



**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, July 21, 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, July 21, 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)

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. Approval of the Minutes from the June 16, 2020 Work Session and City Council Meeting

CITY REPORTS AND BUSINESS

5. City Manager
6. Mayor and Council

SCHEDULED ITEMS & PUBLIC HEARINGS

7. Review/Action on an Ordinance adding a Golf Ball No-Fault Clause to City Code Title 1
8. Review/Action on the Golf Course Driving Range Trajectory Study
9. Review/Action on extending the Deadline for Registering Accessory Dwelling Units (Accessory Apartments)
10. Discussion on a Citywide Fiber Project
11. Discussion on a Cemetery in Cedar Hills

ADJOURNMENT

12. Adjourn

Posted this 17th day of July, 2020

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city 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 to permit one or more of the council members or staff to participate.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	July 21, 2020

City Council Agenda Item

SUBJECT:	Review/Action on an Ordinance adding a Golf Ball No-Fault Clause to City Code Title 1
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS:	
<p>In an effort to pursue a policy of being a good neighbor, the City Staff is proposing an ordinance related to no-fault golf ball claims to assist community members in replacing broken items resulting from golf play. The policy outlines the criteria for reimbursement and stipulates when a claim will not be covered. The code leaves the City Attorney as the final decision maker when claims arise. There are some situations that would result in a denial of a claim. Denials will occur when a request for reimbursement was not received in a timely manner, loss is covered in another manner, and loss is caused by irresponsibly or intentionally malicious acts. In order to set up this type of program, staff will be proposing the creation of a budget line item in the golf fund to pay for and track these claims. Staff will be recommending an initial line item amount of \$5,000. Once this amount is depleted, there will be no more claims paid out. In order to pay for this program, staff may request that green fees and driving range fees be adjusted. This request will not be made until the commencement of the 2021 golf season. Finally, there is a section of code that will state that payment does not imply liability.</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
TBD, Staff will be requesting a \$5,000 line item to cover golf ball claims	
SUPPORTING DOCUMENTS:	
Proposed ordinance, Title 1 Chapter 11A	
RECOMMENDATION:	
Staff recommends that the Mayor and Council review the proposal and make any changes necessary for adoption.	
MOTION:	
To approve/not approve ordinance _____, creating Title 1 Chapter 11A, No Fault Golf Ball Claims, subject to the following amendments: {LIST ANY NECESSARY AMENDMENTS FOR ADOPTIONS}.	

CHAPTER 1-14

NO FAULT GOLF BALL CLAIMS

SECTION:

1-14-1: Title; Purpose 1-14-2:

Definitions

1-14-3: Administration And Establishment Of Regulations

1-14-4: Reimbursement; Time Limitations

1-14-5: Application; Investigation And Recommendation

1-14-6: Criteria For Reimbursement

1-14-7: Maximum Payments

1-14-8: Payment Does Not Imply Liability

1-14-9: Annual Budget Expenditure

1-14-10: Claims From Other Governmental Agencies

1-14-1: TITLE; PURPOSE:

The ordinance codified in this chapter will be known as *NO FAULT GOLF BALL CLAIMS*.

It is the purpose of this chapter to compensate persons for vehicle damage loss sustained as the result of damages from a golf ball hit from the Cedar Hills Golf Club onto a public highway or road, or into an adjacent private property, regardless of fault, within the restrictions, limitations and other provisions of this chapter.

1-14-2: DEFINITIONS:

Unless the context specifically indicates otherwise, the following terms and phrases, as used in this chapter, shall have the meanings designated as follows:

CITY: City of Cedar Hills.

CITY ATTORNEY: The City of Cedar Hills City Attorney or designee.

GOLF COURSE: The Cedar Hills Golf Club.

PERSON OR APPLICANT: Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, or any other legal entity (except the United States government or its agencies, any state of the Union, the State of Utah and any of its agencies or political subdivisions) or their legal representatives, agents or assigns.

POLITICAL SUBDIVISION: Any political subdivision of the State, including, but not limited to, State departments, divisions and agencies, cities, towns, counties, and school districts.

PRIVATE PROPERTY: Any residential property within three hundred linear feet of the golf course area of play, including homes, buildings, driveways, landscaped areas, parking lots other than the golf course parking lot and entryway, walkways.

PUBLIC HIGHWAY OR ROAD: A public highway or road, including an interstate highway, entryway and parking lot of the golf course and pedestrian and bicycle paths or walkways, within or adjacent to the golf course. Public highway or road does not include private property, including homes, buildings, driveways, landscaped areas, parking lots other than the golf course parking lot and entryway, walkways or other privately owned structures adjoining or adjacent to the golf course.

1-14-3: ADMINISTRATION AND ESTABLISHMENT OF REGULATIONS:

The City Attorney's Office may establish regulations necessary to provide for the handling of such claims and disbursement of those funds which are appropriated for payment of claims under this chapter.

1-14-4: REIMBURSEMENT; TIME LIMITATIONS:

All claims for reimbursement under this chapter must be submitted in writing to the City Attorney's Office within thirty (30) calendar days after the incident occurs.

1-14-5: APPLICATION; INVESTIGATION AND RECOMMENDATION:

Applications for reimbursement received will be investigated and a recommendation for reimbursement will be made by the City Attorney's Office. All payments authorized will be made solely from funds set aside under this chapter.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	July 21, 2020

City Council Agenda Item

SUBJECT:	Review/Action on Direction of the Driving Range, and Presentation of the Results from the Trajectory Study
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

In June of 2020, the City Council, with staff's recommendation, engaged Dave Tanner with Tanner Consulting Group to perform a trajectory study on the Cedar Hills driving range. The explored scenarios where a golfer would hit with a range of clubs, and what the projected height of those drives would be. The study based it's results off of scenarios that would attempt to contain ~100% of balls hit, by any golfer. In order to do this, they ran the scenarios with the most popular equipment, and what a trajectory would look like for a top ten percent PGA tour golfer. Using these data points, the trajectory study indicates that for a golf ball hit with near maximum velocity, with a driver head face of 9.5 – 10.5 loft angle, the course of the ball will surpass our current netting design by approximately 70'. Based on the received results, staff is preparing a long-range plan on golf ball mitigation. In the meantime, staff is recommending that the Council make a directive to have the driving range move to an "irons only" range for the remainder of the golf season, to be reevaluated at the conclusion of the season.

PREVIOUS LEGISLATIVE ACTION:

A trajectory study was approved in June 2020

FISCAL IMPACT:

TBD, will be evaluated through the remainder of the golf season

SUPPORTING DOCUMENTS:

Trajectory Study

RECOMMENDATION:

Staff recommends that the Council approve a driving range change to irons only.

MOTION:

To direct staff to make all necessary modifications and preparations necessary to move the driving range to an irons only range, effective _____.

SITE PLAN



THIS PLAN IS PRELIMINARY. ALL PROPERTY LINES, SETBACKS, UTILITIES, ELEVATIONS MUST BE CORRECTED IN THE FIELD OR AS NOTED.



DRAWN	
CHECKED	
DATE	JUNE 18, 2008
SCALE	1" = 40'
SHEET NAME	DRIVING RANGE
SHEET NO.	N-1

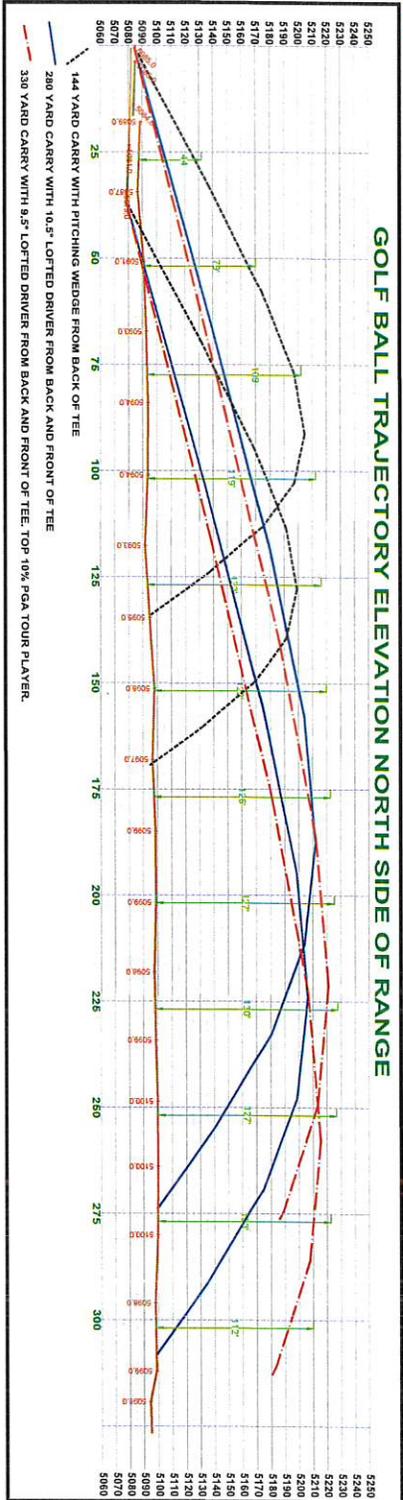
CEDAR HILLS GOLF CLUB
DRIVING RANGE
10640 CLUBHOUSE DRIVE
CEDAR HILLS, UTAH 84062

TANNER CONSULTING GROUP

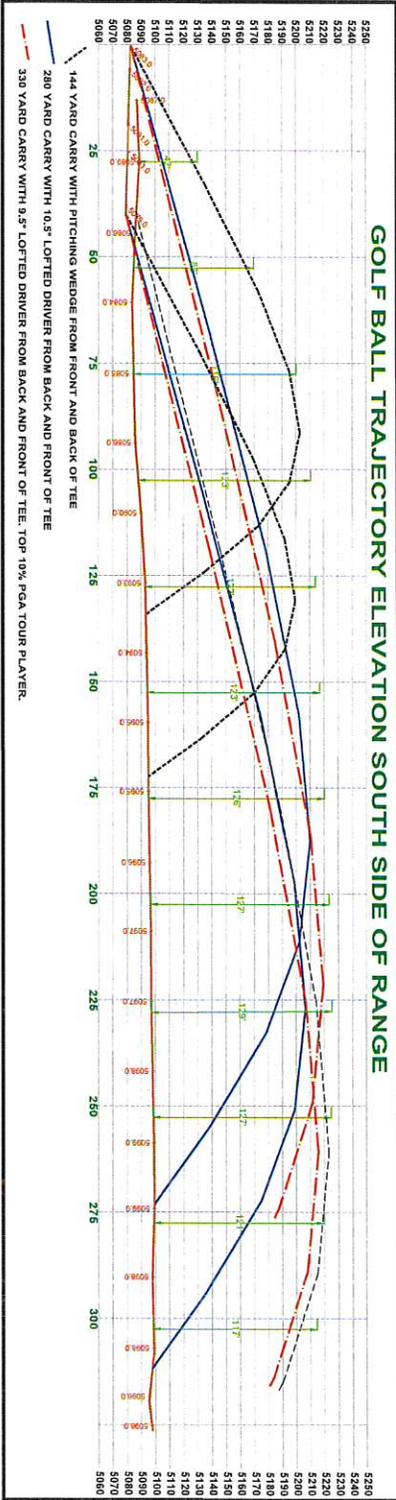
603 Stanford Ct. Valley Springs, CA 95252
 Ph (209)772-2233 Fax (209)772-2230
 email: tannerconsulting@tcl.com website: www.tannerconsulting.com

BALL TRAJECTORY

GOLF BALL TRAJECTORY ELEVATION NORTH SIDE OF RANGE



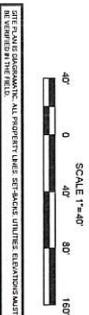
GOLF BALL TRAJECTORY ELEVATION SOUTH SIDE OF RANGE



DESIGN TRAJECTORY

The design trajectory is based on a study of professional golfers' ball flight data. The study was conducted by a leading golf equipment manufacturer and a leading golf ball manufacturer. The study found that professional golfers' ball flight data is consistent with the design trajectory. The design trajectory is based on a study of professional golfers' ball flight data. The study found that professional golfers' ball flight data is consistent with the design trajectory. The design trajectory is based on a study of professional golfers' ball flight data. The study found that professional golfers' ball flight data is consistent with the design trajectory.

EQUIPMENT LEGEND
 CAL CHIP DRIVER: CALLAWAY EPIC FLASH 10.5 DEGREES
 STANDARD LENGTH SHAFTS REGULAR FLEX
 GOLF BALL: SPINNING SOFTFIBRE BALL



DRAWN: []
 CHECKED: []
 DATE: JUNE 18, 2018
 SCALE: 1"=40'
 SHEET NAME: N-2

CEDAR HILLS GOLF CLUB
DRIVING RANGE
 10640 CLUBHOUSE DRIVE
 CEDAR HILLS, UTAH 84062

BALL TRAJECTORY

TANNER CONSULTING GROUP
 603 Stanford Ct. Valley Springs, CA 95252
 Ph (209)772-2233 Fax (209)772-2230
 e-mail: tannerconsulting@tds.com website: www.tannerconsulting.com



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	July 21, 2020

City Council Agenda Item

SUBJECT:	Review/Recommendation on Extending Accessory Apartment Registration Deadline
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: In 2018, the Cedar Hills City Council passed an ordinance regarding accessory apartments. The code provided for incentives to residents to come forward and register their ADU's within a specified timeframe, and the City would waive penalties related to the failure to register their ADU. City Code gave a grace period of two years, or a fine of \$500 could possibly be levied. With that deadline now upon us, staff is requesting that the City Council allow staff to extend that deadline by one year to June 30, 2021. The extension is the result of many people facing difficult circumstances related to the Coronavirus pandemic and the economic uncertainty. Staff will promote the extension, if adopted, and will work with residents to get more ADUs registered.	
PREVIOUS LEGISLATIVE ACTION: City Council adopted Ordinance No. 07-07-2018A on July 17, 2018.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Authorize staff to extend the deadline of registering ADUs through to the end of the 2021 fiscal year.	
MOTION: To authorize/not authorize staff to extend the deadline for registering accessory dwelling units through the end of the 2021 fiscal year.	

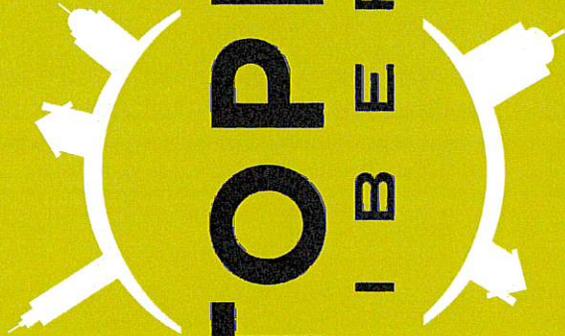


CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	July 21, 2020

City Council Agenda Item

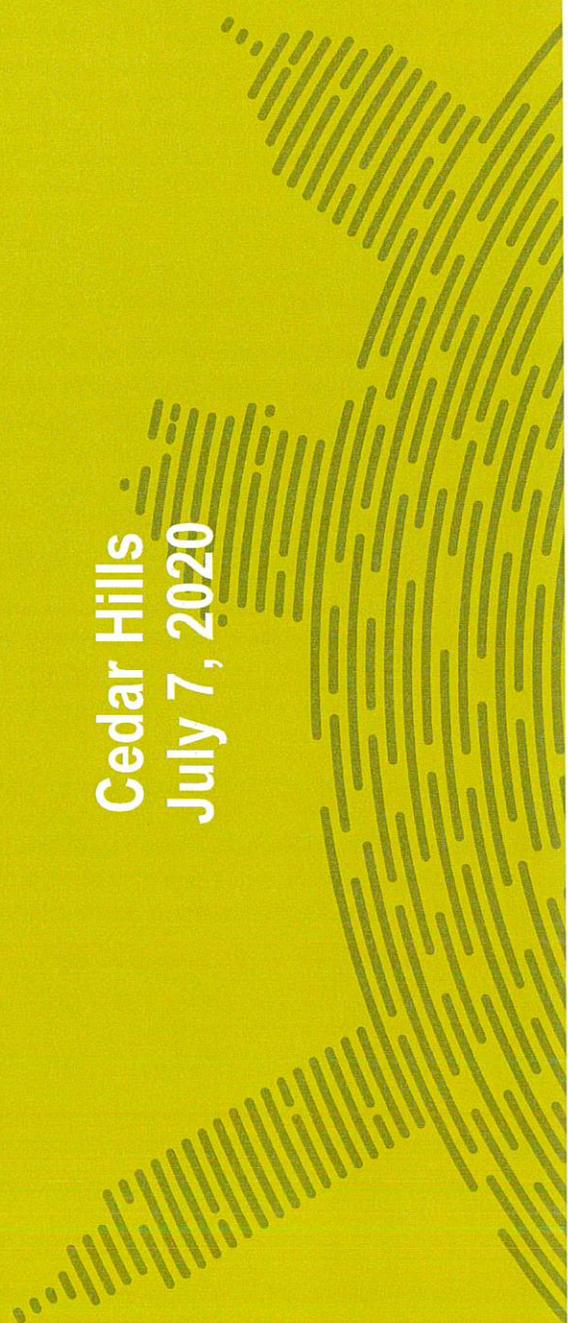
SUBJECT:	Discussion on Citywide Fiber Project
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Following the presentation that UTOPIA gave in the last City Council Work Session, staff has requested that the City Council review the results of the survey and provide staff feedback on what direction this proposal should go. The proposal is for the installation of a city-wide fiber network, based on the subscription model rather than the utility model. The City would be obligated to bond for the project through Utah Infrastructure Agency (UIA), the preliminary projection for the bonding amount is \$6.25 million. Roger Timmerman, from UTOPIA, presented on the timing of the construction of the project, as well as when the bond becomes due. The projection is that Cedar Hills would need to have, and maintain, a 40% utilization rate in order to cover debt service payments on the bond. At any point during the life of the bond, if the rate dropped below 40%, then the City would be obligated to pay the difference from General Fund monies.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: UTOPIA Presentation from July 7, 2020 Work Session	
RECOMMENDATION:	
MOTION: No motion necessary, discussion item only	



UTOPIA

F I B E R

Cedar Hills
July 7, 2020



Partnership with Utah Infrastructure Agency (UIA)

UTOPIA/UIA

Municipality (individual or collectively)

- Finances the project (bonds for the project, and pays off the bond with no city debt)
 - Receives portion of subscriber fees to cover operational expenses
 - Electronics replacement
 - Fiber maintenance
 - Utility locating
 - Repairs
 - Backbone interconnectivity
 - Network Operations Center monitoring
 - Service provider interconnectivity
 - Billing
 - Marketing
 - Services agreement based on ~40% take-rate
- ### Risk Avoidance
- Other similar projects already successful
 - City revenues, business revenues offset risk
 - Increasing demand, technology advancements, 5G revenue
 - Decreasing risk over time with new development, inflation, technology trends



Is it worth the risk?

Entire project is paid for by the voluntary subscription fees of those who choose to sign up for a better and lower cost service than what they have now. Project is financed, designed, built, operated, and maintained by UIA.

Municipality Benefits vs Risk

- Significant \$ benefit to residents and businesses in city
 - Reduced costs of services (\$27/mo average savings*)
 - Increased property values (3.1% average*)
 - Protection of net neutrality
 - Eliminate digital divide
 - Quality of life improvement
- No other municipal project brings a more dramatic and immediate change in economics and quality of life improvement than fiber
- UTOPIA/UIA partnership brings all of the benefits of fiber provider competition, top-rated services, reliability, fastest Internet speeds with **no cost, taxes, or subsidies.**

*<https://medium.com/@fiberbroadband/when-gigabit-internet-comes-to-town-it-could-mean-savings-for-consumers-4feccd69223>



801.613.3800 | 5858 S. 900 E. Murray, UT 84121 | UTOPIAfiber.com

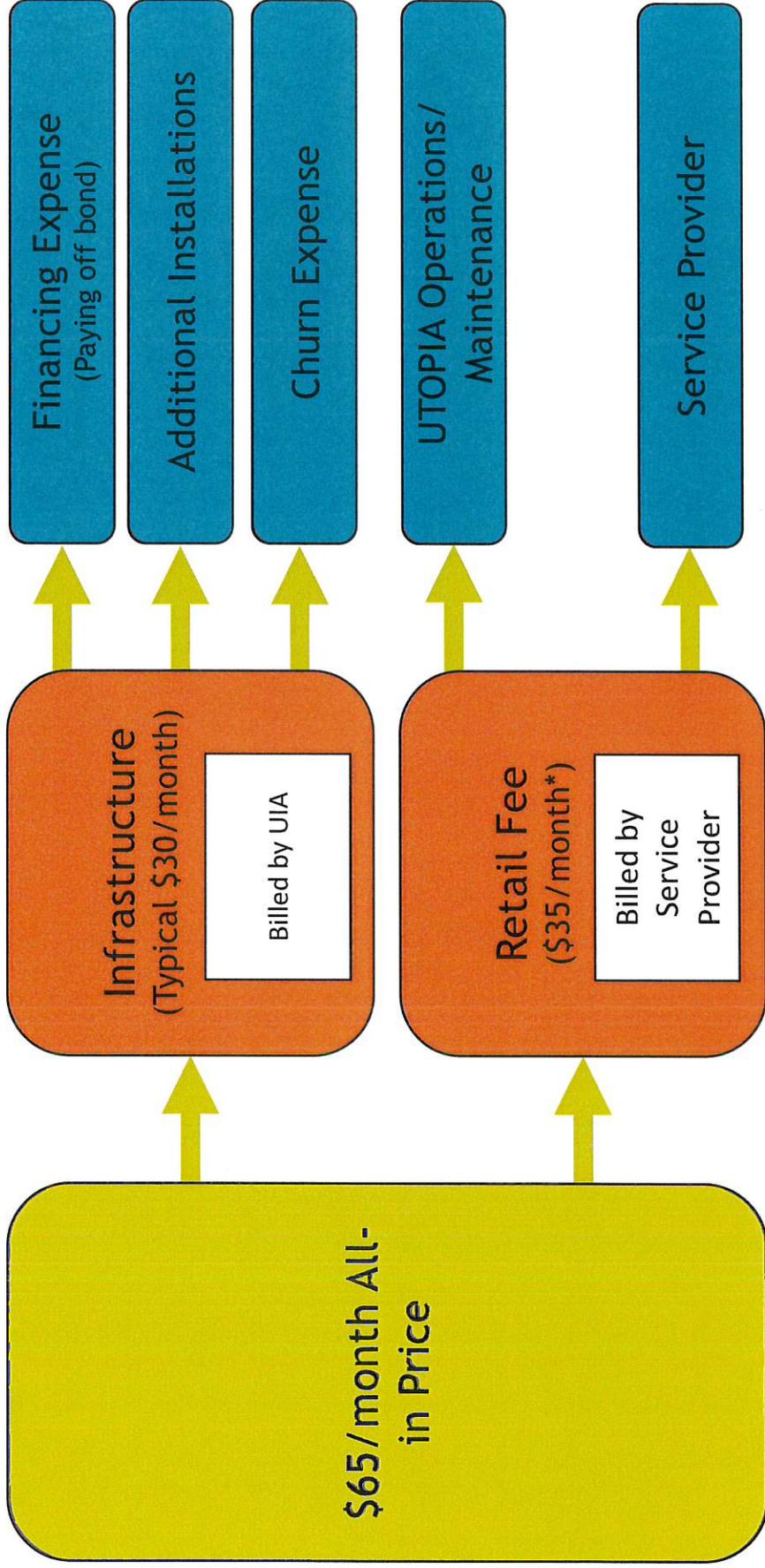
Why Partner with UIA/UTOPIA?

- Established partner with proven successful model
- City avoids startup costs, risks, pitfalls
- City avoids legal challenges, referendum risk
- Economy of scale benefit
- 25+ service providers in place
- Simple structure based on proven UIA model
- Lower costs from UTOPIA volume materials and labor purchasing
- Proven track record (\$200M+ successful projects)
- Leverage existing resources of UTOPIA Fiber



REVENUE DISTRIBUTION OF SUBSCRIBER FEES

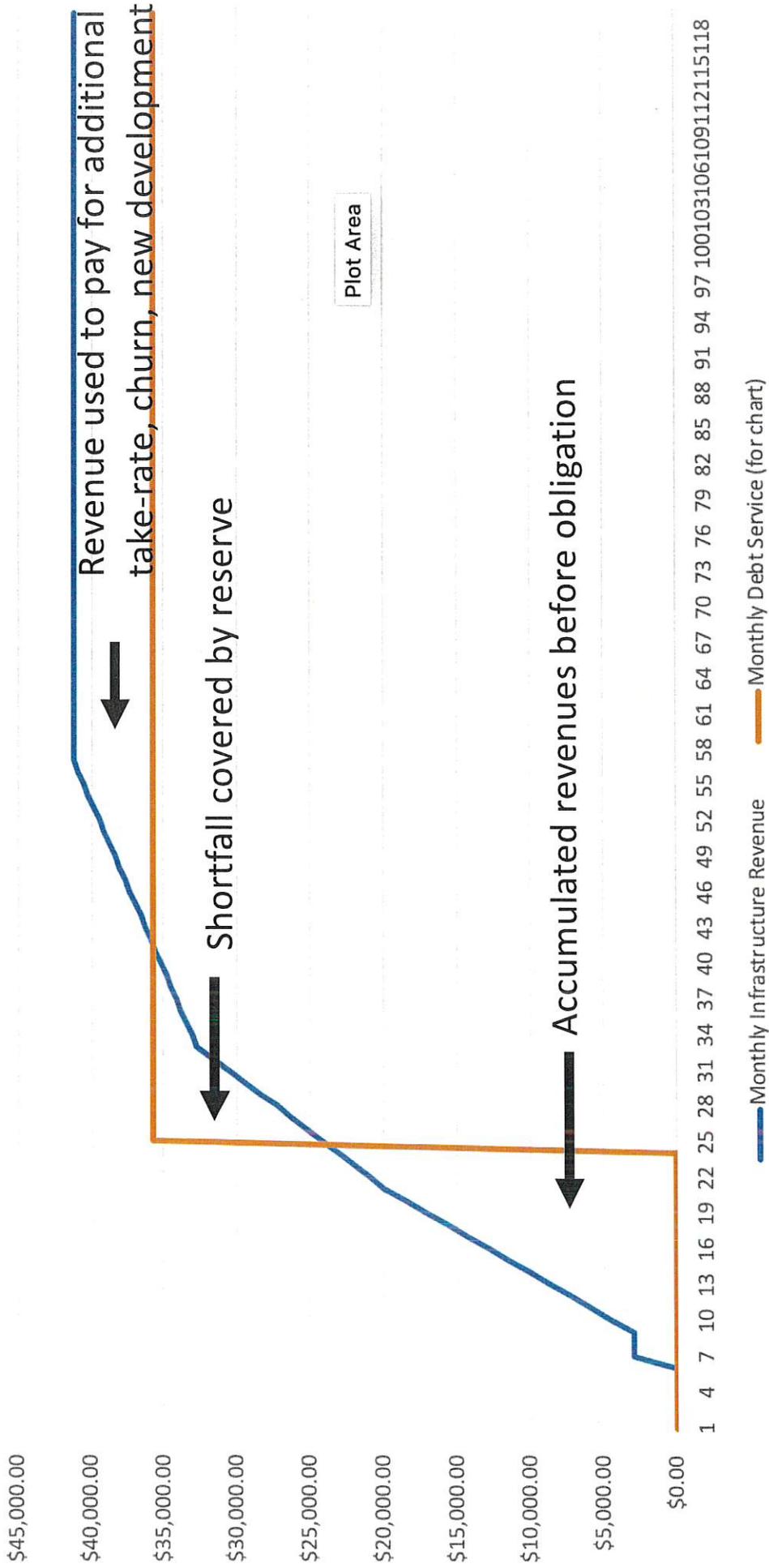
Example - Minimum 250/250 Mbps Internet Package, no commitment



*varies by a few dollars depending on choice of provider, more for higher tiers, business

FINANCIAL MODEL – CONSERVATIVE AT 40% AFTER 5 YEARS

Infrastructure Revenue vs. Debt Service



CEDAR HILLS CONSIDERATIONS

- Current UTOPIA member city
- Existing backbone fiber (UDOT)
 - Faster buildout, faster revenue coverage
- Business revenue, schools, churches offsets risk
- Nearest City, Lindon, has 57% take-rate, continues to increase
- Relatively short frontage distances
- Higher construction costs due to rock
- **OVERALL – VERY LOW RISK PROJECT**

PROJECT STEPS



1. Community Survey
2. UTOPIA Fiber Proposal
3. RFP
4. Contract Award/Approval
5. UIA Financing of Project
6. Project Build
7. Marketing/Sales



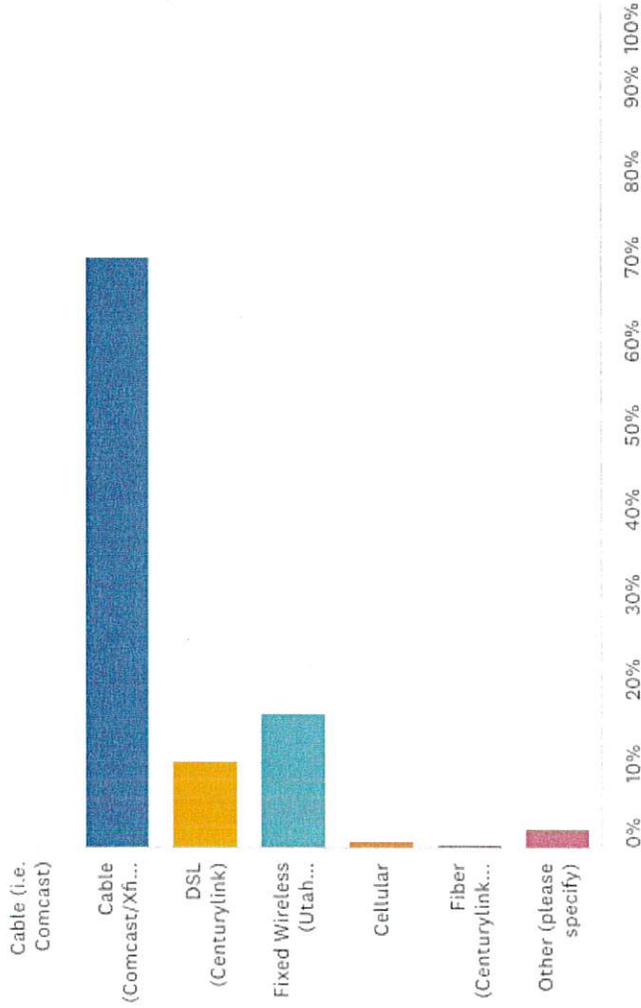
1.5 years for
project
completion



CEDAR HILLS – SURVEY RESULTS

What type of internet service do you currently have?

Answered: 213 Skipped: 0



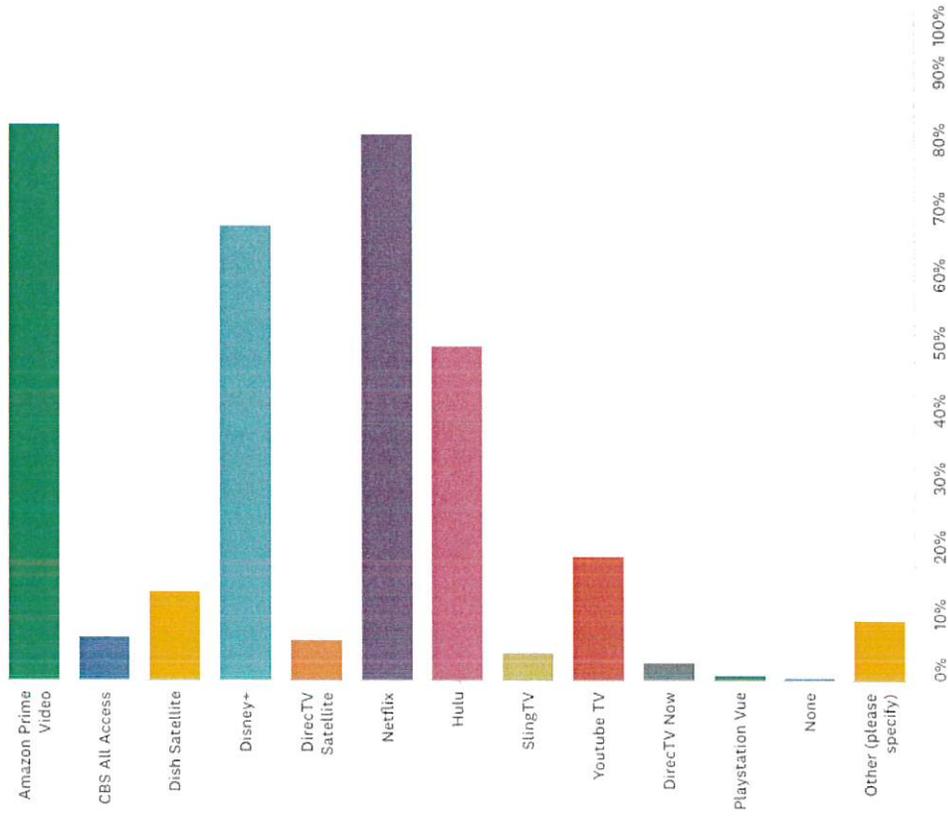
- Far more cable subscribers than typical
- No fiber options



CEDAR HILLS – SURVEY RESULTS

Which of the following Video Services do you currently have?

Answered: 213 Skipped: 0



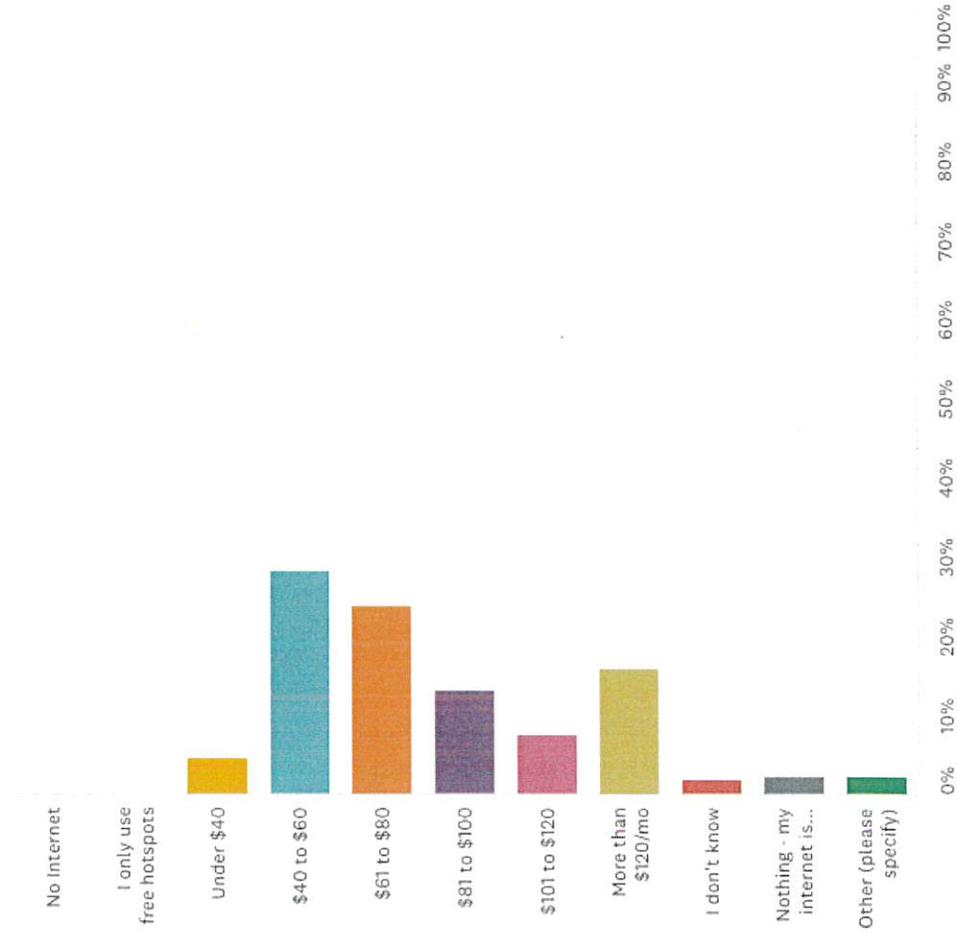
- Especially high subscribership of streaming services (younger population)



CEDAR HILLS – SURVEY RESULTS

Currently, how much do you pay for internet service each month?

Answered: 213 Skipped: 0



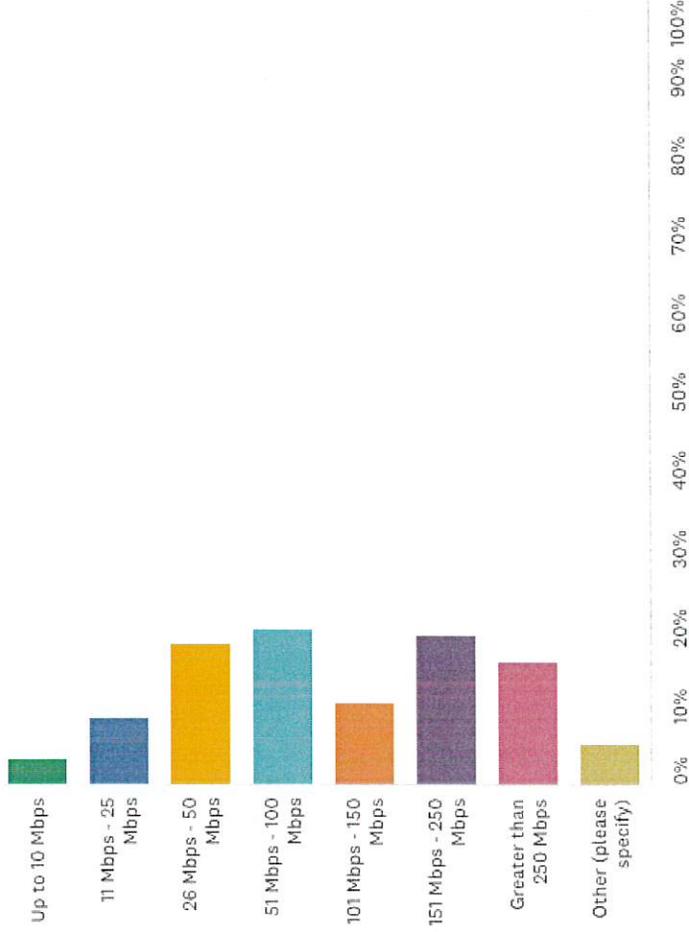
- 36.62% paying \$81 or more
- 60.56% paying \$61 or more



CEDAR HILLS – SURVEY RESULTS

What is the download speed of your internet connection

Answered: 211 Skipped: 2



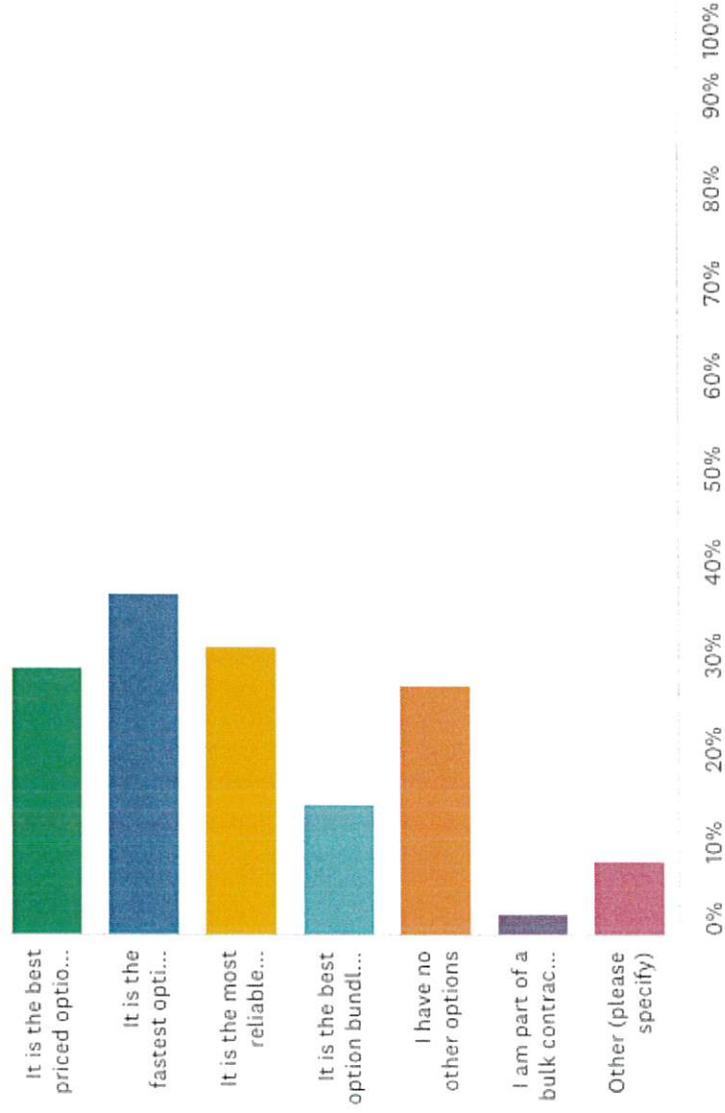
- 84.36% have slower speeds than UTOPIA Fiber's slowest tier (250Mbps)



CEDAR HILLS – SURVEY RESULTS

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

Answered: 213 Skipped: 0



CEDAR HILLS – SURVEY RESULTS

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

Answered: 213 Skipped: 0



DETRACTORS (0-6)	PASSIVES (7-8)	PROMOTERS (9-10)	NET PROMOTER® SCORE
69% 146	24% 51	8% 16	-61

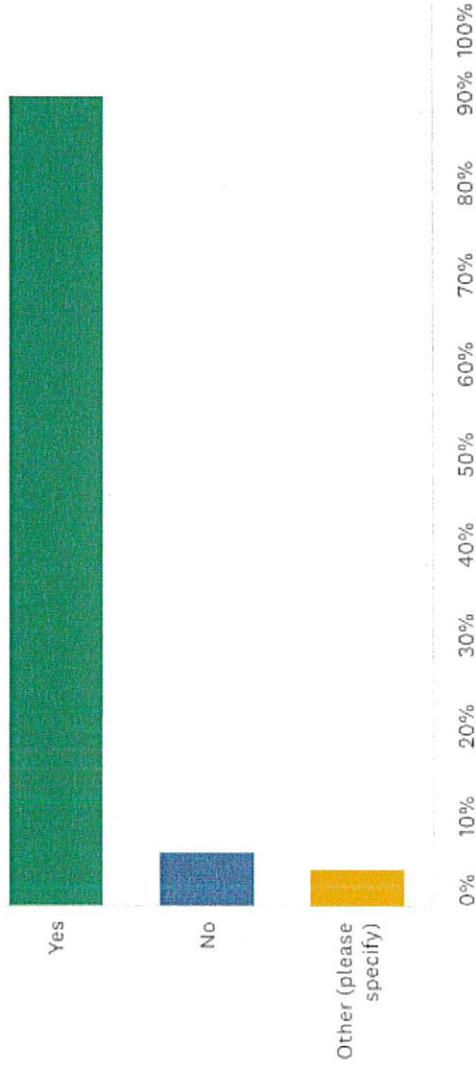
This is especially bad, but good for fiber project take-rate and public support



CEDAR HILLS – SURVEY RESULTS

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

Answered: 213 Skipped: 0



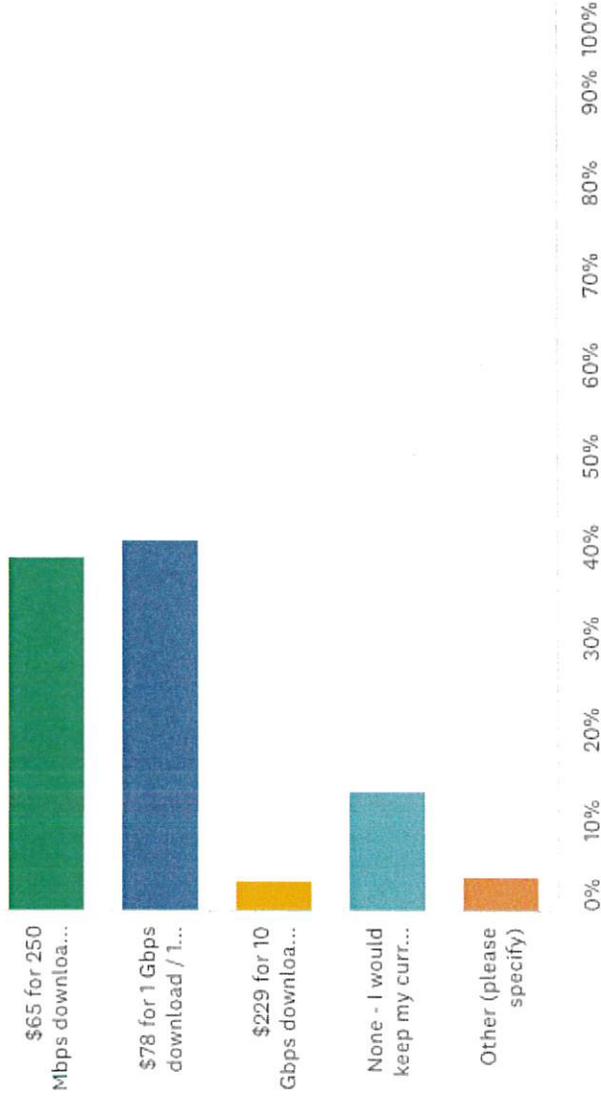
ANSWER CHOICES	RESPONSES
▶ Yes	191 89.67%
▶ No	13 6.10%
▶ Other (please specify)	9 Responses 4.23%
TOTAL	213



SIMILAR CITY – SURVEY RESULTS

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

Answered: 213 Skipped: 0



- 83.11% selecting a UTOPIA Fiber service suggesting an especially high demand and resulting take-rate

CEDAR HILLS – SURVEY RESULTS

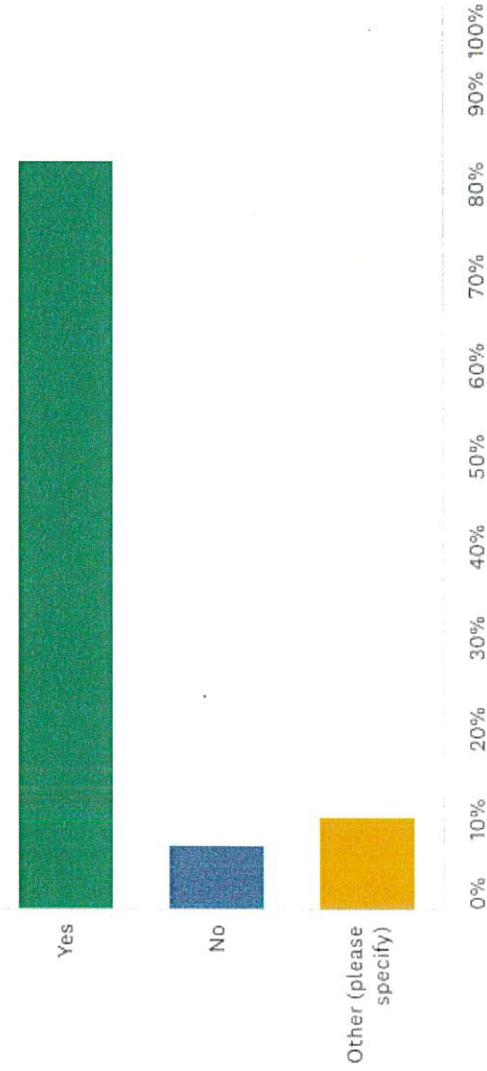


Those selecting a service spread across city, no pockets of competitive alternatives, public opposition, etc.

CEDAR HILLS – MODEL COMPARISON

Are you supportive of the city building a fiber-to-the-home network paid for only by those that sign up for services with an all-in cost for services of \$65/mo and no cost for non-subscribers. (referred to as a subscriber model).

Answered: 213 Skipped: 0



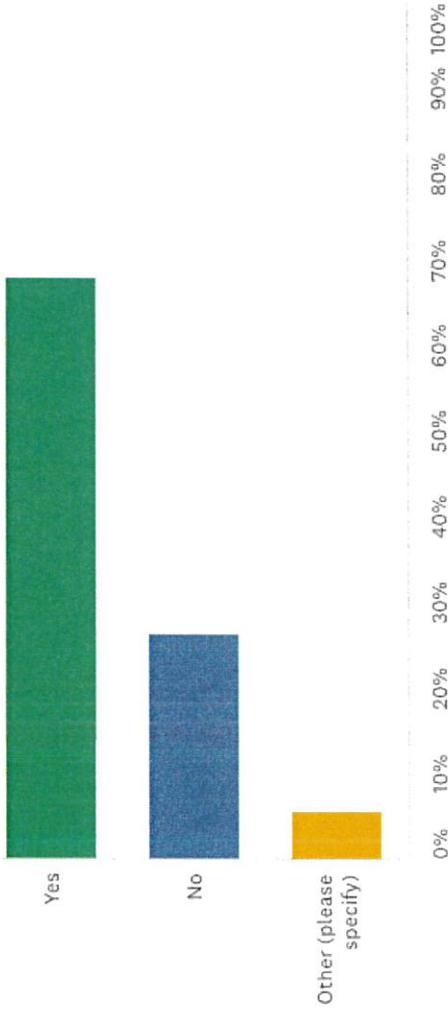
ANSWER CHOICES	RESPONSES
Yes	176
No	15
Other (please specify)	22
TOTAL	213



CEDAR HILLS – MODEL COMPARISON

Are you supportive of the city building a fiber-to-the-home network by implementing a city-wide utility fee of approximately \$10/mo per household, resulting in an all-in cost of services for subscribers of approximately \$45/mo for 250 Mbps service with non-subscribers paying only the utility fee of \$10/mo. (referred to as a utility model)

Answered: 213 Skipped: 0

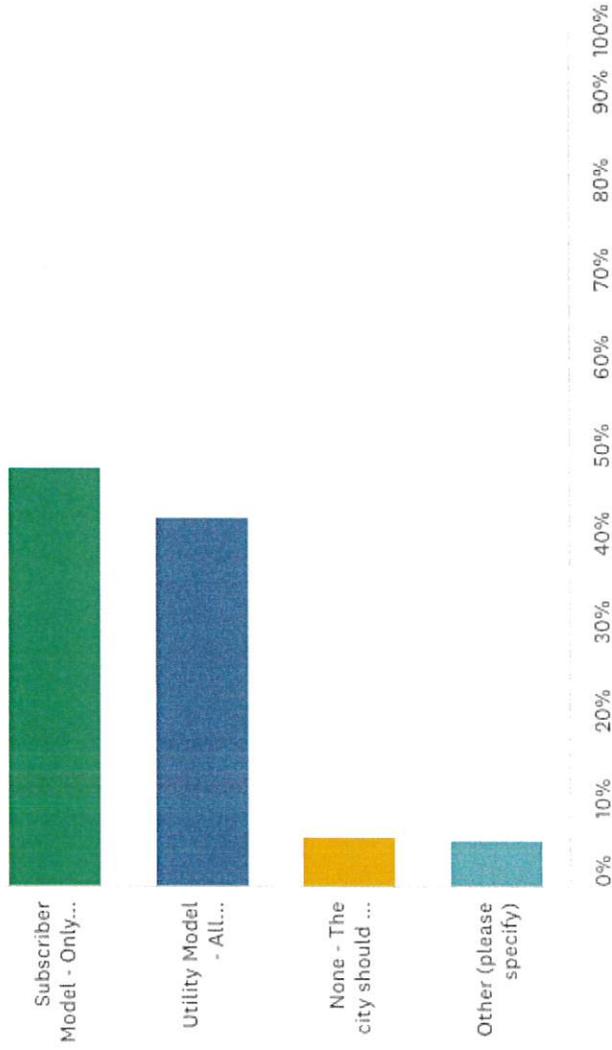


ANSWER CHOICES	RESPONSES
Yes	68.08% 145
No	26.29% 56
Other (please specify)	5.63% 12
TOTAL	213

CEDAR HILLS – MODEL COMPARISON

With the city considering different options for how it might finance a fiber-to-the-home network, which option do you prefer?

Answered: 213 Skipped: 0



CEDAR HILLS – MODEL COMPARISON

SUBSCRIBER MODEL

- \$65/mo cost for subscribers
- \$0 cost for non-subscribers
- 82.63% support
- 47.42% support in direct comparison

UTILITY MODEL

- \$45/mo cost for subscribers
- \$10/mo cost for non-subscribers
- 68.08% support
- 41.78% support in direct comparison

STRONGER SUPPORT FOR SUBSCRIBER MODEL, EVEN WITH 83% PLANNING TO SIGN UP



OTHER SIMILAR PROJECTS

- General UIA Projects (~\$170M)
 - Revenues are exceeding debt service for all projects
 - Approximately \$1.4M/mo revenues covering approx. \$1.1M/mo monthly debt service for all UIA projects
 - West Valley City, Orem, Murray, Midvale
- Layton City 2nd Half (\$23M)
 - Contract Approved - July 2018
 - Buildout Completed Marcy 2020
 - **Break-even 6 months early**
- Woodland Hills
 - Contract Approved - October 2018
 - Construction Completed March 2019
 - Current Take-rate (of actual homes) - **70%**
- Morgan City (\$2.5M)
 - Contract Approved – January 2019
 - Construction Completed March 2019
 - **Break-even 1 year early**
- Payson City 2nd Half (\$3.5M)
 - Currently under construction
 - Trending very well
- West Point (\$7.2M)
 - Currently under construction



PROJECT STEPS

1. Community Survey
2. UTOPIA Fiber Proposal
3. RFP
4. Contract Award/Approval
5. UIA Financing of Project
6. Project Build
7. Marketing/Sales



1.5 years for
project
completion



Questions?

Roger Timmerman, Executive Director

rtimmerman@utopiafiber.com

www.utopiafiber.com

801-613-3855





CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	July 21, 2020

City Council Agenda Item

SUBJECT:	Discussion on a City Cemetery
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

Occasionally, residents ask if the City of Cedar Hills has any intention of pursuing the development of a cemetery. The City Council last evaluated this idea in 2014, and the conclusion, based on staff's recommendation was that there were two barriers to pursuing this idea that would need to be overcome. The first problem was the lack of availability of a viable parcel to develop. Required land would need to be about 1.5-3 acres of land. Due to the lack of a suitable piece of ground, and issues relating to ground that may be suitable, no solution was reached on this issue. The second hurdle was around financing a cemetery, both the short-term development of the land, and the long-term commitment required. In 2014, staff evaluated a parcel of open space behind Silver Lake Drive, on the hillside; the estimated cost of development was \$600-750,000 (2014 dollars). This included grading, excavation, asphalt, retaining walls, irrigation, restrooms, utilities, etc. In order to manage a cemetery in the long-term, Cedar Hills would need to hire 1.5-2 new employees, heavy duty equipment, management software, and plan for long-term maintenance costs.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Possible cemetery location (evaluated in 2014)

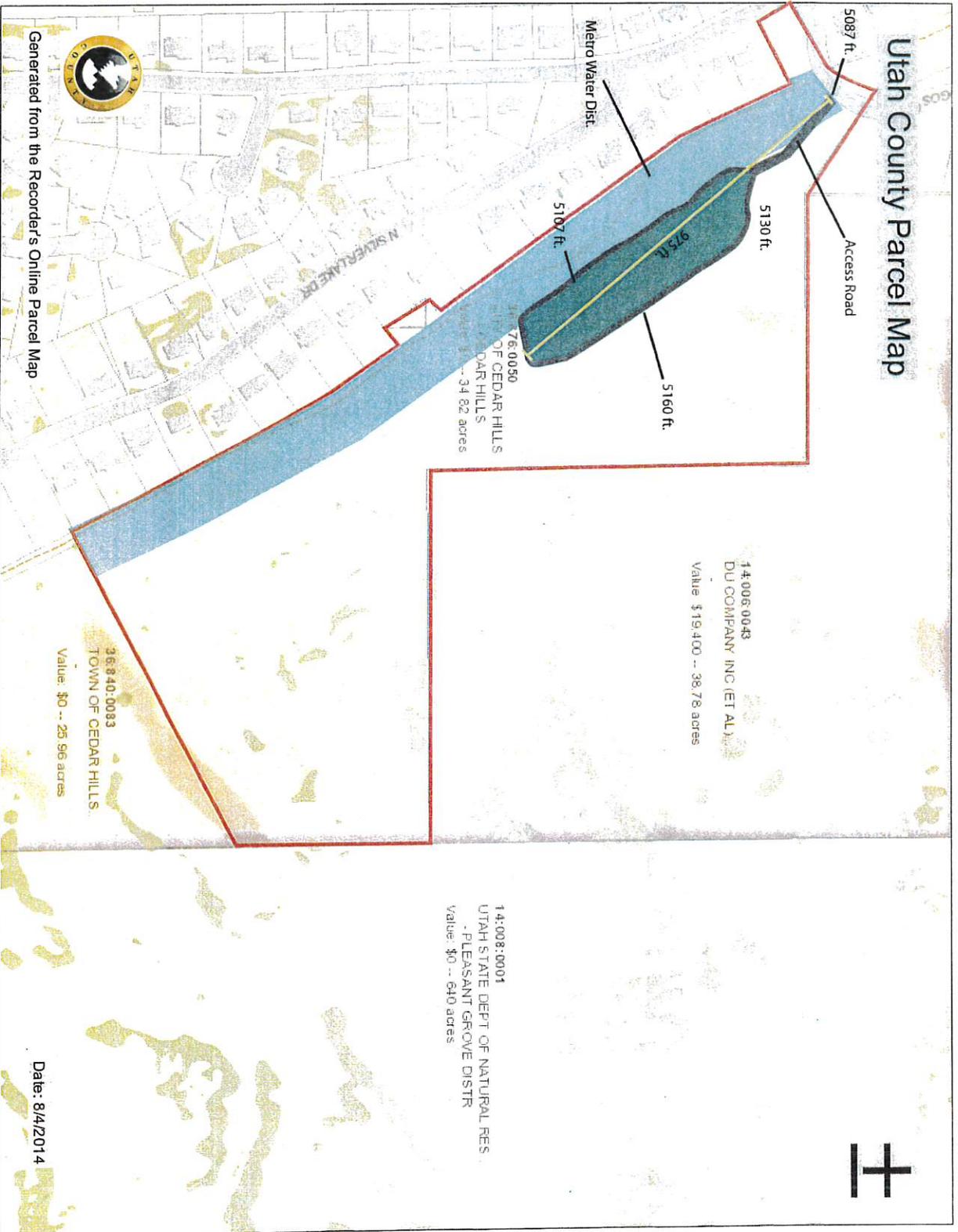
RECOMMENDATION:

Review previous analysis, and direct staff if further information is needed

MOTION:

No motion necessary, discussion item only

Utah County Parcel Map



Generated from the Recorder's Online Parcel Map

Date: 8/4/2014