CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, September 2, 2014 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, September 2, 2014, 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, Invocation given by C. Zappala and Pledge led by C. Rees
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)

REPORTS/PRESENTATIONS/RECOGNITIONS

4. Youth City Council Presentation - Committee Update, Introduction of New Members, Appointment of YCC Mayor
5. Review/Action on Adopting a Resolution Recognizing Cedar Hills Champion, Jerianne Conroy

CONSENT AGENDA

6. Minutes from the August 5, 2014 and August 19, 2014 City Council Meetings

CITY REPORTS AND BUSINESS

7. City Manager
8. Mayor and Council

SCHEDULED ITEMS

9. Review/Action on a Resolution to Approve the Notice of Intent to Issue Refunding Bonds for the 2006 Utility Revenue Bonds with the Maximum Amount of $5,250,000, with a Maximum Interest Rate of 5.25 Percent; for a Maximum of 20 Years; with a Maximum Discount of Three Percent; Providing for the Running of a Contest Period; and Related Matters
10. Review/Action on Authorizing the Mayor to sign a Notice of Approval of Exchange of Title for Property owned by Cory L. Griffiths and Jill B. Griffiths
11. Review/Action on a Resolution Creating Citizens Advisory Committee to Make Recommendations on Updating the General Plan
12. Discussion on SR-146/Canyon Road
13. Discussion on the Duties of the Mayor and the Duties of the City Manager
14. Motion to go into Executive Session, pursuant to Utah State Code 52-4-204 & 52-4-205, to discuss the character, professional competence or physical or mental health of an individual. *** EXECUTIVE SESSION***
15. Motion to Adjourn Executive Session and reconvene City Council Meeting

ADJOURNMENT

16. Adjourn

Posted this 29th day of August, 2014 /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.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Councilmember Rees
DATE:	9/2/2014

City Council
Agenda Item

SUBJECT:	Youth City Council Presentation
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Councilmember Rees

BACKGROUND AND FINDINGS:

In accordance with the bylaws, candidates for Youth City Council, and YCC mayor, apply and present themselves to their peer group for consideration. The YCC advisor, with the recommendation of the YCC and adult advisory committee, submit the names to the Mayor. The Mayor then appoints the YCC mayor.

PREVIOUS LEGISLATIVE ACTION:

Ordinance No. 03-05-2013A

FISCAL IMPACT:

n/a

SUPPORTING DOCUMENTS:

none

RECOMMENDATION:

The YCC advisor, the YCC and adult committee recommend that YCC member Kyle Schvaneveldt be appointed as the Youth City Council mayor.

MOTION:

To affirm Mayor Gygi's appointment of Kyle Schvaneveldt as the Youth City Council mayor.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	8/19/2014

City Council
Agenda Item

SUBJECT:	Cedar Hills Champion
APPLICANT PRESENTATION:	**Yes**
STAFF PRESENTATION:	Gary R. Gygi, Mayor

BACKGROUND AND FINDINGS:

As part of the Cedar Hills Champions Program, the city would like to recognize Jerianne Conroy. Jerianne has served as chairperson for the Family Festival Committee for the past two years, and has dedicated many, many hours to the role. She has efficiently worked with her team of volunteers, city staff and city officials to put on two very successful festivals.

PREVIOUS LEGISLATIVE ACTION:

none

FISCAL IMPACT:

none

SUPPORTING DOCUMENTS:

Resolution recognizing Priscilla Leek as a Cedar Hills Champion, and proclaiming September 3, 2014 as "Cedar Hills Champion, Jerianne Conroy Day" in Cedar Hills.

RECOMMENDATION:

Staff recommends the City Council approve and adopt the resolution.

MOTION:

To approve/not approve Resolution _____, a resolution recognizing Jerianne Conroy as a Cedar Hills Champion for her outstanding commitment to excellence, for her hard work and dedication, her enthusiasm and for her leadership and success as Chairperson of the Family Festival C

RESOLUTION NO. _____

A RESOLUTION RECOGNIZING JERIANNE CONROY AS A CEDAR HILLS CHAMPION FOR HER OUTSTANDING COMMITMENT TO EXCELLENCE, FOR HER HARD WORK AND DEDICATION, HER ENTHUSIASM, AND FOR HER LEADERSHIP AND SUCCESS AS CHAIRPERSON OF THE FAMILY FESTIVAL COMMITTEE.

WHEREAS, the City of Cedar Hills wishes to fully recognize the time, dedication and hard work that Jerianne Conroy has devoted to her role as the Family Festival Committee Chairperson ; and

WHEREAS, the Cedar Hills Family Festival provides the opportunity to bring the community together to enjoy a number of events and activities; and

WHEREAS, since 2012, Jerianne has enthusiastically worked many, many hours with her team of volunteers, city staff and city officials to put on very successful festivals; and

WHEREAS, Jerianne Conroy exemplifies the traits, abilities, and the drive that inspire others in our community to pursue their own personal goals and dreams.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Hills, Utah, and on behalf of all residents, hereby proclaims that September 3, 2014, be recognized as "Cedar Hills Champion, Jerianne Conroy Day." With this, the City of Cedar Hills wishes to recognize and sincerely thank Jerianne Conroy for the dedication, inspiration and example that she has provided to our community.

PASSED AND ORDERED RECORDED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 2ND DAY OF SEPTEMBER, 2014.

_____
Gary R. Gygi, Mayor

ATTEST:

_____
Colleen A. Mulvey, City Recorder

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	9/2/2014

City Council
Agenda Item

SUBJECT:	Utility Revenue and Refunding Bonds, Series 2006
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Charl Louw, Finance Director

BACKGROUND AND FINDINGS:

PREVIOUS LEGISLATIVE ACTION:
Resolution No. 3-7-2006B

FISCAL IMPACT:

SUPPORTING DOCUMENTS:
Parameters Resolution for Utility Revenue Refunding Bonds

RECOMMENDATION:
Eric Johnson will be attending the meeting to discuss the options available for the Utility Revenue Refunding Bonds at a lower interest rate

MOTION:
To approve/not approve Resolution No. _____, a resolution approving the Notice of Intent to issue Refunding Bonds for the 2006 Utility Revenue Bonds, with the maximum amount of $5,250,000; with a maximum interest rate of 5.25 percent; for a maximum of 20 years; with a maximum discount of three percent; providing for the running of a contest period; and related matters.

CITY OF CEDAR HILLS, UTAH COUNTY, UTAH
UTILITY REVENUE REFUNDING BONDS, SERIES 2014
PARAMETERS RESOLTUION
SEPTEMBER 2, 2014

RESOLUTION NO. 09-02-2014___

A RESOLUTION AUTHORIZING NOT MORE THAN $5,250,000 UTILITY REVENUE REFUNDING BONDS, SERIES 2014 TO REFUND THE CITY'S OUTSTANDING SERIES 2006 UTILTY BONDS; FIXING THE MAXIMUM PRINCIPAL AMOUNT, MATURITY NOT TO EXCEED 20 YEARS, INTEREST RATE NOT TO EXCEED 5.25%, AND DISCOUNT NOT TO EXCEED 3%; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

WHEREAS, pursuant to the provisions of the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotate 1953, as amended (the "Act"), the City Council (the "Council") of the City of Cedar Hills, Utah County, Utah (the "Issuer"), has authority to issue its Utility Revenue Refunding Bonds, Series 2014 in an amount not to exceed $5,250,000 (the "Bonds") for the municipal purposes set forth therein; and

WHEREAS, the Act provides for the publication of a Notice of Bonds to be Issued, and the Issuer desires to publish such a notice at this time in compliance with the Act with respect to the Bonds:

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Cedar Hills, Utah County, Utah, as follows:

Section 1. The Council of the Issuer hereby finds and determines that it is in the best interests of the Issuer and its residents to issue not more than $5,250,000 aggregate principal amount of its Utility Revenue Refunding Bonds, Series 2014 (the "Bonds"), to bear interest at a rate or rates of not to exceed 5.25% per annum, to mature in not more than 20 years from their date or dates, and to be sold at a price not less than 97% of the total principal amount thereof, for the purpose of refinancing the City's Utilyt Revenue Bonds, Series 2006 to obtain an interest rate savings, all pursuant to this Resolution, a resolution to be adopted by the Council authorizing and confirming the issuance and sale of the Bonds (herein referred to as the "Final Bond Resolution") in substantially the form attached hereto as Exhibit "A", and a General Indenture of Trust dated as of February 1, 2006, and Fifth Supplemental Indenture of Trust to be entered into at the time of issuance of the Bonds in substantially the form attached hereto as Exhibit "B" (collectively, the "Indenture"), and the Issuer hereby declares its intention to issue the Bonds according to the provisions of this Resolution, the Indenture and the Final Bond Resolution, when adopted.

Section 2. The Issuer hereby authorizes and approves the issuance and sale of the Bonds to the purchaser or purchasers to be identified in the Final Bond Resolution, pursuant to the provisions of this Resolution, the Indenture and the Final Bond Resolution to be adopted by the Council authorizing and confirming the issuance and sale of the Bonds, with such changes thereto as shall be approved by the Council upon the adoption of the Final Bond Resolution, provided that the principal amount, interest rate or rates, maturity and discount shall not exceed the maximums set forth in Section 1 hereof.

Section 3. In accordance with the provisions of the Act, the City Recorder shall cause the following "Notice of Bonds to be Issued" to be published one (1) time in the Deseret News, a newspaper of general circulation in the Issuer, which is hereby designated as the official newspaper of the Issuer. The City Recorder shall also cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the Issuer's principal offices for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the date of publication thereof. The "Notice of Bonds to be Issued" shall be in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Act") that on September 2, 2014, the City Council (the "Council") of the City of Cedar Hills, Utah County, Utah (the "Issuer"), adopted a resolution (the "Resolution") in which it authorized the issuance of the Issuer's Utility Revenue Refunding Bonds, Series 2014 in an amount of not more than $5,250,000 aggregate principal amount (the "Bonds"), to bear interest at a rate or rates of not to exceed 5.25% per annum, to mature in not more than 20 years from their date or dates, and to be sold at a price not less than 97% of the total principal amount thereof, plus accrued interest, if any, thereon.

The Bonds, pursuant to the Resolution, a General Indenture of Trust dated as of February 1, 2006 and Fifth Supplemental Indenture of Trust (collectively, the "Indenture") and a Final Bond Resolution to be adopted authorizing the sale of the Bonds, are to be issued for the purpose of (i) refinancing at an interest rate savings the Issuer's outstanding Utility Revenue Bonds, Series 2006; (ii) funding a deposit to a debt service reserve fund, if desired, and (iii) paying issuance expenses.

The Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution a form of the Indenture and Final Bond Resolution which were before the Council and attached to the Resolution at the time of the adoption of the Resolution and said Indenture shall contain such terms and provisions as shall be approved by the Issuer at the time of adoption of the Final Bond Resolution, and said Final Bond Resolution is to be adopted by the Council with such changes as shall be approved by the Council upon its adoption; provided that the principal amount, interest rate or rates, maturity and discount of the Bonds will not exceed the maximums herein.

A copy of the Resolution, the Final Bond Resolution and the Indenture are on file in the office of the City Recorder in the City offices in Cedar Hills, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m. for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Final Bond Resolution, the Indenture, the Bonds, or any provision made for the security and payment of the Bonds by filing a verified written complaint in the district court of the county in which he or she resides and that after such time, no one shall have any cause of action to contest the regularity, formality or legality thereof for any cause whatsoever.

DATED this September 2, 2014.

/s/ Collen Mulvey
City Recorder

Section 4. This declaration is intended to be a declaration of official intent under Treasury Regulation § 1.103-18(1).

Section 5. The Council hereby retains and directs Eric Todd Johnson, of the law firm Blaisdell, Church & Johnson, LLC to act as Bond Counsel with respect to the Bonds.

Section 6. The City Recorder is directed to complete the attached Record of Proceedings.

Section 7. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this September 2, 2014.

_____
Mayor

ATTEST:

_____
City Recorder

[SEAL]

EXHIBIT A

FORM OF FINAL BOND RESOLUTION

[See Transcript Document No. __]

EXHIBIT B

FORM OF GENERAL INDENTURE AND FIFTH SUPPLEMENTAL INDENTURE

[See Transcript Document Nos. __ and __]

EXHIBIT C

RECORD OF PROCEEDINGS

The City Council (the "Council") of the City of Cedar Hills, Utah County, Utah (the "Issuer"), met in public session at the regular meeting place of the Council at 10640 N Clubhouse Drive in Cedar Hills, Utah, on September 2, 2014, at the hour of 7:00 p.m., or as soon thereafter as feasible, with the following members of the Council being present:

Gary Gygi	Mayor
Jenney Rees	Councilmember
Trent Augustus	Councilmember
Daniel Zappala	Councilmember
Rob Crawley	Councilmember
Mike Geddes	Councilmember

Also present:

David Bunker	City Manager/Engineer
Collen Mulvey	City Recorder

Absent:

After the meeting had been duly called to order and after other matters were discussed, the foregoing resolution (the "Resolution") was introduced in written form and fully discussed.

A motion to adopt the Resolution was then duly made by Councilmember _____ and seconded by Councilmember _____ and the Resolution was put to a vote and carried, the vote being as follows:

YEA:

NAY:

The Resolution was then signed by the Mayor in open meeting and recorded by the City Recorder in the official records of the Issuer.

CERTIFICATE OF CITY RECORDER

I, Collen Mulvey, the duly appointed and qualified City Recorder of the City of Cedar Hills, Utah County, Utah (the "Issuer"), do hereby certify that the attached Resolution is a true, accurate and complete copy thereof as adopted by the City Council at a regular meeting duly held on September 2, 2014 (the "Meeting"). The Meeting was called and noticed as required by law as is evidenced by the attached Certificate of Compliance with Open Meeting Law. The persons present and the result of the vote taken at the Meeting are all as shown above. The Resolution, with all exhibits attached, was deposited in my office on September 2, 2014 and is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Issuer, this September 2, 2014.

(SEAL)

_____
City Recorder

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Collen Mulvey, the undersigned City Recorder of City of Cedar Hills, Utah County, Utah (the "Issuer"), do hereby certify, according to the records of the Issuer in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the September 2, 2014 public meeting, held by the Issuer as follows:

(a) By causing a Notice, in the form attached hereto (the "Meeting Notice"), to be posted at the Issuer's principal offices, at least twenty-four (24) hours prior to the convening of the meeting, the Meeting Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of the Meeting Notice to be delivered to a newspaper of general circulation in the Issuer at least twenty-four (24) hours prior to the convening of the meeting.

(c) By causing a copy of the Meeting Notice to be posted on the Utah Public Notice Website at least 24 prior to the meeting.

In addition, the Notice of 2014 Annual Meeting Schedule for the Issuer, attached hereto, specifying the date, time and place of the regular meetings of the City Council to be held during the 2014 calendar year was (1) posted on _____, 20__, at the principal office of the City Council, and (2) provided to at least one newspaper of general circulation within the Issuer on _____, 20__, and (3) posted on the Utah Public Notice Website on _____, 20___.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this September 2, 2014.

_____
City Recorder

(SEAL)

[Attach Meeting Notice and proof of posting on Website]

[Attach Notice of 2014 Annual Meeting Schedule and proof of newspaper publication and posting on Website]

[ATTACH Proof of newspaper publication and posting on Website of NOTICE OF BONDS TO BE ISSUED]

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker
DATE:	9/2/2014

City Council
Agenda Item

SUBJECT:	Exchange of Title for Property owned by Cory L. and Jill B. Griffiths
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin

BACKGROUND AND FINDINGS:

Property owners, Cory L. & Jill B. Griffiths own two adjacent lots in the Cedars West subdivision (Plats D & F). They are wanting to do an Exchange of Title on Lot 9 of The Cedars Plat F, exchanging 11098 square feet, and combining it with Lot 48 of The Cedars Plat D. This exchange does not alter any existing easements; both lots remain in compliance with Cedars CCR's, setback requirements, frontage requirements, and lot size requirements

PREVIOUS LEGISLATIVE ACTION:

None.

FISCAL IMPACT:

None.

SUPPORTING DOCUMENTS:

Special Warranty Deed (before and after maps included)

RECOMMENDATION:

To approve the exchange of title as described in the "Notice of Approval of Exchange of Title."

MOTION:

To approve/not approve Special Warranty Deed and Exchange of Title, of Lot 9 "The Cedars at Cedar Hills, Plat F" to, Lot 48, "The Cedars at Cedar Hills, Plat D."

SPECIAL WARRANTY DEED

CORY L. GRIFFITHS AND JILL B. GRIFFITHS, HUSBAND AND WIFE AS JOINT TENANTS

GRANTOR

FOR THE SUM OF $10.00 AND OTHER VALUABLE CONSIDERATIONS, HEREBY **CONVEYS** AND **WARRANTS** TO

CORY LOREN GRIFFITHS AND JILL B. GRIFFITHS, HUSBAND AND WIFE AS JOINT TENANTS

GRANTEE

THE FOLLOWING DESCRIBED TRACT OF LAND, IN THE CITY OF CEDAR HILLS, UTAH COUNTY, STATE OF UTAH, TOWIT:

BASIS OF BEARINGS : UTAH STATE PLANE BEARINGS

ALL THAT PART OF LOT 9 PLAT F, THE CEDARS AT CEDAR HILLS PRD SUBDIVISION, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9, AND RUN THENCE S 76° 35' 57" W 158.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE S 76° 35' 57" W 176.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE S 48° 33' 00" E 93.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N72°38'04"E 129.32 FEET; THENCE N 18° 30' 36" W 67.54 FEET TO THE POINT OF BEGINNING, CONTAINING 11,098 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED TRACT TO BE JOINED TO LOT 48, PLAT D, OF "THE CEDARS AT CEDAR HILLS PRD. SUBDIVISION", AS OUTLINED IN " EXCHANGE OF TITLE AGREEMENT WITH THE CITY OF CEDAR HILLS, UTAH. SAID EXCHANGE BECOMES LEGAL UNDER UTAH MUNICIPAL CODE CHAPTER 9a SECTION 608.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY APPEARING OF RECORD AND ENFORCEABLE IN LAW.

WITNESS THE HAND AND SEAL OF SAID GRANTOR ON 8/22/14.

CORY L. GRIFFITHS
36:939:0009

JILL B. GRIFFITHS
36:939:0009

STATE OF UTAH
UTAH COUNTY SS ON THE 22nd DAY OF August 2014, PERSONALLY APPEARED BEFORE ME, CORY L. GRIFFITHS AND JILL B. GRIFFITHS, SIGNERS OF THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME.

NOTARY

MY COMMISSION EXPIRES 09/01/17

L DEREK SHANE CASON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 669869
COMM. EXP. 09-01-2017

NOTICE OF APPROVAL OF EXCHANGE OF TITLE

TITLE 10 UTAH MUNICIPAL CODE
CHAPTER 9a
SECTION 608 - SUBSECTION (5)

PURSUANT TO THE PROVISIONS OF UTAH MUNICIPAL CODE. CHAPTER 9a SECTION 608, NOTICE IS HEREBY PROVIDED THAT THE EXCHANGE OF TITLE, AS DESCRIBED HEREIN, HAS BEEN APPROVED BY THE LAND USE AUTHORITY OF THE CITY OF CEDAR HILLS (CITY COUNCIL), STATE OF UTAH. THE UNDERSIGNED PROPERTY OWNERS, HEREBY REQUEST, STIPULATE AND CONSENT TO THE ADJUSTMENT OF THE PROPERTY LINES, AS DESCRIBED HEREIN. THE UNDERSIGNED PROPERTY OWNERS FURTHER ACKNOWLEDGE AND REPRESENT TO THE CITY OF CEDAR HILLS, THAT CONVEYANCE DOCUMENTS HAVE BEEN PREPARED AND EXECUTED TO EFFECT THE EXCHANGE OF TITLE, AS DESCRIBED HEREIN, AND THAT THESE CONVEYANCE DOCUMENTS WILL BE RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER BY AN EMPLOYEE AS SO DESIGNATED, BY THE CITY OF CEDAR HILLS. THE PUBLIC UTILITY EASEMENTS REMAIN UNCHANGED AS SHOWN ON THE SUBDIVISION PLAT OF " THE CEDARS AT CEDAR HILLS PLAT D AND PLAT F" .

LEGAL DESCRIPTIONS OF PARCELS
PRIOR TO EXCHANGE

CORY L. GRIFFITHS & JILL B. GRIFFITHS
SERIAL NUMBER
36:939:0009

LOT 9 " THE CEDARS AT CEDAR HILLS, PLAT F "

CORY LOREN GRIFFITHS & JILL B. GRIFFITHS
SERIAL NUMBER
36:914:0048

LOT 48 " THE CEDARS AT CEDAR HILLS, PLAT D "

.....

LEGAL DESCRIPTIONS OF PARCELS
AFTER THE EXCHANGE

CORY L. GRIFFITHS & JILL B. GRIFFITHS
SERIAL NUMBER
36:939:0009

ALL THAT PART OF LOT 9, PLAT F, THE CEDARS AT CEDAR HILLS, PRD. BOUNDED AND DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: UTAH STATE PLANE BEARINGS.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, AND RUN THENCE S 76° 35' 57" W 158.60 FEET; THENCE S 18° 30' 36" E 67.54 FEET; THENCE N 72° 38' 04" E 154.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 818.00 FEET, AND WHOSE CHORD BEARS N 15° 23' 00" W 56.59 FEET, 56.51 FEET ARC LENGTH, TO THE POINT OF BEGINNING, CONTAINING 9715 SQUARE FEET OF LAND.

CORY LOREN GRIFFITHS & JILL B. GRIFFITHS
SERIAL NUMBER
36:914:0048

LOT 48 " THE CEDARS AT CEDAR HILLS, PLAT D, PRD " .

ALSO INCLUDING THE FOLLOWING DESCRIBED PARCEL OF LAND. TO BE JOINED WITH THE ABOVE DESCRIBED LOT 48 , BEING ADDED TO THE SERIAL NUMBER 36:914:0048, AND TAXED AS JOINED TOGETHER PERMANENTLY.

BASIS OF BEARINGS: UTAH STATE PLANE BEARINGS

ALL THAT PART OF LOT 9, " THE CEDARS AT CEDAR HILLS, PLAT F, PRD " BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9, AND RUN THENCE S 76° 35' 57" W 158.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE S 76° 35' 57" W 176.66 FEET; THENCE S 48° 33' 00" E 93.21 FEET; THENCE N 72° 38' 04" E 129.32 FEET; THENCE N 18° 30' 36" W 67.54 FEET TO THE POINT OF BEGINNING, CONTAINING 11,098 SQUARE FEET OF LAND.

PROPERTY OWNERS AFFIDAVIT

WE, THE UNDERSIGNED, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT WE THE CURRANT OWNERS OF THE PROPERTY INVOLVED IS THIS APPLICATION, THAT WE HAVE READ THE APPLICATION AND ATTACHED PLANS AND OTHER EXHIBITS AND ARE FAMILIAR WITH ITS CONTENTS, AND THAT SAID CONTENTS ARE IN ALL RESPECTS TRUE AND CORRECT BASED UPON PERSONAL KNOWLEDGE.

_____	_____
CORY L. GRIFFITHS 36:939:0009	JILL B. GRIFFITHS 36:939:0009
_____	_____
CORY LOREN GRIFFITHS 36:914:0048	JILL B. GRIFFITHS 36:914:0048

STATE OF UTAH
UTAH COUNTY SS

ON THE _____ DAY OF _____ 2014, PERSONALLY APPEARED BEFORE ME, CORY LOREN GRIFFITHS, CORY L. GRIFFITHS, JILL B. GRIFFITHS, WHO DULY ACKNOWLEDGED TO ME HAT THEY EXECUTED THE FOREGOING NOTICE OF APPROVAL OF EXCHANGE OF TITLE.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SEAL

CITY OF CEDAR HILLS
LAND USE AUTHORITY : APPROVAL

CITY COUNCIL

AS MEMBERS OF THE CITY COUNCIL OF THE CITY OF " CEDAR HILLS" WE HAVE CAREFULLY READ THROUGH THIS DOCUMENT AND HEREBY APPROVE IT FOR RECORDING WITH THE UTAH COUNTY RECORDEDS OFFICE, SINCE NO NEW LOT IS CREATED AND ALL APPLICABLE ZONING ORDINANCES ARE FOLLOWED, AND ALL EASEMENTS ARE LEFT UNCHANGED AS RECORDED WITH THE SAID PLANNED RESIDENTIAL DEVELOPMENT.

THE AUTHORIZED AGENT _____

GARY GYGI
MAYOR, CEDAR HILLS

DATE _____

AFTER
EXCHANGE OF TITLE

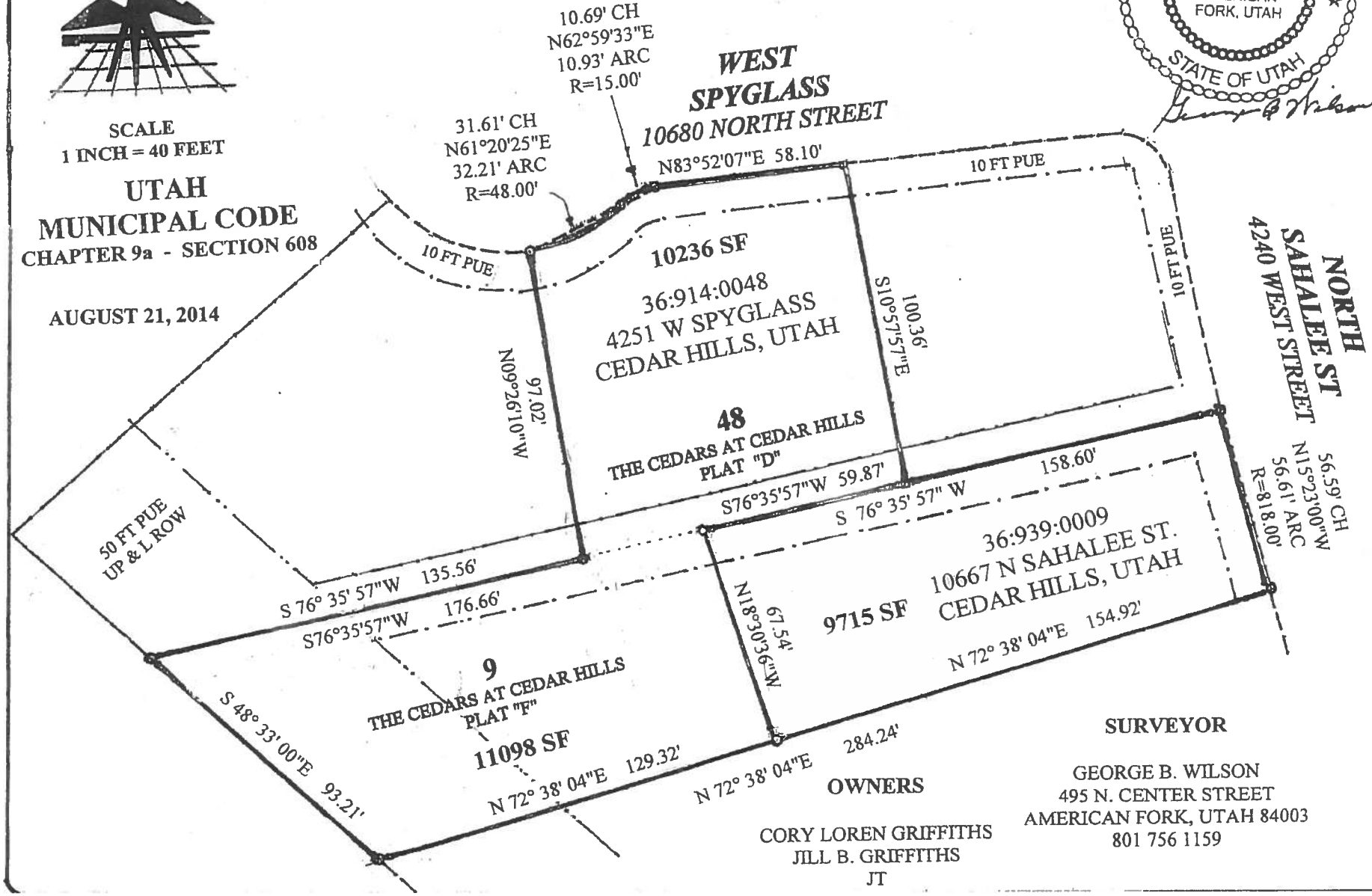
NOTE
ALL EASEMENTS
REMAIN UNCHANGED

SCALE
1 INCH = 40 FEET

UTAH
MUNICIPAL CODE
CHAPTER 9a - SECTION 608

AUGUST 21, 2014

REGISTERED LAND SURVEYOR
GEORGE B. WILSON
LIC. 170766
AMERICAN FORK, UTAH
STATE OF UTAH



OWNERS

CORY LOREN GRIFFITHS
JILL B. GRIFFITHS
JT

SURVEYOR

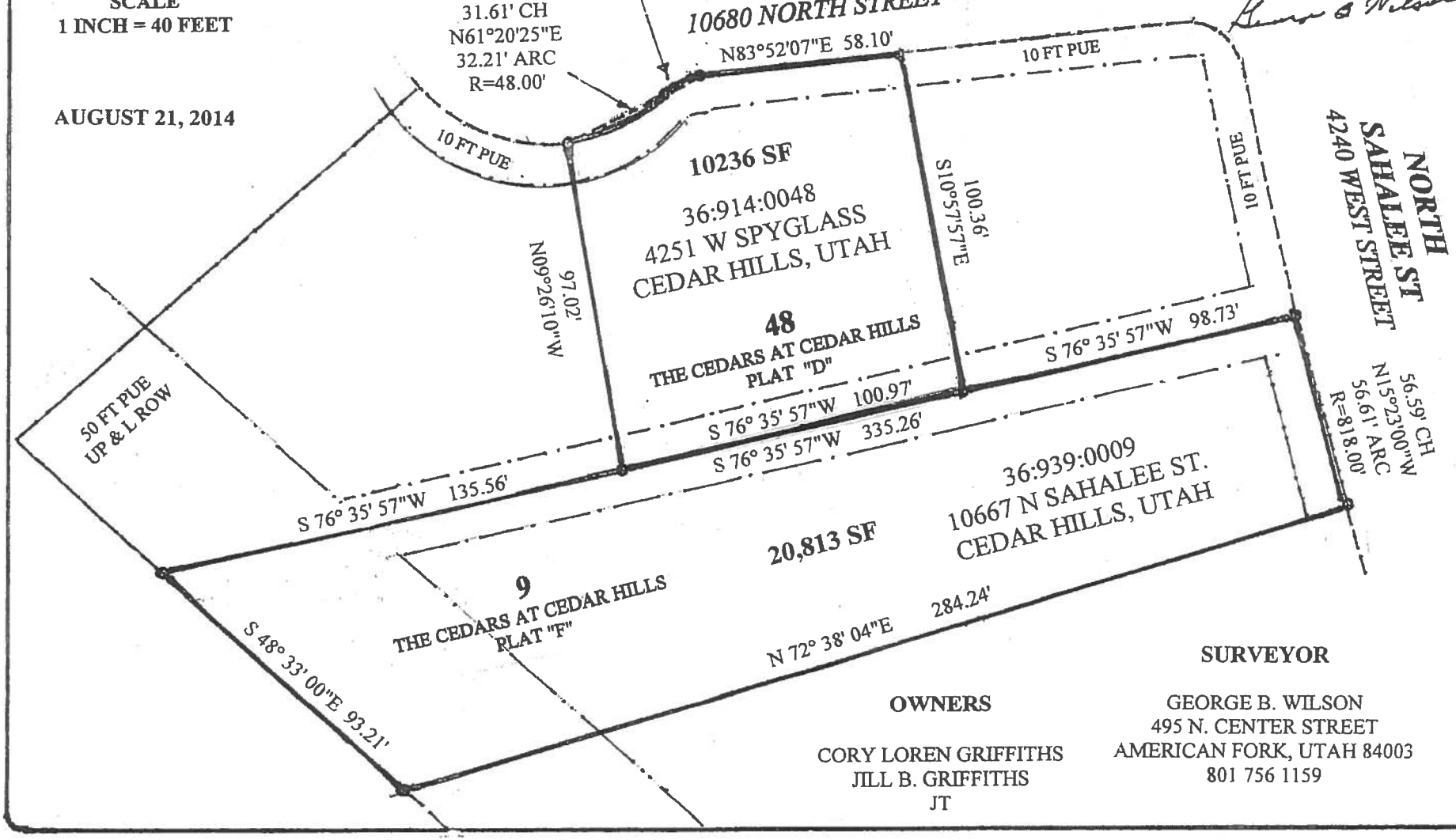
GEORGE B. WILSON
495 N. CENTER STREET
AMERICAN FORK, UTAH 84003
801 756 1159

BEFORE
EXCHANGE OF TITLE

SCALE
1 INCH = 40 FEET

AUGUST 21, 2014

REGISTERED LAND SURVEYOR
GEORGE B. WILSON
LIC. 170766
AMERICAN FORK, UTAH
STATE OF UTAH



OWNERS

CORY LOREN GRIFFITHS
JILL B. GRIFFITHS
JT

SURVEYOR

GEORGE B. WILSON
495 N. CENTER STREET
AMERICAN FORK, UTAH 84003
801 756 1159

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	9/2/2014

City Council
Agenda Item

SUBJECT:	Review/Action on Resolution creating a Cedar Hills General Plan Citizens Advisory Committee
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin

BACKGROUND AND FINDINGS:

This Citizen Advisory Committee of 6-10 members will review the needs of the community relating to updating the General Plan. This type of committee will provide invaluable assistance in the planning process and should include key community leaders and active citizens. The Committee should establish preliminary goals, an action plan, and a timeline for completion of the General Plan revision, at which point the Planning Commission will hold multiple discussions and a public hearing before making a recommendation to the City Council. Two Planning Commissioners have volunteered to be a part of this Citizens Advisory Committee, Craig Clement and David Driggs. Additionally, Ken Young, a Cedar Hills resident and former Planning Commissioner has also volunteered to be a part of the Committee.

PREVIOUS LEGISLATIVE ACTION:

None.

FISCAL IMPACT:

None.

SUPPORTING DOCUMENTS:

Resolution on Creating the Cedar Hills General Plan Citizens Advisory Committee

RECOMMENDATION:

To approve the resolution creating the Cedar Hills General Plan Citizens Advisory Committee

MOTION:

To approve resolution _____, a resolution creating a Cedar Hills General Plan Citizens Advisory Committee.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	9/2/2014

City Council
Agenda Item

SUBJECT:	Discussion SR-146/Canyon Road
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Mayor Gygi

BACKGROUND AND FINDINGS:

This items has been requested to be placed on the agenda to update the City with additional information as it becomes available. The Mayor may have further information to update the council on additional discussions held with various entities regarding ownership, improvements and maintenance responsibilities of the roadway.

PREVIOUS LEGISLATIVE ACTION:

None.

FISCAL IMPACT:

Varies.

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

Discussion item only.

MOTION:

Discussion item only. No motion is necessary.