



**CEDAR HILLS**

# Our Home Town

City Newsletter

April 2005

OFFICE HOURS: Monday-Thursday: 8:00 am-5:00 pm  
Friday: 8:00 am-4:00 pm

[www.cedarhills.org](http://www.cedarhills.org)

## SPRING CLEAN-UP

The City of Cedar Hills will sponsor its 7th Annual "Spring Clean-Up" effort during the week of April 25 through April 30. During this week, large dumpsters will be placed throughout the City to assist in your clean-up efforts. Dumpsters will be located at the following sites: 1) Redwood Drive and Carriage Lane; 2) Sunset Drive; 3) Cottonwood Drive (approximately 10292 N.); 4) 9950 North and Meadow Drive; 5) Oak Road East and Cedar Hills Drive; 6) Valley View Drive and 3940 West; 7) Harvey Blvd and 4600 West; 8) Canyon Heights Drive and Cottage Canyon Drive; and 9) Bayhill Drive and Sugarloaf Drive. Please review the guidelines below to ensure safety and convenience for all participants:

- Please do not place any of the following items in the dumpsters: Car tires or batteries, motor oil, appliance or electronic devices, concrete, construction materials or liquids of any type.
- Tree limbs should not exceed six inches in diameter and 12 feet in length.
- If the dumpster is full, please take your load to another location to avoid blowing debris or difficulty hauling away the dumpster.

The City encourages residents to clean their yards, sweep gutters and sidewalks and do their best to improve yards and neighborhoods. Owners of vacant lots are also encouraged to participate to ensure that their lots are free of garbage, tall weeds and other debris. In the spirit of the Spring Clean-Up activities, please take some time to help those in your neighborhood who may need an extra helping hand. **The City is looking for groups who are interested in taking on some projects! If you have a project in mind, or if you are interested and need ideas, please contact the City office. The City may have resources available to assist you in your efforts.** No City-wide BBQ will be held this year in conjunction with Spring Clean-Up.

## OPEN BURN INFORMATION - PERMIT REQUIRED

BY CHIEF CRAIG CARLISLE

The cities have already had many calls asking, "Can I burn?" The one-month window for open burning this year, as set by the County, is **April 8 through May 8**. Please write this down! For those who aren't aware, there are some stipulations in order for anyone to burn:

- ✓ You ABSOLUTELY need to get a permit from the City prior to burning. The permits are free, but you need one to burn.
- ✓ Each time the permit is used, the applicant must notify Central Dispatch at 374-BURN (2876).
- ✓ Open burning is subject to Utah State Laws, and the atmospheric conditions have to be satisfactory.
- ✓ Burning is to be done at a distance of MORE THAN 50 feet from any building, structure, or any other combustible materials.
- ✓ An adequate water supply or other extinguishing equipment shall be available at all times.
- ✓ Burning shall be constantly attended by a competent person and shall be completely extinguished and cold by dark.
- ✓ Applicant must be in legal control of the land on which the burning is to take place.
- ✓ Adjacent neighbors should be notified prior to burning.
- ✓ Such burning shall not pose a threat to forest, range or watershed lands.
- ✓ Applicant can only burn prunings from trees, bushes, plants, weeds, and leaves.
- ✓ You CANNOT burn tree stumps, trash, garbage or other wastes. You cannot burn construction materials (wood, shingles, plastics, plywood, etc.). You cannot burn sheds, barns or anything of that nature.

## IMPORTANT PHONE NUMBERS

EMERGENCY ONLY	911	Cedar Hills City Office	785-9668
Police & Animal Control	763-3020	Cedar Hills Golf Club	796-1705
C.H.A.M.P.S. 24-Hour Hotline	785-9668 x112	Craig Carlisle, Fire Station	763-5365
Waste Management	785-3000	Mayor Mike McGee	472-6228 <a href="mailto:mmcgee@cedarhills.org">mmcgee@cedarhills.org</a>
Lone Peak High School	763-7050	Council-Melissa Willie	763-1142 <a href="mailto:mwillie@cedarhills.org">mwillie@cedarhills.org</a>
American Fork High School	756-8547	Council-Rob Fotheringham	763-1444 <a href="mailto:rfotheringham@cedarhills.org">rfotheringham@cedarhills.org</a>
Mountain Ridge Junior High	763-7010	Council-Jim Perry	796-5517 <a href="mailto:jperry@cedarhills.org">jperry@cedarhills.org</a>
Cedar Ridge Elementary School	785-8726	Council-James Parker	763-1820 <a href="mailto:jparker@cedarhills.org">jparker@cedarhills.org</a>
Deerfield Elementary School	796-3141	Council-Darin Lowder	492-8047 <a href="mailto:dlowder@cedarhills.org">dlowder@cedarhills.org</a>

## CITY MEETING UPDATES - MARCH

### **March 1, 2005 - Public Hearing and City Council Meeting**

- Public Hearing was held regarding the Preliminary Plan for The Cedars, Plat I. No comment was given.
- A number of residents spoke during the Public Comment segment of the meeting regarding the proposed ordinance to ban the sale of alcohol.
- A representative of Lincoln Academy, a new charter school, spoke during the Public Comment segment relative to their interest in purchasing some land from the City for a new school facility.
- Approval was given to the Preliminary Plat for The Cedars, Plat I, subject to some conditions. (Vote: Aye-4, Abstain-1)
- Winter Paving exceptions were granted to Elliot Fields Subdivision and Bridgestone, PUD, Plat D. Both developers will be required to install road base and install the permanent hard surface no later than April 30, 2005. (Vote: Unanimous)
- The Utah County Restaurant Tax grant application was approved. (Vote: Unanimous)
- An ordinance prohibiting the sale of alcoholic beverages within the City was reviewed and acted on. (Vote: Aye-2, Nay-3)
- Action was taken to not make employees of the Cedar Hills Golf Club, City of Cedar Hills employees. (Vote: Unanimous)
- The 2005 Storm Drain Expansion Project bid was awarded to Geneva Rock Products. (Vote: Unanimous)

### **March 8, 2005 - Special City Council Meeting**

- An Executive Session was held.
- Funds were allocated to pay an intern to run the Family Festival. (Vote: Unanimous)

### **March 15, 2005 - Public Hearing and City Council Meeting**

- Public Hearing was held regarding proposed amendments to the 2004-2005 Fiscal Year Budget. No comments were given.
- Two residents requested that the City Council reconsider their vote regarding a ban on alcohol sales.
- A number of residents expressed their opinions about a building setback issue relative to a home under construction.
- Budget amendments for the 2004-2005 Fiscal Year Budget were approved. (Vote: Unanimous)
- Amendments to the City Council Procedures regarding how items are removed and placed on the Council Agenda were approved. (Vote: Unanimous)
- An Executive Session was held.

### **March 24, 2005 - Planning Commission Meeting**

- Carl Volden and Steve Kroes were re-appointed by the City Council to continue serving on the Planning Commission. Donald Steele was appointed as the second alternate.
- Recommendation for final approval was given to The Cedars, Plat I and Elliot Fields, Plat A (amended.)
- Further review of a proposed Sign Ordinance was conducted.

## HOME IMPROVEMENTS

It's that time of year when everyone is thinking about ways to improve their homes. For your information, there are many times when your home improvement project requires a City permit. Many of these permits are free of charge, but are required to ensure that proper ordinances and safety codes have been followed.

Building permits are required for any and all basement finishes—even if you are doing the work yourself. Again, many permits for basement finishing have been paid for with the initial home permit. Check with the Building Department for more information about fees and what you need to do to obtain a permit. Please call 801-785-6261 for more information. Permits are also required for sheds, fences, retaining walls, decks and sports courts.

It is against the law to do work without a permit. The penalties can include a double permit fee. City officials want to make Cedar Hills a safe and beautiful place to live. Obtaining a permit and having proper inspections helps to ensure that your home is a safe place for you and your family.

# CITY MANAGER REPORT

## **Roadway and Storm Drainage Improvement Project**

- Construction along Cedar Hills Drive including: 1) The installation of storm drainage piping from Willow Court to 4000 West/Oak Road East; 2) Replacement of various curb and gutter, cross-gutter, and sidewalk sections along each side of Cedar Hills Drive. (Estimated completion date of April 14); 3) Re-paving (and possible complete reconstruction) of Cedar Hills Drive from Forest Creek Drive to 4000 West, including the replacement of the speed hump near the intersection of Forest Creek Drive. (Estimated completion date of May 31)
- Construction along 4600 West and Cedar Run Circle, beginning at the intersection of Harvey Blvd. and 4600 West including: 1) The installation of storm drainage piping along 4600 West from Harvey Blvd. to Cedar Run Circle, and then proceeding westward along Cedar Run Circle to the existing detention basin. (Estimated completion date of April 22); 2) Re-paving (and possible complete reconstruction) of 4600 West from Harvey Blvd. to Cedar Run Circle. Also including the installation of a speed table (speed hump) at the intersection of 4600 West and Harvey Blvd. (Estimated Completion date of May 31)
- Construction near the intersection of Dorchester Drive and Sunset Drive including: 1) The installation of a storm drainage sump at the northeast corner of the intersection. (Estimated completion date April 14); and 2) Re-paving (and possible reconstruction) of Sunset Drive from the crossing of Manila Creek to Dorchester Drive. (Estimated completion date May 31, or earlier if weather permits)
- Construction of storm drainage appurtenances along Manila Creek Drive. (Estimated completion date April 14)
  - 1) Patching of disturbed roadway sections. (Estimated completion date of May 31, or earlier if weather permits)

**Canyon Road Landscaping Project** – This project involves the design and beautification of Canyon Road from Bayhill Drive, north and south along the Bonneville Trail segment, both entrances to the pedestrian tunnel crossing, and west along Bayhill Drive to the roundabout.

**Golf Course Update** - The City is actively working, as fast as possible, to identify and provide solutions to the golf course shortage issue. As information is available, it will immediately be given out to all of our residents. The golf course will continue to operate in a professional manner to serve all of our customers.

## **Public Safety Update** -

- The City has recently received gang-related taggings/graffiti. We encourage all residents to be actively aware of activities throughout the community and encourage you to report any questionable and/or illegal behavior.
- All pet owners have the responsibility to ensure that their pets are on a leash or contained. The City has received a number of complaints about dogs running loose. This poses a hazard to pedestrians, bikers, etc. who are trying to walk on City sidewalks and pathways.

**Signs** - Currently, the City ordinances do not allow ANY signs to be put in the Public Right-of-Way. This includes real estate directional signs, yard sales, boutiques, school or church functions, etc. The signs will be removed and may be discarded. If you want to put up a sign, it may be placed on private property, with the owners consent.

**Commercial Development Update** - Cedar Hills is a bedroom community, and as such we receive a much lower percentage of our revenue from sales tax (as opposed to property tax) compared to some neighboring communities. However, City-wide surveys consistently show that residents want a commercial zone within our community to bolster our tax base and provide convenient access for shopping. Some years ago the City zoned a small portion of our community for commercial development to satisfy this need.

It is important to understand that this parcel of property (located roughly between Cedar Ridge Elementary and Lone Peak High School) is private property and does not belong to the City. The property owners are free to sell their land (or not sell their land) to whomever they wish. During the last several years, the property owners have diligently worked to find suitable buyers that would bring viable and convenient commercial development to our City. The City has no authority to choose a buyer, or dictate when (or to whom) the property is sold. The role of the City is limited to approving, or not approving, a specific development proposal that is submitted, first to the Planning Commission, then finally to the City Council. According to law, the Conditional Use Permit can be granted or denied based only on the merits of the proposal. The City must consider the proposal in relation to the City's Commercial Design Guidelines and existing ordinances. Decisions based on other reasons are subject to legal challenge and expose the City to liability for damages. Personal preference for what type of stores we would like, or even which stores we prefer is not a legal basis for granting or denying a Conditional Use Permit.

In order to ensure fairness, the laws are very strict in regard to the role of the City. Legal requirements also prohibit *ex parte* communication between the decision-maker (City Council members) and a proponent or opponent of the matter being decided. *Ex parte* means "any written or verbal communication initiated outside of a regularly scheduled public meeting or hearing between an official with decision-making authority and one or more of the parties, but not all of the parties, concerning a particular subject matter which is under, or which is about to become under, consideration by that official, and which seeks either to influence, or present information relating to, that matter which is the subject of the decision."

During a recent City Council meeting, Mark Hampton from Rimrock Development announced they have entered into a contract with Smiths Food and Drug, and that they will soon submit a proposal for development of a grocery store in Cedar Hills. Until a proposal comes before the Planning Commission and subsequently the City Council, the City has no role in the business arrangements between the land owners, Rimrock Development, and any potential grocery store.

## COMMUNITY SERVICES & RECREATION

**THE FAMILY FESTIVAL AT CEDAR HILLS** - The Cedar Hills Family Festival will be held on Saturday, July 23. There will be a parade, fireworks, children's games, family activities, outdoor performances, climbing walls, air show, food, and fun for everyone! There are several opportunities to get involved; if you are interested, please contact Melissa Dredge or Jodi Gray at the City office 801-785-9668 ex 114.

**CRAFT FAIR AND FOOD VENDORS FOR 2005** - ATTENTION ALL VENDORS! Those interested in selling products at the craft fair or food items during the Festival may pick up registration forms at the City office. A completed registration form, signed contract, and entry fee must be submitted in order to be considered for the Festival. Space is limited, so register today! The registration deadline is July 1, 2005 or when all spaces are filled. If you have questions, please contact Melissa Dredge at 785-9668 ex 114. Food vendors may be required to obtain a food handlers permit. Please inquire when picking up a registration packet.

**CHILDREN'S GAMES FOR THE FAMILY FESTIVAL** - Are you or your community group, sports team, or church group looking for a fun service project? Have your group volunteer to assist with the children's games at the Family Festival!

**HELP WANTED** - Get involved in your community and help with this year's Family Festival. There are endless opportunities to get involved in the Festival. It will be a great experience where you can help give to the community.

**SPONSORS** - The Family Festival is looking for sponsors to assist with this great event. For those who choose to sponsor an event, there will be advertising through fliers, T-shirts and signs that will be seen by the community. Contact Melissa Dredge at 785-9668 ex 114 if you are interested.

**Cedar Hills Golf Club** - *GOLF SPECIAL* for all residents of Cedar Hills, Pleasant Grove, American Fork, Alpine and Highland - Just \$25 for 18 holes of golf, with cart, on any MONDAY or TUESDAY all season! (Offer excludes holidays, scheduled tournaments and any other special offer.) Must show current proof of residency, such as a utility bill.

*SPRING RATES* - Spring Rates (beginning April 1) are as follows: Sunday-Thursday \$15 for 9 holes with cart, \$30 for 18 holes with cart; Friday and Saturday \$17 for 9 holes with cart, \$34 for 18 holes with cart.

The driving range is also open for business - Small Bucket \$4, Medium Bucket \$6 and Large Bucket \$8.

**North Utah County Soccer** - Registration for the Fall 2005/Spring 2006 "Challenger" Recreation Soccer Season begins this month and continues through early June.

Saturday, April 16 - Highland City Building 10am-noon

Saturday, May 14 - Highland City Building 9am-1pm

Saturday, May 21 - Timberline Middle School Soccer Field  
11am-1pm

Saturday, June 4 - Highland City Building 9am-1pm

Tryouts for Competition (AA) Soccer will be held on Saturday, May 21. Time and place will be posted on the NUCS Web site. For this and any other information, please visit [www.northutahcountysoccer.com](http://www.northutahcountysoccer.com).

**Blankets for Babies** - Resident Clay Wistisen is working on his Eagle Scout Project. His project is called "Blankets for Babies." He is collecting new quilts, afghans, and blankets to be donated to the Utah State Medical Examiners Office. Clay states, "My twin brother died of SIDS (Sudden Infant Death Syndrome) 14 years ago. When the Medical Examiner took him from my parents, he wrapped him a beautiful quilt that had been donated. This made it much easier for my mom to give Riley to the Medical Examiner."

If you would like to donate a blanket, quilt or afghan to the Medical Examiner's Office or if you are interested in donating money to the Utah SIDS Alliance, please call Clay Wistisen at 763-9279.

**Did you grow up in American Fork?** The American Fork City Council is excited and eager to see Betty Spencer's book, *The Growing Years*, published this year. The book is about the history of American Fork beginning with the Great Depression to the present day. American Fork City would like to find out how many people would be interested in purchasing the book. Those who would be interested in ordering a copy of *The Growing Years* should contact the American Fork Administrative Office at 763-3000, fax 763-3004, or send e-mail to [melanie@afcity.net](mailto:melanie@afcity.net) with your name, address, phone number and quantity of books you would be interested in purchasing. If you are interested in making a DONATION to help cover the publishing costs, you may contact the Administrative Office (same contact information as above) to make a pledge.

## CALENDAR OF EVENTS - APRIL

3	Daylight Saving Time Begins	25-30	City-wide Spring Clean-Up Week
5	<b>City Council Meeting - 7:00 pm</b>	27	Secretaries Day
8	Open Burn Begins - Free Permit Required	28	<b>Planning Commission Meeting - 7:00 p.m.</b>
19	<b>City Council Meeting - 7:00 pm</b>		

### LOOKING AHEAD TO MAY

3	<b>City Council Meeting - 7:00 p.m.</b>	17	<b>City Council Meeting - 7:00 p.m.</b>
8	Open Burn Ends	26	<b>Planning Commission Meeting - 7:00 p.m.</b>