



**CITY COUNCIL MEETING  
OF THE CITY OF CEDAR HILLS  
Tuesday, February 4, 2020 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, February 4, 2020, 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. Smith
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 and Public Hearing on Amendments to Plat K Canyon Heights at Cedar Hills Subdivision
7. Review/Action on a Resolution Adopting Amendments to the Fiscal Year 2019-2020 Budget
8. Review/Action on a Resolution Indicating the Intent of the City of Cedar Hills to Adjust the Common Boundary with Pleasant Grove City (Rubert Property)
9. Discussion on Community Fiber Survey
10. Discussion on Deer Mitigation Plan

**ADJOURNMENT**

11. Adjourn

Posted this 31st day of January, 2020

/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 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

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	2/4/2020

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on Amending a Non-Standard Front Setback for a Property, Lot 1 Canyon Heights Plat K
<b>APPLICANT PRESENTATION:</b>	n/a
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager
<b>BACKGROUND AND FINDINGS:</b> 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. Homeowner has provided a geotechnical report to support the finding of altering the front setback line.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> Planning Commission made a recommendation for approval, pending positive recommendation from the City Engineer on the stability of the slope	
<b>FISCAL IMPACT:</b> n/a	
<b>SUPPORTING DOCUMENTS:</b> Canyon Heights PI Plat K Amended , Engineers Letter of Recommendation from Landowner's Engineer, geotechnical report	
<b>RECOMMENDATION:</b> To hold the required public hearing and approve the changes to the plat.	
<b>MOTION:</b> 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}.	



## MEMORANDUM

To: Nate Miller

From: Kyle Spencer, P.E.

Date: October 15, 2019

Subject: Lot 1 Canyon Heights at Cedar Hills Plat "K" grading

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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



1497 West 40 South  
Lindon, Utah - 84042  
Phone (801) 225-5711

840 West 1700 South #10  
Salt Lake City, Utah - 84104  
Phone (801) 787-9138

1596 W. 2650 S. #108  
Ogden, Utah - 84401  
Phone (801) 399-9516

January 6, 2020

Mr. Nate Miller  
9394 Timpanogos Cove  
Cedar Hills, Utah 84062

**Re: Slope Stability Analysis  
Lot 1, Canyon Heights  
9394 Timpanogos Cove  
Cedar Hills, Utah  
Job No: 199007**

Mr. Miller:

As you requested, we have completed the slope stability analysis for the proposed addition to the existing house located in Cedar Hills, Utah. A geotechnical report<sup>1</sup> was previously prepared for the subdivision by Earthtec Testing and Engineering, P.C.

Our engineering analysis focused on evaluating the stability of the slope with the completed addition to the house. The cross-section analyzed is shown on Figure No. 2, *Aerial Photograph Showing the Location of Test Pits and Slope Cross-Section*. The properties of the soils observed at the site were estimated by referenced laboratory testing of similar sampled soils, our experience with similar soils, and a direct shear test. The Bureau of Reclamation<sup>2</sup>, estimates clayey soils have an internal friction angle of 26 to 30 degrees and a cohesion of 240 to 320 psf. Based on direct shear testing performed on the Lean Clay (CL), the native soils have an internal friction of 36 degrees, and apparent cohesion of 345 psf. We have conservatively used the following parameters in our stability analysis:

Material	Internal Friction Angle (degrees)	Apparent Cohesion (psf)	Moist Unit Weight (pcf)	Saturated Unit Weight (pcf)
Lean CLAY (CL)	28	200	110	120

For the seismic (pseudostatic) analysis, a peak horizontal ground acceleration of 0.604 g for the 2% probability of exceedance in 50 years was obtained for site (grid) locations of 41.403 degrees north latitude and -111.741 degrees west longitude. To model sustained accelerations at the site, one-third of this value is typically employed. Accordingly, a value of 0.201 was used as the pseudostatic coefficient for the stability analysis.

We evaluated the stability of the slope using the computer program *XSTABL*. This program uses a limit equilibrium (Bishop's modified) method for calculating factors of safety against sliding on an assumed failure surface and evaluates numerous potential failure surfaces, with the most critical failure surface identified as the one yielding the lowest factor of safety of those evaluated.

The configuration analyzed, consisted of the existing slope from the street to the addition of the

<sup>1</sup> Geotechnical Study, Canyon Heights, Plat G, Cedar Hills, Utah, Earthtec Testing and Engineering, P.C., Job No. 04E-417, May 20, 2004.

<sup>2</sup> US Bureau of Reclamation, 1987, "Design Standards No. 13, Embankment Dams, Denver Colorado"



house. The addition was modeled 10 feet from the crest of the slope. A water surface was conservatively placed at maximum 15 feet below the ground surface. Typically, the required minimum factors of safety are 1.5 for static conditions and 1.0 for seismic (pseudostatic) conditions. For the configuration analyzed, the slope and the addition to the house meet the minimum factors of safety. The slope stability data are attached as Figure Nos. 7 to 8, *Stability Results*.

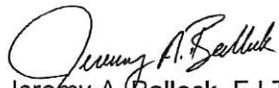
Note that slope movements or even failure can occur if the slopes are undermined or saturated past the analyzed assumptions. The property owner and the owner's representatives should be made aware of the risks should these or other conditions occur that could erode/undermine and saturated the soils. Surface water should be directed away from the top and bottom of the slopes and sprinklers should not be placed on the face of the slope. Special construction recommendations may be required to provide required factors of safety. In addition, any leaks from broken plumbing shall be fixed immediately.

All geologic hazards and other geotechnical recommendations provided in the referenced report, should be followed.

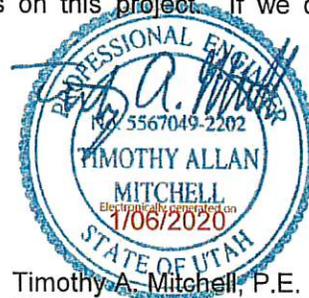
The conclusions and recommendations presented in this letter are based on the information provided, the soil conditions observed, and our experience with similar conditions. If conditions are different during construction than presented herein, please advise us so that any appropriate modifications can be made. Our observations, analyses, conclusions and recommendations were conducted within the limits prescribed by our client, with the usual thoroughness and competence of the engineering profession in the area at this time. No warranty or representation is intended in our proposals, contracts, letters, or reports.

We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please call.

Respectfully;  
**EARTHTEC ENGINEERING**



Jeremy A. Balleck, E.I.T.  
Staff Engineer



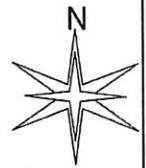
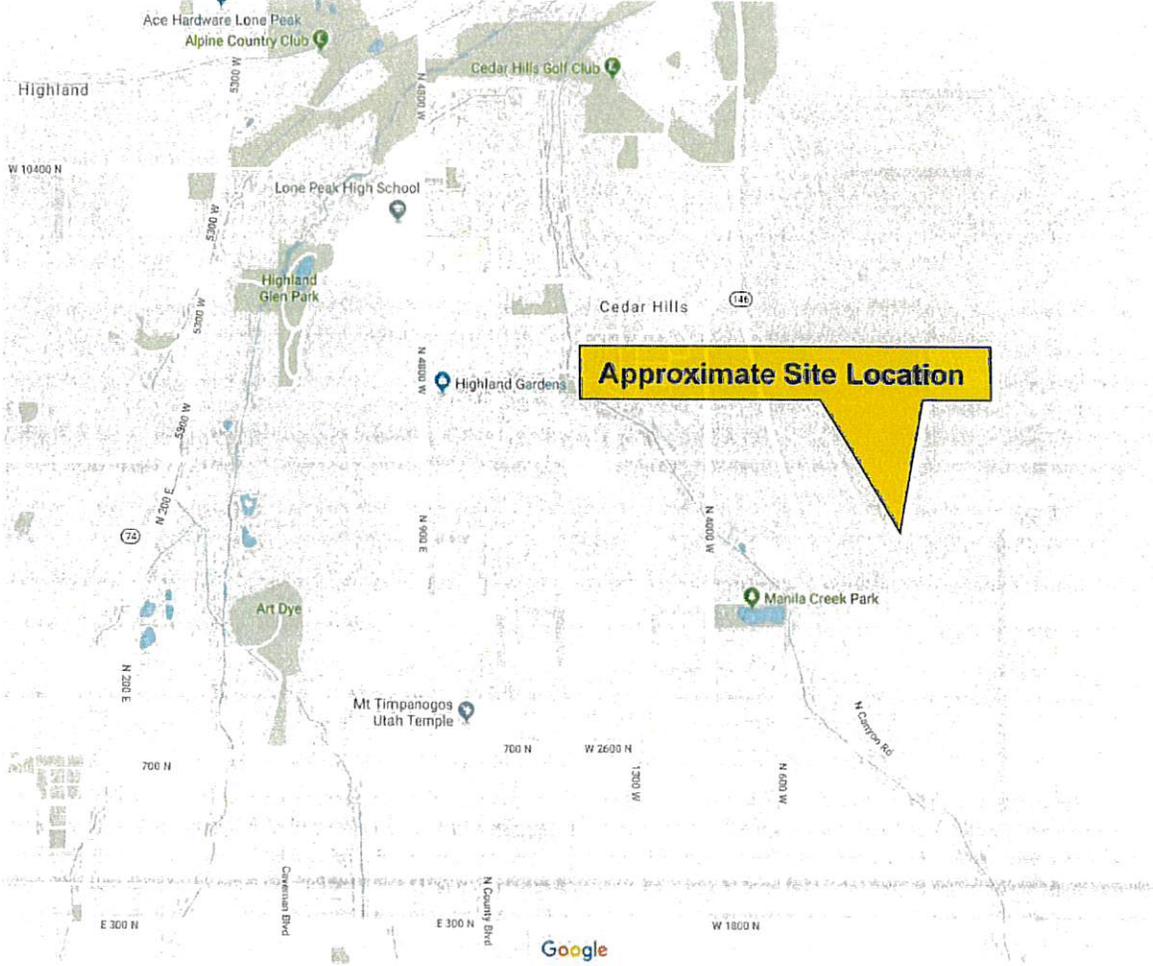
Timothy A. Mitchell, P.E.  
Senior Geotechnical Engineer

Attachments:

Figure No. 1	<i>Vicinity Map</i>
Figure No. 2	<i>Site Plan Showing Location of Test Pits and Slope Cross-Section</i>
Figure Nos. 3 – 4	<i>Test Pit Logs</i>
Figure No. 5	<i>Legend</i>
Figure No. 6	<i>Direct Shear Test</i>
Figure Nos. 7 – 8	<i>Slope Stability Results</i>



# VICINITY MAP MILLER ADDITION 9394 TIMPANOGOS COVE CEDAR HILLS, UTAH



Not to Scale

PROJECT NO.: 199007



FIGURE NO.: 1

# AERIAL PHOTOGRAPH SHOWING LOCATION OF TEST PITS AND SLOPE CROSS-SECTION

MILLER ADDITION  
9394 TIMPANOGOS COVE  
CEDAR HILLS, UTAH



-  Approximate Test Pit Locations
-  Slope Cross-Section Location



Not to Scale

PROJECT NO.: 199007



FIGURE NO.: 2

# TEST PIT LOG

## NO.: TP-1

**PROJECT:** Miller Addition  
**CLIENT:** Nate Miller  
**LOCATION:** See Figure 2  
**OPERATOR:** D. Judd  
**EQUIPMENT:** Mini Excavator  
**DEPTH TO WATER; INITIAL  $\nabla$  :**

**PROJECT NO.:** 199007  
**DATE:** 12/12/19  
**ELEVATION:** Not Measured  
**LOGGED BY:** C. Maughan  
**AT COMPLETION  $\nabla$  :**

Depth (Ft.)	Graphic Log	USCS	Description	Samples	TEST RESULTS									
					Water Cont. (%)	Dry Dens. (pcf)	LL	PI	Gravel (%)	Sand (%)	Fines (%)	Other Tests		
0			TOPSOIL, lean clay, moist, brown											
1		CL	Lean CLAY with gravel, stiff (estimated), moist, red-brown to gray											
2														
3														
4														
5														
6					~6" clayey gravel layer with cobble	X								
7														
8						X	11							DS
			Maximum depth explored approximately 8 feet											
9														
10														

**Notes:** No groundwater encountered.

**Tests Key**

- CBR = California Bearing Ratio
- C = Consolidation
- R = Resistivity
- DS = Direct Shear
- SS = Soluble Sulfates
- B = Burnoff

LOG OF TESTPIT LOGS.GPJ EARTHTEC.GDT 1/5/20

**PROJECT NO.:** 199007



**FIGURE NO.:** 3

# TEST PIT LOG

## NO.: TP-2

**PROJECT:** Miller Addition  
**CLIENT:** Nate Miller  
**LOCATION:** See Figure 2  
**OPERATOR:** D. Judd  
**EQUIPMENT:** Mini Excavator  
**DEPTH TO WATER; INITIAL  $\nabla$  :**

**PROJECT NO.:** 199007  
**DATE:** 12/12/19  
**ELEVATION:** Not Measured  
**LOGGED BY:** C. Maughan

**AT COMPLETION  $\nabla$  :**

Depth (Ft.)	Graphic Log	USCS	Description	Samples	TEST RESULTS								
					Water Cont. (%)	Dry Dens. (pcf)	LL	PI	Gravel (%)	Sand (%)	Fines (%)	Other Tests	
0			TOPSOIL, lean clay, moist, brown										
1			FILL, silty gravel with clay and sand, moist, brown										
2													
3													
4		CL	Lean CLAY with gravel, stiff (estimated), moist, gray to red-brown										
5													
6			Clayey GRAVEL with sand, dense (estimated), moist, brown to gray, cobbles										
7		GC											
8													
8.5			Maximum depth explored approximately 8½ feet										
9													
10													

**Notes:** No groundwater encountered.

**Tests Key**

- CBR = California Bearing Ratio
- C = Consolidation
- R = Resistivity
- DS = Direct Shear
- SS = Soluble Sulfates
- B = Burnoff

LOG OF TESTPIT LOGS.GPJ EARTHTEC.GDT 1/6/20

**PROJECT NO.:** 199007



**FIGURE NO.:** 4

# LEGEND

**PROJECT:** Miller Addition  
**CLIENT:** Nate Miller

**DATE:** 12/12/19  
**LOGGED BY:** C. Maughan

## UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR SOIL DIVISIONS		USCS SYMBOL		TYPICAL SOIL DESCRIPTIONS	
<b>COARSE GRAINED SOILS</b>  (More than 50% retaining on No. 200 Sieve)	<b>GRAVELS</b>  (More than 50% of coarse fraction retained on No. 4 Sieve)	CLEAN GRAVELS (Less than 5% fines)	 GW	Well Graded Gravel, May Contain Sand, Very Little Fines	
		GRAVELS WITH FINES (More than 12% fines)	 GP	Poorly Graded Gravel, May Contain Sand, Very Little Fines	
		<b>SANDS</b>  (50% or more of coarse fraction passes No. 4 Sieve)	CLEAN SANDS (Less than 5% fines)	 GM	Silty Gravel, May Contain Sand
			SANDS WITH FINES (More than 12% fines)	 GC	Clayey Gravel, May Contain Sand
	<b>FINE GRAINED SOILS</b>  (More than 50% passing No. 200 Sieve)	<b>SILTS AND CLAYS</b>  (Liquid Limit less than 50)	 SW	Well Graded Sand, May Contain Gravel, Very Little Fines	
			 SP	Poorly Graded Sand, May Contain Gravel, Very Little Fines	
			 SM	Silty Sand, May Contain Gravel	
		<b>SILTS AND CLAYS</b>  (Liquid Limit Greater than 50)	 SC	Clayey Sand, May Contain Gravel	
			 CL	Lean Clay, Inorganic, May Contain Gravel and/or Sand	
			 ML	Silt, Inorganic, May Contain Gravel and/or Sand	
<b>HIGHLY ORGANIC SOILS</b>	<b>SILTS AND CLAYS</b>  (Liquid Limit Greater than 50)	 OL	Organic Silt or Clay, May Contain Gravel and/or Sand		
		 CH	Fat Clay, Inorganic, May Contain Gravel and/or Sand		
		 MH	Elastic Silt, Inorganic, May Contain Gravel and/or Sand		
		 OH	Organic Clay or Silt, May Contain Gravel and/or Sand		
		 PT	Peat, Primarily Organic Matter		

### SAMPLER DESCRIPTIONS

-  SPLIT SPOON SAMPLER  
(1 3/8 inch inside diameter)
-  MODIFIED CALIFORNIA SAMPLER  
(2 inch outside diameter)
-  SHELBY TUBE  
(3 inch outside diameter)
-  BLOCK SAMPLE
-  BAG/BULK SAMPLE

### WATER SYMBOLS

-  Water level encountered during field exploration
-  Water level encountered at completion of field exploration

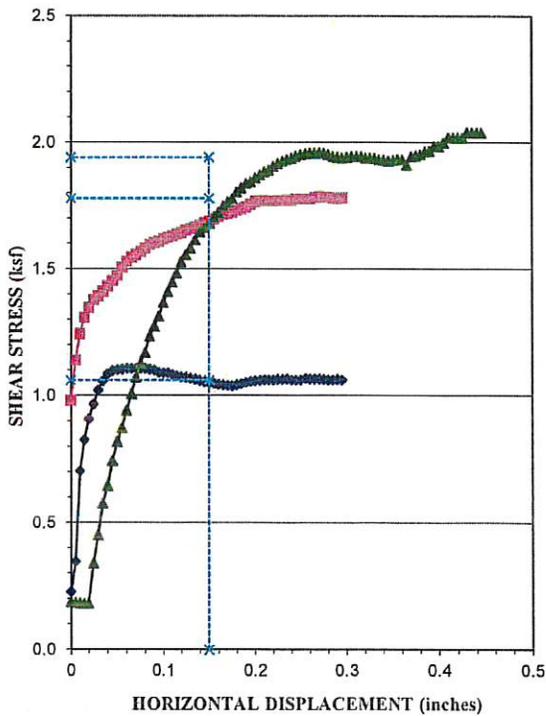
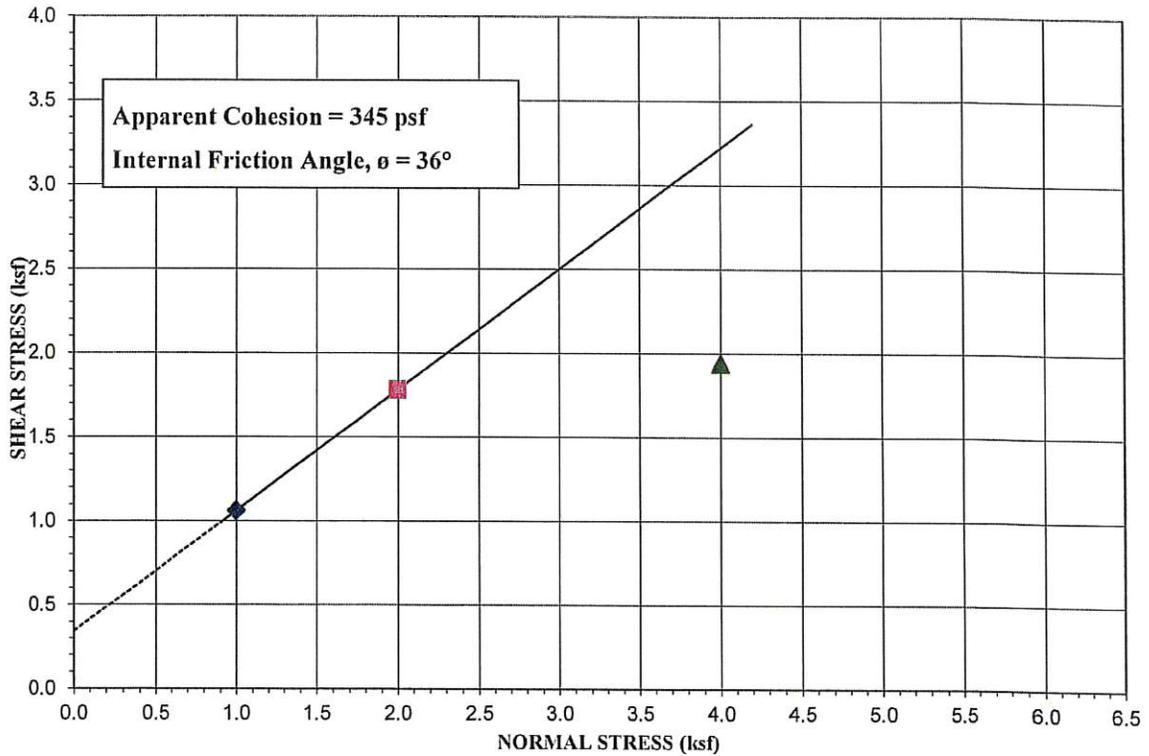
- NOTES:**
1. The logs are subject to the limitations, conclusions, and recommendations in this report.
  2. Results of tests conducted on samples recovered are reported on the logs and any applicable graphs.
  3. Strata lines on the logs represent approximate boundaries only. Actual transitions may be gradual.
  4. In general, USCS symbols shown on the logs are based on visual methods only: actual designations (based on laboratory tests) may vary.

**PROJECT NO.:** 199007



**FIGURE NO.:** 5

# DIRECT SHEAR TEST



Source: TP-1	Depth: 7.5 ft		
Type of Test:	Consolidated Drained/Saturated		
Test No. (Symbol)	1 (◆)	2 (■)	3 (▲)
Sample Type	Remolded		
Initial Height, in.	1	1	1
Diameter, in.	2.4	2.4	2.4
Normal Load, ksf	1.0	2.0	4.0
Shear Stress, ksf	1.06	1.78	1.94
Strain Rate	.00008640 IN/SEC		

Sample Properties	
Cohesion, psf	345
Friction Angle, $\phi$	36
Liquid Limit, %	
Plasticity Index, %	
Percent Gravel	
Percent Sand	
Percent Passing No. 200 sieve	
Classification	Lean CLAY (CL)

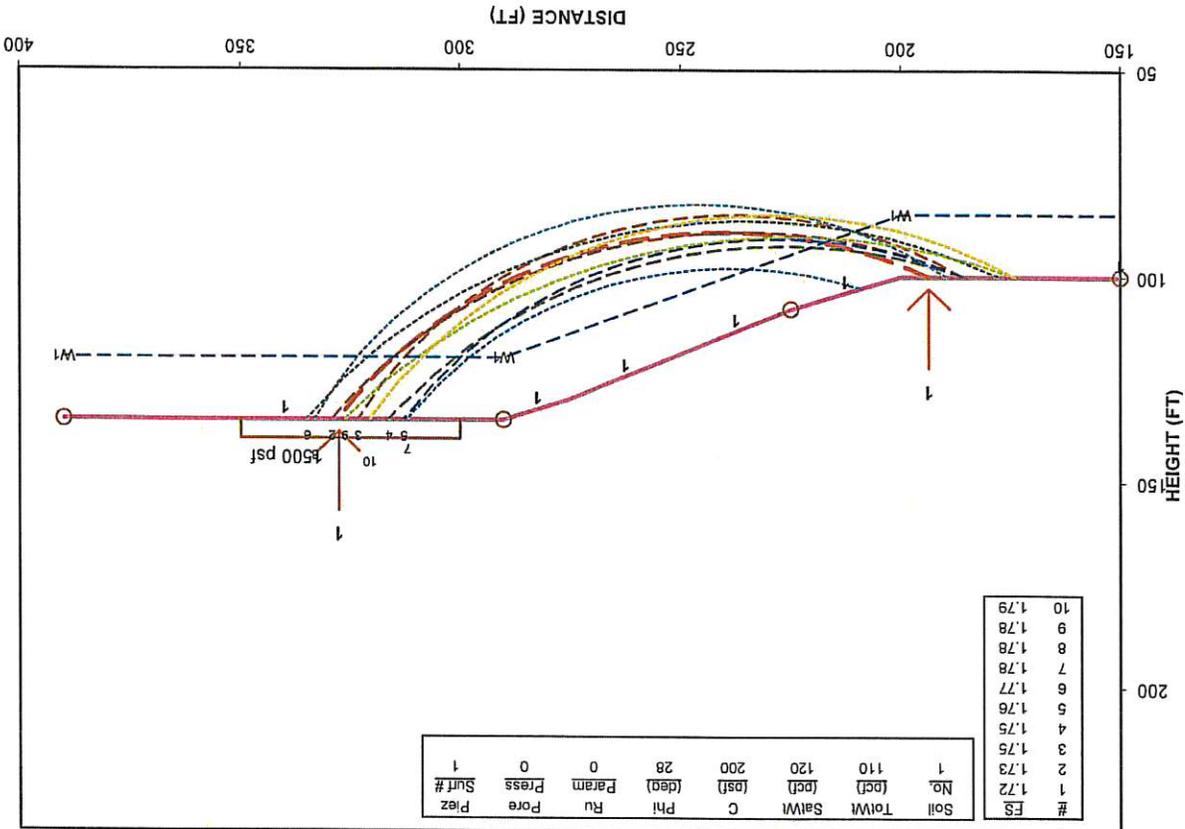
PROJECT: Miller Addition

PROJECT NO.: 199007



FIGURE NO.: 6

# STABILITY RESULTS



MILLER ADDITION ~STATIC  
 Ten Most Critical Surfaces. 199007AS.OPT Run By: Earthtec 1-06-20

#	FS	1.72	1.73	1.75	1.76	1.77	1.78	1.79
1	1.72	1.73	1.75	1.76	1.77	1.78	1.79	
2	1.73							
3	1.75							
4	1.76							
5	1.76							
6	1.77							
7	1.78							
8	1.78							
9	1.78							
10	1.79							

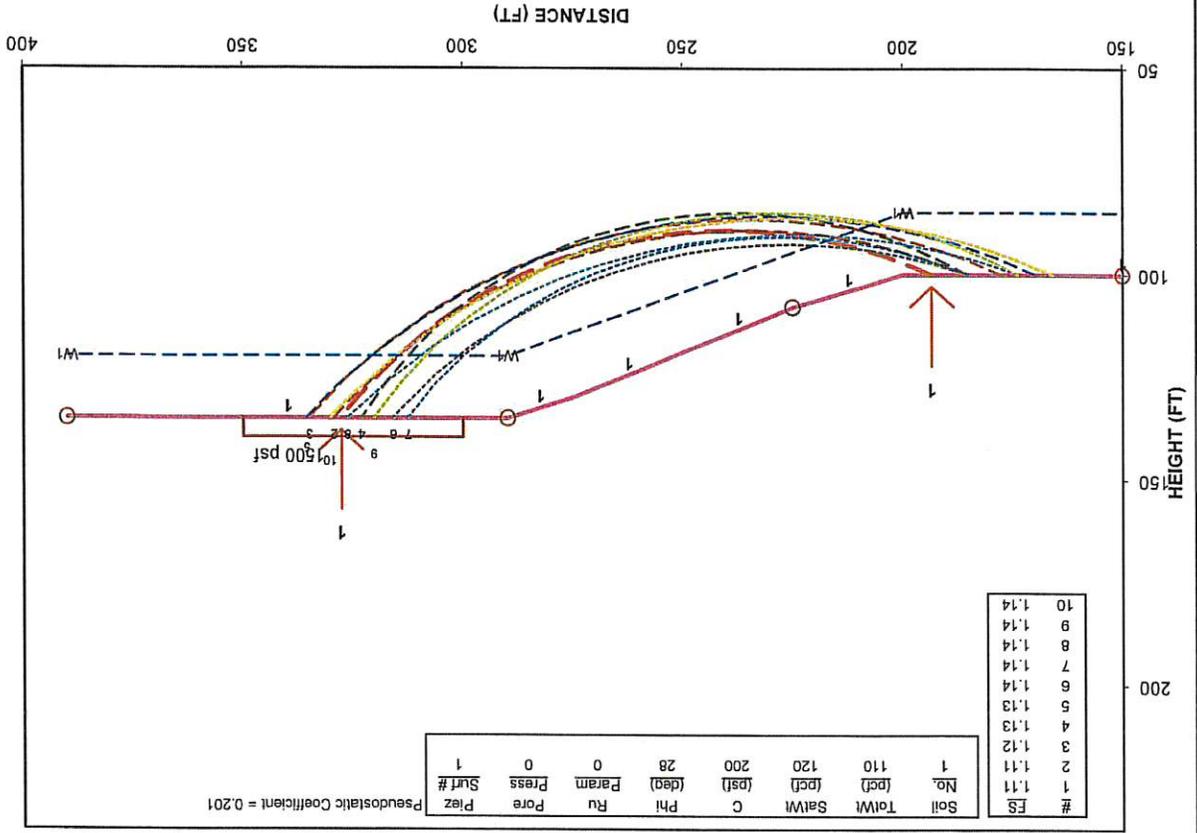
Soil No.	TotM (pcf)	SaWM (pcf)	C (pcf)	Phi (deg)	Ru	Param	Press	Pore	Surf #
1	110	120	200	28	0	0	0	1	

FIGURE NO.: 7

PROJECT NO.: 199007



# STABILITY RESULTS



MILLER ADDITION ~SEISMIC  
 Ten Most Critical Surfaces. 199007AD.OPT Run By: Earthtec 1-06-20

FIGURE NO.: 8

PROJECT NO.: 199007





# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	2/4/2020

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on FY 2019-2020 Budget Amendments
<b>APPLICANT PRESENTATION:</b>	
<b>STAFF PRESENTATION:</b>	Charl Louw, Finance Director
<b>BACKGROUND AND FINDINGS:</b>	
The City is required to keep expenditures within budget. Based on the Lone Peak buyout and significant building repairs anticipated, some budget amendments may be necessary to comply with State requirements.	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
<b>FISCAL IMPACT:</b>	
The Lone Peak Buyout will require approximately \$75,000 more than was set aside in the prior year for account 10-55-300 Fire Services, which will be paid for with existing fund balance in General Fund.	
The city would like to set aside \$50,000 in 40-95-225 Building Improvements for anticipated repairs related to building improvements that will exceed \$10,000 and should be capitalized. It is anticipated for the next year that some roofing, HVAC, and flooring updates may utilize this funding.	
<b>SUPPORTING DOCUMENTS:</b>	
The Budget Amendment document (Attachment A) shows the budget line breakdown	
<b>RECOMMENDATION:</b>	
To approve the resolution to fund budget amendments.	
<b>MOTION:</b>	
Adopt Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, ADOPTING THE AMENDED 2020 FISCAL YEAR BUDGET FOR THE CITY OF CEDAR HILLS, UTAH.	

**BUDGET AMENDMENTS - FY 2020**

February 4, 2020

**General Fund**

During 2019 \$280,000 was budgeted for the Lone Peak Fire payout, because the liability as of June 30, 2018 was \$242,040 and trending higher. The city had a misunderstanding that the extra \$182,000 earned for fighting wildfires was a surplus to Lone Peak Fire was going to significantly reduce the fund balance deficit, and estimated payout was reduced by \$75,000. Unfortunately, wildfire revenues only helped cover adjusted expenditures that were approximately \$250,000 higher than the original budget. Therefore, \$167,000 of the required payout was recognized in the prior year and \$75,000 will need to be recognized in the current fiscal year. The beginning fund balance as of June 30, 2019 was \$600,311.85.

10-55-300	Salary & Wages (FI)	\$	75,000.00	Increase in Expenditures
10-29800	Unrestricted Fund Balance	\$	(75,000.00)	Decrease in Fund Balance

**Capital Projects Fund**

For significant building repairs, like roofing updates, and HVAC work that would require expenditures greater than \$10,000. There is approximately \$300,000 of unrestricted fund balance available in this fund that hasn't been allocated, which is currently used as a contingency fund for projects in progress, like Harvey Park.

40-95-225	Building Improvements	\$	50,000.00	Increase in Expenditures
40-29800	Unrestricted Fund Balance	\$	(50,000.00)	Decrease in Fund Balance

**CITY OF CEDAR HILLS**

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, ADOPTING THE AMENDED 2020 FISCAL YEAR BUDGET FOR THE CITY OF CEDAR HILLS, UTAH.**

**WHEREAS**, City of Cedar Hills (the “City”) adopted its Fiscal Year 2020 Budget on or about June 26, 2019; and

**WHEREAS**, the City Manager submitted to the City Council proposed amendment to the Fiscal Year 2020 Capital Projects Fund and General Fund; and

**WHEREAS**, the City Council of the City, pursuant to published notice, has conducted a public hearing during a regular meeting of the city council on or about February 4, 2020 to discuss the proposed amendments; and

**WHEREAS**, residents and other members of the community were given an opportunity to present testimony regarding the proposed amendments.

**NOW, THEREFORE**, 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 Capital Projects Fund and General 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 AND APPROVED** this 4th day of February, 2020.

**CITY OF CEDAR HILLS COUNCIL**

By: \_\_\_\_\_  
Jenney Rees, Mayor

**VOTING:**

Denise Anderson	Yea	___	Nay	___
Ben Ellsworth	Yea	___	Nay	___
Mike Geddes	Yea	___	Nay	___
Brian Miller	Yea	___	Nay	___
Kelly Smith	Yea	___	Nay	___

**ATTEST:**

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Colleen Mulvey, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this \_\_\_\_\_ day of January, 2020.



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	2/4/2020

## City Council Agenda Item

<b>SUBJECT:</b>	Boundary Adjustment – Rubert Property
<b>APPLICANT PRESENTATION:</b>	n/a
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager
<b>BACKGROUND AND FINDINGS:</b>	
<p>The city has received a Request to Initiate an Adjustment of a Common Municipal Boundary form from David &amp; Molly Rubert. The Rubert property is located at 4354 N 900 W in Pleasant Grove. The Rubert's are requesting that their property be transferred from the municipal jurisdiction of Pleasant Grove City to the City of Cedar Hills. The Rubert's have also completed and filed a request to initiate with Pleasant Grove City.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
n/a	
<b>FISCAL IMPACT:</b>	
n/a	
<b>SUPPORTING DOCUMENTS:</b>	
Request to Initiate form, preliminary plat depicting the boundary area, proposed resolution.	
<b>RECOMMENDATION:</b>	
<p>Staff recommends that the City Council approve the resolution and authorize a public hearing on the proposed boundary adjustment and instruct staff to move forward in the boundary adjustment process in accordance with the provisions of the state law.</p>	
<b>MOTION:</b>	
<p>To approve/not approve Resolution _____, 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.</p>	

**Exhibit A**

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

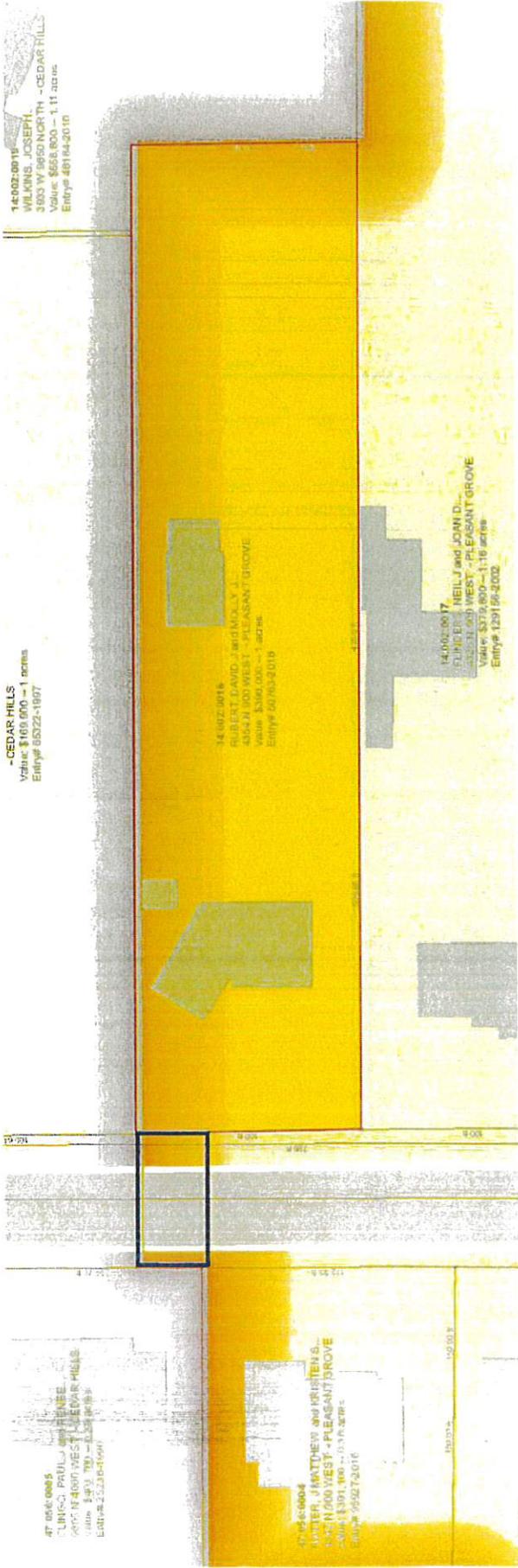
Date: Dec 2, 2019

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 Pleasant Grove City and into the City of Cedar Hills.

PROPERTY TAX ID NO.	NAME(S) OF OWNERS	ADDRESS	PHONE NUMBER	SIGNATURE OF OWNER(S)
1410002006	DAVID : MOULY ROBERT	4354 N 900W P.O.		

**received**  
12-02-19 CM

**Exhibit B**



The property to be annexed out of Pleasant Grove and into Cedar Hills consists of two parts.

**RED**

The property owned by David and Molly Rubert. A one acre parcel listed on Utah County Land records as 14:002:0016 Having the legal description: COM S 974 FT & E 24 FT & S 0 DEG 35' 0" E 298.28 FT FR W 1/4 COR. SEC. 5 T5S R2E SLB&M.; S 0 DEG 35' 0" E 100 FT; E 435.6 FT; N 0 DEG 35' 0" W 100 FT; W 435.6 FT TO BEG. AREA 1.000 AC.

**BLUE**

The road and rights of way on either side located along road to the west of the Rubert parcel 14:002:0016. The southern line of demarcation is expressed as an eastward extension of the boundary between the Rutter parcel 47:056:004 and Clingo parcel 47:056:005. The northern line of demarcation is expressed as a westward extension of the boundary between the Rubert parcel 14:002:0016 and James parcel 14:002:0065.

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 Pleasant Grove City to the City of Cedar Hills; 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 owners of real property requesting that their respective property be transferred from the municipal jurisdiction of Pleasant Grove City to the City of Cedar Hills, in accordance with the terms of the state law relating to boundary adjustments (UCA 10-2-419). Property owners of said parcel are David J. and Molly J. Rubert, 4354 N 900 W, Pleasant Grove, 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 AND APPROVED this 4th day of February, 2020.

**CEDAR HILLS CITY COUNCIL**

By: \_\_\_\_\_  
Jenney Rees, Mayor

**VOTING:**

Denise Anderson	Yea	___	Nay	___
Ben Ellsworth	Yea	___	Nay	___
Mike Geddes	Yea	___	Nay	___
Brian Miller	Yea	___	Nay	___
Kelly Smith	Yea	___	Nay	___

**ATTEST:**

\_\_\_\_\_  
Colleen Mulvey, MMC  
City Recorder



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	2/4/2020

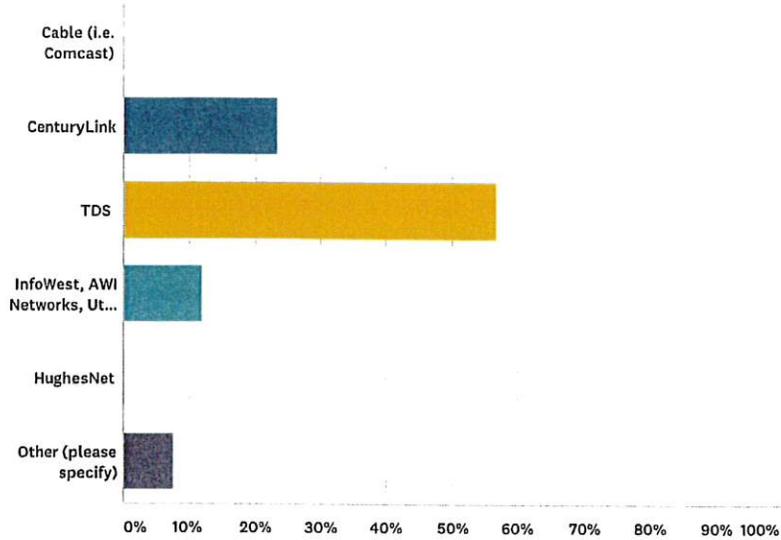
## City Council Agenda Item

<b>SUBJECT:</b>	Discussion on Community Fiber Survey
<b>APPLICANT PRESENTATION:</b>	n/a
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager
<b>BACKGROUND AND FINDINGS:</b> In the last City Council meeting, presentations were given from UTOPIA as well as the interlocal agreement for Lighthub. In order to better understand the community interest in investing in a fiber system in Cedar Hills we need to conduct a survey. The survey will get better information on what residents are currently using for the internet providers as well as gauge their interest in subscribing to a fiber connection. As non-pledging founding members of UTOPIA, they have offered to conduct the survey on the behalf of the City, at no cost to the City. In order to better understand fiber options and evaluate the next steps in building a community fiber network, staff recommends that the City Council allow UTOPIA to conduct a community survey.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> No fiscal impact to conduct the survey, the fiscal impact of creating a fiber network is not part of the scope of this decision. Any financing required as part of creating a fiber network would be part of a separate discussion with the City Council	
<b>SUPPORTING DOCUMENTS:</b> Survey example from St. George	
<b>RECOMMENDATION:</b> To review the sample survey, and direct staff to work with UTOPIA on conducting a fiber network community survey and present the results to the City Council upon completion.	
<b>MOTION:</b> No motion necessary, discussion item only.	

Internet Connectivity Survey

Q1 What type of internet service do you currently have?

Answered: 2,737 Skipped: 0

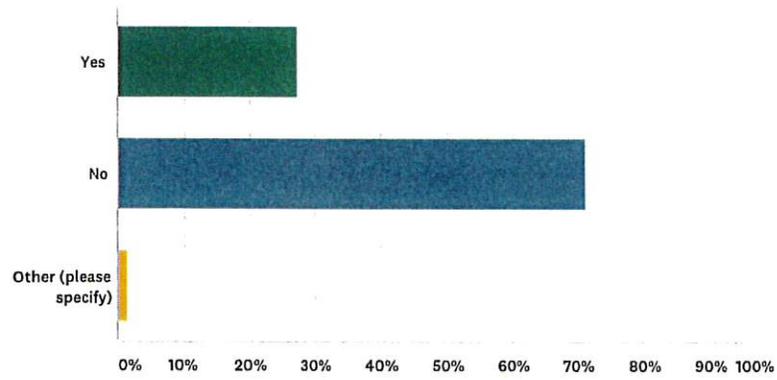


ANSWER CHOICES	RESPONSES	
Cable (i.e. Comcast)	0.00%	0
CenturyLink	23.49%	643
TDS	56.81%	1,555
InfoWest, AWI Networks, Utah Broadband, Rise Broadband, or Vivint Wireless	11.91%	326
HughesNet	0.15%	4
Other (please specify)	7.64%	209
TOTAL		2,737

Internet Connectivity Survey

Q2 Do you have telephone service that is non-cellular?

Answered: 2,730 Skipped: 7

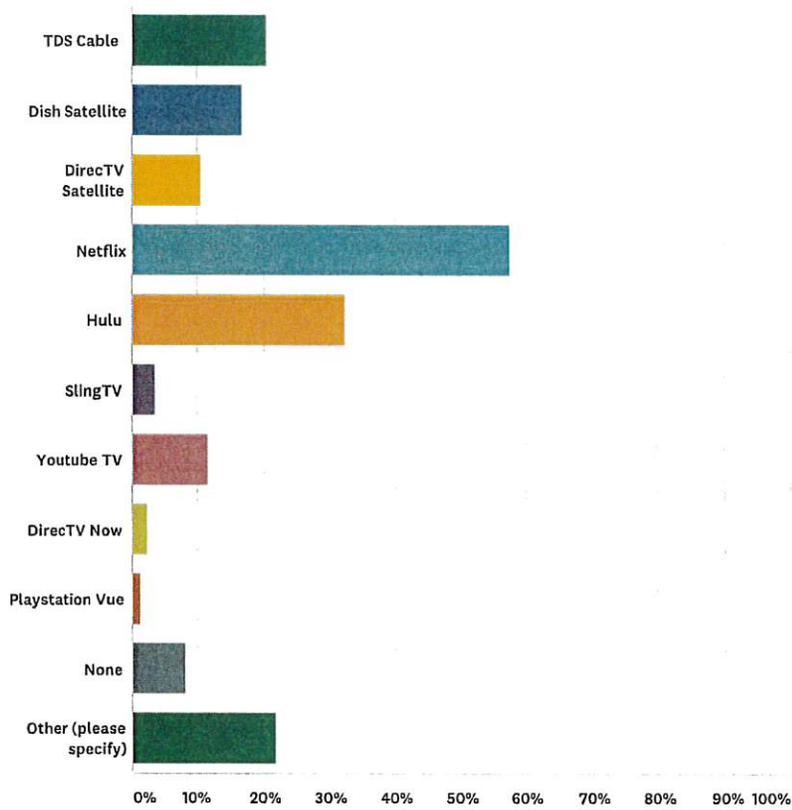


ANSWER CHOICES	RESPONSES	
Yes	27.18%	742
No	71.28%	1,946
Other (please specify)	1.54%	42
TOTAL		2,730

Internet Connectivity Survey

Q3 Which of the following Video Services do you currently have?

Answered: 2,729 Skipped: 8

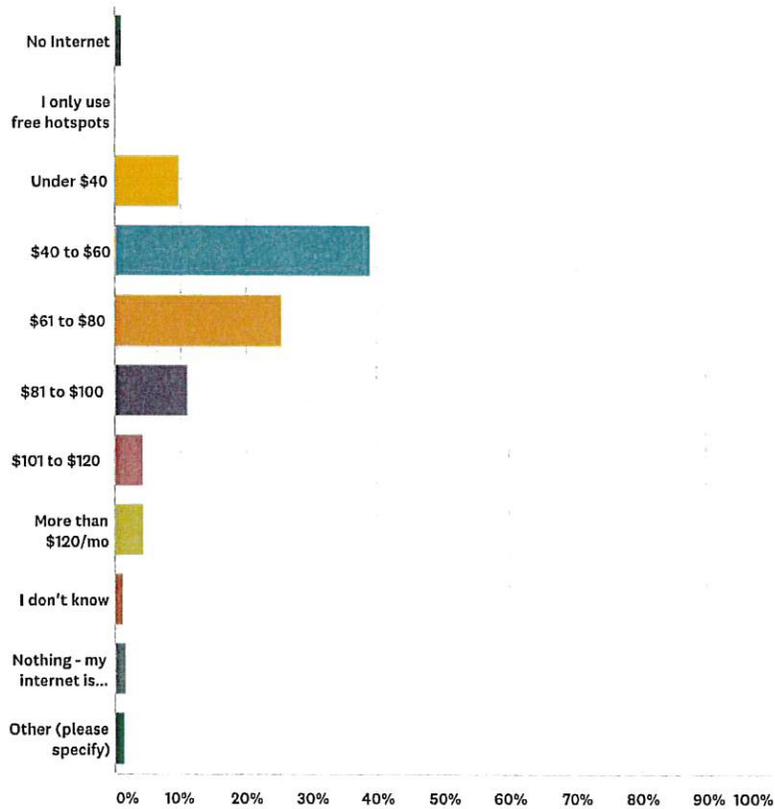


ANSWER CHOICES	RESPONSES	
TDS Cable	20.41%	557
Dish Satellite	16.82%	459
DirecTV Satellite	10.63%	290
Netflix	57.82%	1,578
Hulu	32.39%	884
SlingTV	3.63%	99
Youtube TV	11.62%	317
DirecTV Now	2.24%	61
Playstation Vue	1.36%	37
None	8.21%	224
Other (please specify)	21.69%	592
Total Respondents: 2,729		

Internet Connectivity Survey

Q4 Currently, how much do you pay for internet service each month?  
(monthly)

Answered: 2,737 Skipped: 0

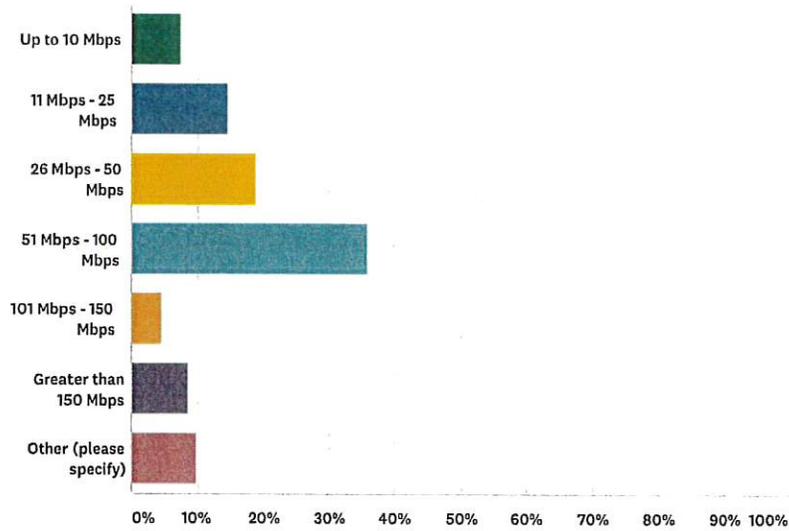


ANSWER CHOICES	RESPONSES	
No Internet	1.13%	31
I only use free hotspots	0.18%	5
Under \$40	9.79%	268
\$40 to \$60	39.20%	1,073
\$61 to \$80	25.54%	699
\$81 to \$100	11.00%	301
\$101 to \$120	4.46%	122
More than \$120/mo	4.46%	122
I don't know	1.24%	34
Nothing - my internet is included as part of a package (i.e. HOA fees, rent)	1.57%	43
Other (please specify)	1.42%	39
<b>TOTAL</b>		<b>2,737</b>

Internet Connectivity Survey

Q5 What is the download speed of your internet connection

Answered: 2,681 Skipped: 56

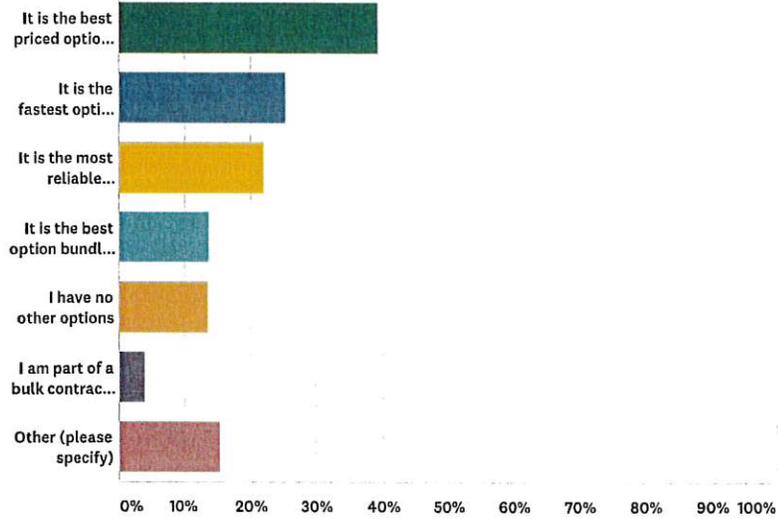


ANSWER CHOICES	RESPONSES	
Up to 10 Mbps	7.57%	203
11 Mbps - 25 Mbps	14.66%	393
26 Mbps - 50 Mbps	18.76%	503
51 Mbps - 100 Mbps	35.99%	965
101 Mbps - 150 Mbps	4.55%	122
Greater than 150 Mbps	8.54%	229
Other (please specify)	9.92%	266
<b>TOTAL</b>		<b>2,681</b>

Internet Connectivity Survey

Q6 Why did you select the Internet service that you currently have?  
(select all that apply)

Answered: 2,737 Skipped: 0

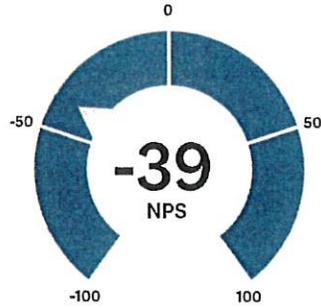


ANSWER CHOICES	RESPONSES	
It is the best priced option available	39.39%	1,078
It is the fastest option available	25.50%	698
It is the most reliable service available	22.07%	604
It is the best option bundled with other services (i.e. phone, TV)	13.81%	378
I have no other options	13.59%	372
I am part of a bulk contract and am required to have it (through HOA or rent)	4.02%	110
Other (please specify)	15.56%	426
Total Respondents: 2,737		

Internet Connectivity Survey

Q7 How likely is it that you would recommend your current Internet service to a friend or colleague?

Answered: 2,737 Skipped: 0

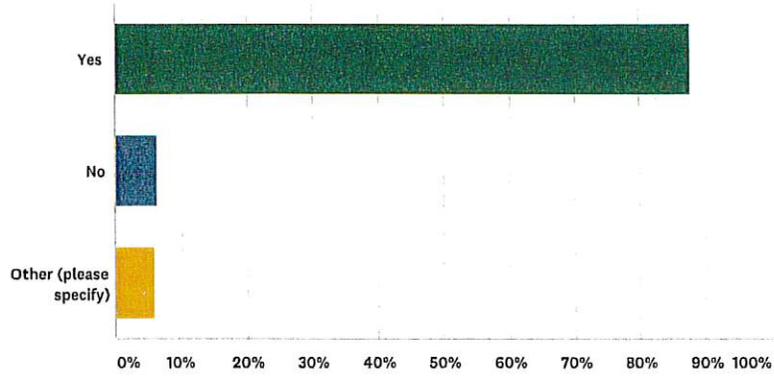


DETRACTORS (0-6)	PASSIVES (7-8)	PROMOTERS (9-10)	NET PROMOTER® SCORE
56% 1,532	27% 736	17% 469	-39

Internet Connectivity Survey

Q8 Are you supportive of the city actively pursuing additional broadband options for our community?

Answered: 2,737 Skipped: 0

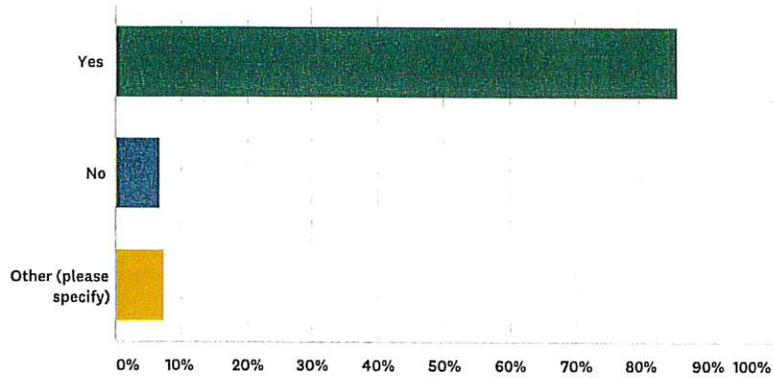


ANSWER CHOICES	RESPONSES	
Yes	87.91%	2,406
No	6.17%	169
Other (please specify)	5.92%	162
TOTAL		2,737

Internet Connectivity Survey

Q9 Are you supportive of the city building a fiber-to-the-home network if it can be paid for only by those that voluntarily sign up for services (no taxes or fees for non-subscribers)?

Answered: 2,737 Skipped: 0

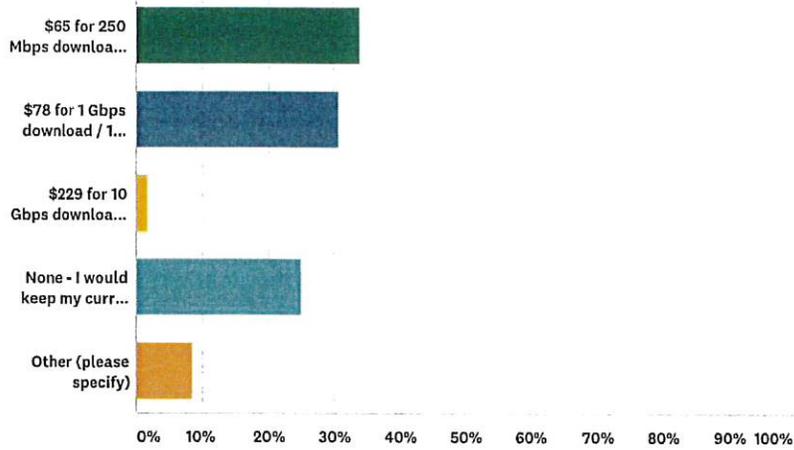


ANSWER CHOICES	RESPONSES	
Yes	85.82%	2,349
No	6.76%	185
Other (please specify)	7.42%	203
TOTAL		2,737

Internet Connectivity Survey

Q10 If you were offered the following options from a fiber broadband provider, what would you sign up for?

Answered: 2,737 Skipped: 0

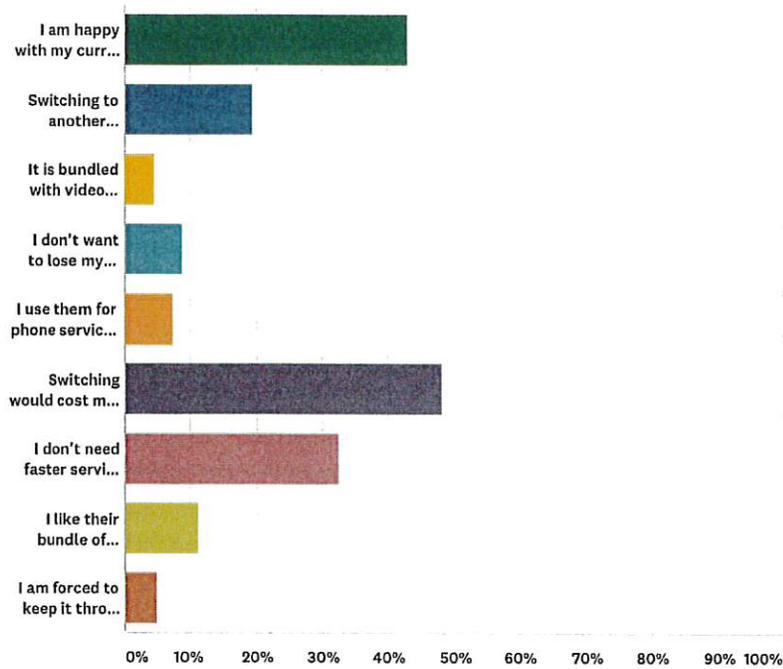


ANSWER CHOICES	RESPONSES	
\$65 for 250 Mbps download / 250 Mbps upload	33.94%	929
\$78 for 1 Gbps download / 1 Gbps upload	30.80%	843
\$229 for 10 Gbps download / 10 Gbps upload	1.57%	43
None - I would keep my current service	25.03%	685
Other (please specify)	8.66%	237
<b>TOTAL</b>		<b>2,737</b>

Internet Connectivity Survey

Q11 If you answered the previous question "None - I would keep my current service" to the previous question, why would you keep your current Internet service? (optional, select all that apply)

Answered: 1,021 Skipped: 1,716



ANSWER CHOICES	RESPONSES
I am happy with my current service	43.00% 439
Switching to another provider is a hassle	19.49% 199
It is bundled with video service has channels I can't get from other providers	4.51% 46
I don't want to lose my email address	8.91% 91
I use them for phone service and don't want to lose my phone number	7.44% 76
Switching would cost me more money	48.19% 492
I don't need faster service than what I currently have	32.42% 331
I like their bundle of services and don't want to have to buy services from multiple providers	11.36% 116
I am forced to keep it through an HOA or rental agreement	5.09% 52
Total Respondents: 1,021	

Q12 What is your street address? (optional)

Answered: 1,636 Skipped: 1,101

Internet Connectivity Survey

Q13 What is your name? (optional)

Answered: 1,135 Skipped: 1,602

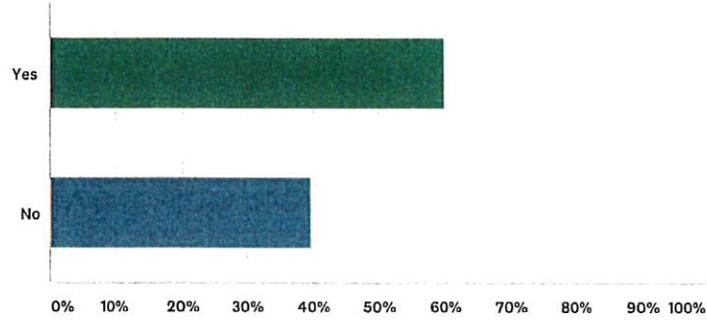
Q14 What is your email address? (optional)

Answered: 1,255 Skipped: 1,482

Internet Connectivity Survey

Q15 Would you like to receive email updates on any news related to the city pursuing additional broadband options?

Answered: 2,392 Skipped: 345



ANSWER CHOICES	RESPONSES	
Yes	59.78%	1,430
No	39.46%	944
TOTAL		2,392



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	2/4/2020

## City Council Agenda Item

<b>SUBJECT:</b>	Discussion on Deer Mitigation Plan
<b>APPLICANT PRESENTATION:</b>	n/a
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager
<b>BACKGROUND AND FINDINGS:</b>	
<p>A resident has requested that the City Council consider a deer mitigation program. Deer mitigation programs are used to control deer populations in urban areas. A few cities in Utah valley have instituted a deer mitigation program by working with the Utah Division of Wildlife Resources as well as local professional archers using trap and euthanize methods. Cities contract with Humphries Archery at a flat fee of \$10,000, plus \$2,500 per approved site, as well as \$75 per deer. Cities have moved away from the trap and relocation method due to concerns of spreading disease in the deer population and have adopted purely lethal methods for deer control. Staff has evaluated the deer mitigation program, and how it would operate in Cedar Hills. Due to the natural interface area on the hillside, this area would be exempt from the program. However, there are still three other areas that could possibly qualify to be a part of the deer mitigation program. These areas are along the Forest Creek Trail, Oak Road open space, and in areas adjacent to the Cottonwood Well area. Despite identifying multiple areas that could possibly qualify for this program, staff does not feel that the current deer population warrants this type of action and would advise against adopting this type of program in Cedar Hills</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
N/A	
<b>FISCAL IMPACT:</b>	
\$10,000 fee, \$2,500 per site, \$75 per deer	
<b>SUPPORTING DOCUMENTS:</b>	
None	
<b>RECOMMENDATION:</b>	
<p>Despite identifying multiple areas that could possibly qualify for this program, staff does not feel that the current deer population warrants this type of action and would advise against adopting this type of program in Cedar Hills</p>	
<b>MOTION:</b>	
No motion necessary, discussion item only.	