



CEDAR HILLS

OUR HOME TOWN

City Newsletter • March 2007

Office Hours:
Mon-Thurs. 8 a.m. – 5 p.m.
Fri. 8 a.m. – 4 p.m.
801-785-9668
www.cedarhills.org

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Upcoming Events:

City Council Meeting– 7:00pm	Mar 6
YCC Youth Seminar– 7:00pm Lone Peak HS	Mar 8
Youth Baseball Registration Deadline	Mar 17
City Council Meeting– 7:00pm	Mar 20
5th-8th Grade Cheer Squad Mtg.-4:00pm, City Office Building	Mar 22
“Scouting for Food” Drive	Mar 24
Planning Commission Meeting–7:00pm	Mar 29
City Council Meeting– 7:00pm	Apr 3
Easter Egg Hunt– 11:00am, Heritage Park	Apr 7

Golf Course Reconfiguration

This is the latest update on the golf course situation. In a timeline format things have progressed as follows:

- June 2005 – Residents of the City of Cedar Hills overwhelmingly approve (80+%) a golf course general obligation bond, offering to take over the restructuring of the golf course bond.
- July 2005 – The City Council actively continues researching the best possible scenarios to reconfigure the golf course to eliminate the new debt structure.
- January 2006 – The City of Cedar Hills finalizes the restructuring of the golf course debt and takes out a 30-year bond for \$6.25M with an effective interest rate of just over 4%. This bond is collateralized by the City’s property tax.
- December 2005 to August 2006 – The City negotiates with Lone Peak Links (developer of The Cedars subdivision) and then with The Cedars HOA on potential reconfiguration possibilities.
- September 2006 – After thorough investigations into potential exposure and multiple reconfiguration scenarios, the City staff presents the City Council with its final reconfiguration proposal.
- October 2006 to February 2007 – The City Council actively reviews the staff’s recommendation.
- March 2007 – The City Council adopts the City staff’s recommendation and requests the staff to contact The Cedars HOA about the reconfiguration to request that they immediately place this item on their next homeowners association meeting agenda to be voted on for approval.

The final reconfiguration plan is as follows and is based on a positive vote by The Cedars HOA:

The City will reconfigure hole #15 on the east side of Canyon Road and will develop this area into approximately 22 home sites, a church site, and a potential reception center site. Holes 13 and 14 on the east side will remain. The City will construct an additional hole just west of the existing clubhouse site in the area known as the “cedars area.” The golf course will lose some yardage and one stroke (par 72 to par 71). This new hole will become hole #1, and all holes will be advanced accordingly. The City will also develop approximately 11 homes in The Cedars area, west of the existing driving range off of Cottonwood Drive.

The proposed developments are anticipated to be sufficient to pay off ALL of the golf course debt. Furthermore, City staff feels strongly that the course can operate at a minimum of “break even” and into the black. **NO CITY SUBSIDIZATION!**

Finally, the tax implication, which went into effect this past year by the City of Cedar Hills residents, will be immediately eliminated. The City will have a beautiful championship golf course (non-subsidized), beautified open space and the remaining golf course ponds, which act as reservoirs for the City-wide pressurized irrigation system.

A negative HOA vote will potentially result in the dismantling of the golf course and the development of the entire east side holes (13, 14 and 15) to pay off the existing debt. The City Council gave The Cedars HOA until April 1, 2007, to respond to their request.



OUR HOME TOWN

City Meeting Updates

City Council Meeting - February 6, 2007

- Tom Gleason and Craig Clement were appointed to serve as Planning Commission Alternates. (Vote: Unanimous)
- Winter paving exception was granted to Landon Court Subdivision. (Vote: Unanimous)
- Golf Course reconfiguration was tabled.
- Action on golf course equipment was tabled.
- Lot access was reviewed and approved on Timpanogos Cove. (Vote: Aye—4, Abstain—1)
- An Executive Session was held. No action was taken.

City Council Meeting - February 20, 2007

- A Public Hearing was held concerning the Cedar Hills Water Conservation Plan. (No comments)
- Representatives of H.W. Lochner, a consulting firm for UDOT, gave a presentation about potential road improvements to SR-92 from the I-15 interchange to the mouth of American Fork Canyon.
- Reviewed Annexation Petition for property located at 3694 West 9600 North, Pleasant Grove. (Accepted for further consideration.)
- Mayor McGee appointed David Told as a member of the Parks and Trails Committee with a term ending December 31, 2009. (Vote: Unanimous)
- Discussion of The Cedars Design Standards regarding fences. No action was taken.
- Motion to seek approval from The Cedars HOA to carry out reconfiguration plans of the golf course. (Vote: Unanimous)
- Motion to approve Resolution 2-20-2007A, as amended, a resolution adding and/or amending certain fees to the City's official fee schedule. (Vote: Unanimous)
- Motion to retroactively and in perpetuity approve Resolution 2-20-2007B, a resolution adopting the Water Conservation Plan for the City of Cedar Hills, Utah. (Vote: Unanimous)

Planning Commission Meeting - February 22, 2007

- Approval of the revised phasing plan for Bridgestone, PUD, as presented. (Vote: Unanimous)
- Granted preliminary approval for the Wal-Mart retail subdivision project, with conditions. (Vote: Unanimous)
- Granted concept approval for Phillips Edison's commercial outbuildings located along 4800 West and Cedar Hills Drive. (Vote: Unanimous)

Special Joint City Council and Planning Commission Meeting—February 27, 2007

- This meeting was held to pass along pertinent information from the Planning Commission to the City Council regarding the architecture of the proposed Wal-Mart development.

Gearing Up for Spring

With spring just around the corner, the Public Works Department would like to remind all residents to put their pressurized irrigation valve in the closed position. The pressurized irrigation system will be turned on around April 15, and the valves need to be closed so that the lines can be pressurized. If you have questions or concerns regarding your individual valves, please contact the Public Works Department at 785-9668, ext. 202.



Commercial Development Update

The City of Cedar Hills is currently reviewing commercial development applications from Wal-Mart and Phillips Edison Company. These are two separate developments being reviewed simultaneously. Both developments will share the same subdivision on the north side of Cedar Hills Drive between 4600 and 4800 West streets. The Wal-Mart store is on a 14-acre site, and the Phillips Edison project will be the construction of three outlots (two commercial and one office) on the same site. The commercial outlot project will be seven or eight smaller restaurant/service stores. On February 22 of this year, the Planning Commission recommended the site plan and preliminary plan approval to the City Council. On March 20, the Council will hold a public hearing and review the site plan and preliminary plat, which were recommended to them by the Planning Commission. The process will then continue back to the Planning Commission for final plan approval, and then back to the City Council for final approval. If approved through this process, construction could begin as early as June 2007.

Substitute Crossing Guards Needed

The City is in need of crossing guard substitutes for the elementary schools. These are part-time, non-benefited positions responsible for safeguarding and regulating pedestrian traffic crossing streets. \$7.25 per hour. For a detailed job description and/or an application form, please visit the City's Web site or stop by the City office.



UTAH COUNTY-SPONSORED COMMUNITY EVENTS

Diabetes Health Fair: The Utah County Health Department, in sponsorship with other local health partners, will sponsor the Diabetes Health Fair on March 16 from 9:00am to noon. The event will be held at the Utah County Health Department, 151 S University Avenue (Justice Building), in Provo. Prevention, treatment, and nutritional and other educational materials and displays will be available free of charge. Low-cost or no-cost screenings will also be available. For details, visit the Health Department's Web site at www.utahcountyhealth.org, or call 851-2222.

Free Car and Booster Seat Checks: The health department, in cooperation with Safe Kids Utah, will offer free, first-come/first-served car and booster seat checks on March 20 from 2:00 to 5:00pm at Babies-R-U's, 106 E University Avenue in Orem. Certified child passenger safety technicians will teach parents and caregivers how to install, adjust, and use a child seat properly to maximize its effectiveness. They will also help parents to determine when an older child is ready to graduate from a booster seat to adult safety belts. Please call 851-7035 for more information.

Utah County Child Abuse Prevention Presentations: In conjunction with Child Abuse Prevention Month in April, the Utah County Child Abuse Prevention team will give free monthly presentations in the Provo City Library (550 N University Avenue). These sessions are to provide community members with information on issues surrounding family violence. Interested community members, including parents, teachers, and community leaders, are invited to attend. The first session will be held on Thursday, April 19, at 7:00pm in the Bullock Room of the Provo Library and will focus on understanding child abuse and neglect. For more information, e-mail Missy Lambert at ucCAP-team@hotmail.com. The next presentation will be on May 17.

Community Services

JR. JAZZ BASKETBALL: The Jr. Jazz Youth Basketball season is almost at its end. A BIG thank you to all the coaches, parents, and players who participated. A special thank you to Cedar Ridge Elementary for the use of their gym facilities for practices. Cedar Hills was excited to start up Jr. Jazz this year and has much more in store for next season. Please watch for registration information in August for the 2007-2008 season.

EASTER EGG HUNT: The Youth City Council is proud to present an Easter Egg Hunt on Saturday, April 7, at Heritage Park. The hunt will start promptly at 11am and is for children ages 10 and under. FREE, e-mailed pictures with the Easter Bunny will be available.

YOUTH CITY COUNCIL: Cedar Hills' first youth seminar will be presented by the Youth City Council in the Little Theater at Lone Peak High School on Thursday, March 8, at 7:00pm. Speakers include Miss Utah County Britney Harper; motivational speaker George Durrant; comedian Michael Birkland, and last year's student body president Brady Rice. Youth in grades 9-12 are encouraged to attend. The theme is "Preparing for the End of the World....Surviving High School—How to Deal with Change and Life." This event is FREE, and refreshments will be served.

FAMILY FESTIVAL 2007: Time will fly by, and before you know it the 2007 Family Festival at Cedar Hills will be here! For your family vacation planning, here are the dates:

Saturday, July 14: 5k & Mile Fun Run

Friday, July 20: Dinner & Movie

Thursday, July 19: Firecracker Golf Tournament

Saturday, July 21: Parade, Carnival, & Fireworks

VOLUNTEERS ARE NEEDED! If you would like to help with this year's events (Boy Scouts, Girl Scouts, families, service groups), please contact Ciara Decker, Community Services Director, for more information. REMEMBER: volunteering for this event will make a GREAT Eagle Scout project!

YOUTH BASEBALL: Cedar Hills combines with Highland Youth Baseball to offer T-ball for ages 4 and 5, Coach Pitch for ages 5 and 6, Rookie (pitching machine) for ages 7 and 8, Minor League for ages 9 and 10, and Major League for ages 11 and 12. Pick up a registration form at the Cedar Hills City office or download it online at: www.cedarhillsbaseball.org. Please mail the completed form with a check to Highland Youth Baseball, 5427 West 10080 North, Highland, UT 84003. If you have questions, need additional information, or want to be a sponsor with a banner on the outfield fences, please contact Karrie Williams at 763-0398 or Greg Willie at 381-6093 / 763-1142. Registration ends Saturday, March 17! **Please note:** Cedar Hills/Highland Baseball is a volunteer-run organization serving the communities of Highland and Cedar Hills. It is not sponsored by the cities of Highland or Cedar Hills. It exists to serve both communities equally.

CHEER TRYOUTS: There will be an orientation meeting for girls who are interested in trying out for cheerleading for the 5th, 6th, 7th, and 8th grade cheer squads. This meeting will be for parents and girls on Thursday, March 22, at 4:00pm at the Cedar Hills City offices. Cheer tryouts will be March 27-29 at Flyerz Cheer Gym. Please look for flyers at the elementary and junior high school offices. If you have any questions, please contact Melisa Pitts at 756-6263 or Teresa Porter at 756-5041.

"SCOUTING FOR FOOD" DRIVE



Saturday, March 24, is the annual "Scouting for Food" Drive! Boy Scouts will deliver plastic bags to homes the week before the food drive. Please fill the bags with donations (non-perishable food and hygiene items) for Community Action Services and Utah Food Bank. Leave the bags on your porch Saturday morning for the Scouts to pick up.

This year is Community Action Services and Utah Food Bank's 40th anniversary! The food bank is a partner of Utah National Parks Council for the "Scouting for Food" Drive. It is also the official food bank for Utah, Summit, and Wasatch counties. Community Action's Provo Food Pantry services approximately 1,100 local families each month. It requires approximately 65 canned food or dry good items to feed a family of four for one week.

Thanks for your continued support in the "Scouting for Food" Drive. If you have any questions about donations, call Jim Thomas at 373-8200, ext. 216.