the non-standard setback line. The non-standard setback line was put in place to mitigate concerns over a steep slope and the potential of the slope to collapse. The plat was amended, addressing concerns related to maintaining the integrity of the drainage easement, and identifying areas that were to be excluded from the buildable area of the lot. From the time that the plat was recorded, the landowner of record requested that the non-standard front setback line be adjusted. In order to do this, the item would need to come before the Planning Commission and the City Council. There are no City Code requirements or building requirements that mandate the non-standard setback. Applicant has provided an engineer's statement on the stability of the slope in question. This proposal, with all supporting documentation has been sent to engineering for review.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission made a recommendation for approval, pending positive recommendation from the City Engineer on the stability of the slope	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Canyon Heights Plat G, Canyon Heights Plat K Amended, Engineers Letter of Recommendation from Landowner's Engineer	
RECOMMENDATION: To hold the required public hearing, and table this item until the City Engineer can make a positive recommendation.	
MOTION: To approve/not approve the vacation of Canyon Heights Plat K, and the adoption of the amended Canyon Heights Plat K, showing the new non-standard setback line, subject to the following conditions: {LIST ANY NECESSARY CONDITIONS}.	



Canyon Heights at Cedar Hills

Including a vacation of Lots 13 & 14 Canyon Heights at Cedar Hills Plat "G"



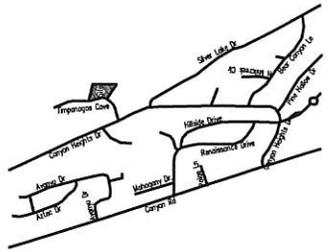
Symbol	Description
	Subdivision Boundary
	Lot Line
	Road Centerline
	Public Utility Easement
	Found Section Monument
	Setback Line

UNDOCUMENTED FILL AREA SLOPE STABILITY FAILURE ZONE. NO STRUCTURES ARE ALLOWED INSIDE THIS ZONE.

NOTE:
THE BUILDING SETBACKS SHOWN ON THIS PLAT DO NOT NECESSARILY REFLECT ALL THE GEOTECHNICAL/TOPOGRAPHIC ISSUES PRESENT WHICH COULD IMPOSE LIMITS ON, OR REDUCE THE ACTUAL BUILDABLE AREA OF LOT 1.

PREPARED BY

DUDLEY AND ASSOCIATES INC.



Vicinity Map

Approved as to Form _____ Date _____
City Attorney _____
1. All the subject is Cedar Hills Franch. Ordinance
2. All the subject is Cedar Hills Franch. Ordinance
Print = 100% (20) feet Min.
City Engineer _____
Scale = 1/4" = 10' Max.

PUBLIC UTILITY EASEMENTS
Utilities and have the right to install, maintain and operate their equipment above and below the ground and all other public utility easements in order to serve the Development. This approval does not constitute a guarantee of the utility easements shown on this plat. The utility easements shown on this plat are for informational purposes only and do not constitute a guarantee of the utility easements shown on this plat. The utility easements shown on this plat are for informational purposes only and do not constitute a guarantee of the utility easements shown on this plat. The utility easements shown on this plat are for informational purposes only and do not constitute a guarantee of the utility easements shown on this plat.

Questar Gas Approval
Questar Gas has been notified of the proposed development and has agreed to provide gas service to the Development. This approval does not constitute a guarantee of the gas service shown on this plat. The gas service shown on this plat is for informational purposes only and does not constitute a guarantee of the gas service shown on this plat. The gas service shown on this plat is for informational purposes only and does not constitute a guarantee of the gas service shown on this plat.

Rocky Mountain Power
1. Power to Utah Code Sec. 54-37 that all easements to be used for the installation or operation of utility facilities or public utility easements along with all the rights and duties described therein.
2. Power to Utah Code Sec. 54-37 that all easements to be used for the installation or operation of utility facilities or public utility easements along with all the rights and duties described therein.
3. Power to Utah Code Sec. 54-37 that all easements to be used for the installation or operation of utility facilities or public utility easements along with all the rights and duties described therein.
4. Power to Utah Code Sec. 54-37 that all easements to be used for the installation or operation of utility facilities or public utility easements along with all the rights and duties described therein.

Surveyor's Certificate
I, _____, being duly sworn, do hereby certify that the above described land is the same as shown on the plat and that the plat is true and correct.
Boundary Description
Corner of a right-angled triangle having its vertices at the intersection of the north-south line of Section 16, Township 5 South, Range 2 East, 34th Meridian, and the east-west line of Section 16, Township 5 South, Range 2 East, 34th Meridian. The corner is located at the intersection of the north-south line of Section 16, Township 5 South, Range 2 East, 34th Meridian, and the east-west line of Section 16, Township 5 South, Range 2 East, 34th Meridian. The corner is located at the intersection of the north-south line of Section 16, Township 5 South, Range 2 East, 34th Meridian, and the east-west line of Section 16, Township 5 South, Range 2 East, 34th Meridian.

Owner's Dedication
I, _____, do hereby dedicate to the public the above described land for the use and purpose of a public utility easement. This dedication is made for the use and purpose of a public utility easement. This dedication is made for the use and purpose of a public utility easement. This dedication is made for the use and purpose of a public utility easement.

Acknowledgment
I, _____, do hereby acknowledge the above described land as the property of the City of Cedar Hills. This acknowledgment is made for the use and purpose of a public utility easement. This acknowledgment is made for the use and purpose of a public utility easement. This acknowledgment is made for the use and purpose of a public utility easement.

Acceptance by the City of Cedar Hills
Approved by the City of Cedar Hills Planning Commission on this _____ day of _____, A.D. 20____, by the City Engineer, _____, and the City Recorder, _____.

Planning Commission Approval
Approved by the City of Cedar Hills Planning Commission on this _____ day of _____, A.D. 20____, by the City Engineer, _____, and the City Recorder, _____.

Utah County Recorder
Sheet 1 of 1

Canyon Heights at Cedar Hills
Including a vacation of Lots 13 & 14 Canyon Heights at Cedar Hills Plat "G"
Located in the Northeast Quarter of Section 8 Township 5 South, Range 2 East, 34th Meridian
Cedar Hills City, Subdivision
SCALE: 1" = 30 FEET
UTAH COUNTY, UTAH

MEMORANDUM

To: Nate Miller
From: Kyle Spencer, P.E.
Date: October 15, 2019
Subject: Lot 1 Canyon Heights at Cedar Hills Plat "K" grading

The purpose of this memorandum is to provide a written statement addressing the concern of proposed house addition footing and foundation elevations placed on native soil profile. Northern Engineering visited the site on Friday May 3rd for a quick visual at the request of the client. Lot 1 Canyon Heights at Cedar Hills Plat "K" currently has an existing home and the majority of the lot landscaping and lot finish grading. The front yard slopes generously to the south and West onto Timpanogos Cove (Public Road). The rear yard slopes gently away from the existing home Easterly towards the foothills with grading slope feature of Native cobble and soil slope. The existing lot grading south of the existing structure has evidence of undocumented fill. The proposed house addition planned footing and foundation extends well into the original native soil strata based on original topographic contours Northern Engineering had on file from the original development of this parcel. The recorded plat includes a note "THE BUILDING SETBACKS SHOWN ON THIS PLAT DO NOT NECESSARILY REFLECT ALL THE GEOTECHNICAL/TOPOGRAPHIC ISSUES PRESENT WHICH COULD IMPOSE LIMITS ON, OR REDUCE THE ACTUAL BUILDABLE AREA OF LOT 1".

Northern Engineering had prepared an exhibit for this lot confirming that the proposed house addition and grades of the footing and foundation will be placed in native soil and not in undocumented fill. The Northern Engineering exhibit also included a similar note "UNDOCUMENTED FILL AREA SLOPE STABILITY FAILURE ZONE: ALL STRUCTURES WITHIN THE SLOPE STABILITY FAILURE ZONE SHALL EXTEND AND REQ'D FOOTING AND FOUNDATION INTO NATIVE EXISTING GROUND ELEVATIONS AS SHOWN". During the excavation and placement of the footings for the house addition, a visual inspection may be required to confirm no portion of the footings will be placed on undocumented fill.

Please feel free to contact me at 801-380-2118 if you have any questions or concerns.

Respectfully,



Kyle M Spencer, P.E.
Northern Engineering, Inc.
1040 East 800 North, Orem UT 84097



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	12/3/2019

City Council Agenda Item

SUBJECT:	Review/Action on Granting an Exception for the Driveway Slope Located at 10090 N Lakeshore Drive, Lot 3 Plat A in the Lakeshore Trails Subdivision.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The home located at 10090 N Lakeshore Drive has been completed and a temporary certificate of occupancy has been granted. One of the outstanding issues is the slope of the driveway. Code allows for driveways to be installed up to 8%, with the council being able to grant exceptions up to 12%. In the past, when driveways exceeded the slope requirement, the City has required the installation of steps to allow for a safe route of entry for public safety personnel. Despite this requirement, there is no code, City, building or otherwise, that requires the installation of steps. Staff will begin to draft code that would allow the Building Official the discretion to require steps when driveway slopes exceed a certain percentage. In this case, the homeowner has been made aware that in the event of an emergency, depending on the conditions, public safety personnel may not be able to respond. Over portions of the driveway in question, the slope exceeds 30%. This has been noted in the building file as well for future homebuyers. We are asking the council to approve this exception, and direct staff on how they wish to see any potential code be drafted that addresses this issue.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: To grant an exception in this instance, and to direct staff to propose draft code that addresses this issue.	
MOTION: To approve/not approve an exception for the driveway slope located at 10090 N Lakeshore Drive, and to direct staff to propose a code amendment to address driveway slopes.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	12/103/2019

City Council Agenda Item

SUBJECT:	Review/Action on Request for Qualifications for Professional Legal Services
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The City has completed the interview process with the four firms that the Council selected as part of the RFQ process. The committee created to interview the applicants focused on experience and budgetary issues when making their recommendation.	
PREVIOUS LEGISLATIVE ACTION: City Council last went out to RFQ for legal services in 2015	
FISCAL IMPACT: TBD	
SUPPORTING DOCUMENTS: RFQ responses have been provided electronically for the Mayor and Council to review.	
RECOMMENDATION: Staffs recommends the City Council review responses to the Request for Qualifications and award a professional services contract for legal services.	
MOTION: Review/Action to award a professional services contract for Legal Services to _____ and authorize the Mayor to execute said contract.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	12/3/2019

City Council Agenda Item

SUBJECT:	Setting the Time and Place of City Council Meetings for 2020
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: In accordance with UCA 10-3-502, the city is required to set by ordinance the time and place for holding its regular City Council meetings.	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed Ordinance and 2020 Public Notice/Schedule of regular City Council meetings.	
RECOMMENDATION: To approve the proposed 2020 City Council meeting schedule.	
MOTION: To adopt Ordinance No. _____, an Ordinance setting the time and place of the regular meetings of the City Council of the City of Cedar Hills, Utah.	

ORDINANCE NO. _____

AN ORDINANCE SETTING THE TIME AND PLACE OF THE REGULAR MEETINGS OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH.

WHEREAS, §10-3-502 UCA requires that the time and place of regular City Council meetings be set by ordinance, which meetings shall be held at least once each month, and

WHEREAS, §52-4-202 UCA requires the City to adopt and give notice of its annual meeting schedule.

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

**SECTION I
ESTABLISHMENT OF TIME AND PLACE OF COUNCIL MEETINGS**

The regular meetings of the City Council of the City of Cedar Hills for the year 2020 shall be held according to the attached schedule, commencing at 7:00 p.m. The location of said council meetings shall be the Cedar Hills Community Recreation Center at 10640 N Clubhouse Drive, Cedar Hills, Utah.

**SECTION II
CONFLICTING ORDINANCES REPEALED**

All other ordinances that are in conflict herewith are hereby repealed.

**SECTION III
EFFECTIVE DATE**

This ordinance shall take effect upon its passage and posting.

PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 3RD DAY OF DECEMBER, 2019.

APPROVED:

ATTEST:

Jenney Rees, Mayor

Colleen A. Mulvey, City Recorder

ORDINANCE NO. _____

**AN ORDINANCE SETTING THE TIME AND PLACE OF THE REGULAR MEETINGS
OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH
PUBLIC NOTICE OF REGULAR MEETINGS
FOR THE CITY COUNCIL
2020**

The City of Cedar Hills, Utah, hereby gives notice that the City Council will hold its regular meetings beginning at 7:00 p.m. at the Community Recreation Center, 10640 N Clubhouse Drive, on Tuesdays according to the following schedule:

MONTH	DATES	TIME
January	7 and 21	7:00 p.m.
February	4 and 18	7:00 p.m.
March	3 and 17	7:00 p.m.
April	14	7:00 p.m.
May	5 and 19	7:00 p.m.
June	16	7:00 p.m.
July	7 and 21	7:00 p.m.
August	4 and 18	7:00 p.m.
September	1 and 15	7:00 p.m.
October	6 and 20	7:00 p.m.
November	17	7:00 p.m.
December	1 (holiday schedule)	7:00 p.m.

* The April meeting will be held on the 2nd Tuesday, April 14th