



**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, May 6, 2025 6:00 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, May 6, 2025, beginning at 6:00 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 C. Smith and Invocation given by Mayor Andersen
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. Mayor and Council, City Manager and Staff

SCHEDULED ITEMS & PUBLIC HEARINGS

5. Review/Action and Public Hearing on Final Plan approval for Milkshake Madness, Lot 6 Plat C Phase II Cedar Hills Gateway Subdivision located in the SC-1 Commercial Zone
6. Review/Action and Public Hearing on Preliminary/Final Lot Split plan for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision
7. Review/Action and Public Hearing on amendments to the Moderate Income Housing Element of the Cedar Hills General Plan
8. Discussion on the 2025 Decisions Survey
9. Review/Action on an Ordinance enacting a moratorium on inter-judicial road connections to Cedar Hills
10. Review/Action and Public Hearing on a Resolution adopting Fiscal Year 2025 Budget Amendments
11. Review/ Action and Public Hearing on a Resolution adopting the Tentative Fiscal Year Budget (July 1, 2025 to June 30, 2026).
12. Review/Action on a Resolution adopting specified restrictions on Fireworks and Open Fires

ADJOURNMENT

13. Adjourn

Posted this 1st day of May, 2025

/s/ Gretchen F. Gordon, Deputy City Recorder

- Supporting documentation for this agenda is posted on the city website at www.cedarhillsutah.gov.
- 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.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- Please do not approach the Council/Commission dais without permission from the Chairperson.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, electronic devices or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the agenda item is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin
DATE:	May 1, 2025

SUBJECT:	Review/Action and Public Hearing on Final Plan approval for a commercial development for Milkshake Madness, Lot 6 Plat C Phase II Cedar Hills Gateway Subdivision located in the SC-1 Commercial Zone.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner

BACKGROUND AND FINDINGS:

[Click here to enter text.](#) Overall Project Summary

The Cedar Hills Retail project is a new commercial development located at 4700 West & 9930 South in Cedar Hills, Utah. The project consists of a 5,000 square foot retail building that will house a drive-thru tenant ("Milkshake Madness") and two retail tenants on a 0.566-acre (24,671 SF) lot. The site is zoned SC-1 (Shopping Center).

Site Details:

Total lot area: 24,671 SF (0.566 acres)
Building area: 5,000 SF (20.3% of lot)
Hard surface/impervious area: 15,183 SF (61.5%)
Landscape area: 4,488 SF (18.2%)
Parking: 22 total stalls, including 2 ADA stalls (1 standard ADA + 1 van accessible)

Drive-Thru and Traffic Analysis

The project will be accessible from 9930 North, 9980 North, and 4700 West. The drive-thru is designed to accommodate 9 vehicles in queue before backing into the on-site parking lot. An additional 5 vehicle spaces are available in the parking lot, for a total queue capacity of 14 vehicles. This is more than double the capacity of nearby similar businesses (which can accommodate a maximum of 6 vehicles). The drive-thru tenant expects a maximum of 34 drive-thru vehicles during the PM peak hour. The service rate is one car every 132 seconds (2.2 minutes). Based on this service rate, the maximum expected queue is 7 vehicles. The traffic analysis concludes that the proposed development will not cause backups or impact nearby traffic circulation.

Building and Architecture

The "Milkshake Madness" building features:

A modern design with multiple exterior materials including brick (to match the Cafe Rio building), black EIFS, and CMU base, metal canopies on all sides. Building height varies with three parapet levels: 21', 22', and 25'. The building includes a patio area. Exterior walls feature architectural sconces with cutoff distribution and clear frosted acrylic lenses

Landscaping

Three distinct landscaped areas totaling 4,488 SF (18.2% of the site)

Areas of approximately 2,506 SF, 1,230 SF, and 1,264 SF

Various plantings and irrigation infrastructure

A defined patio area

Site Utilities and Stormwater Management

The project includes comprehensive utility planning:

New water service connections

Sanitary sewer system with grease trap and sampling manhole

Stormwater management system including catch basins and detention

A StormTech system for water retention with:

Required storage: 2,436 cubic feet

Provided storage: 2,812 cubic feet

Lighting

-Two types of pole-mounted LED area lights (20' mounting height)

-16 downlights at 8.5' mounting height

-13 wall-mounted architectural sconces at 7' mounting height

-Lighting levels meet standards for all areas including the walkways, parking, drive lanes, and patio

This comprehensive development project is designed to comply with all local standards and requirements while providing an attractive retail space with efficient traffic flow and suitable amenities

PREVIOUS LEGISLATIVE ACTION:

City Council gave preliminary approval during the March Meeting.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Site plan, engineering, landscaping plan, stormwater plan, and all other engineering documents

RECOMMENDATION:

Planning Commission and staff recommend approval of the final plans, subject to any changes required for final approval.

MOTION: To recommend/not recommend the final plan approval for the Commercial development, Milkshake Madness, Lot 6, Plat C Phase II of the Cedar Hills Gateway Subdivision to the City Council for approval subject to the following conditions:

-Final Engineering Review

-Final Zoning Review, including compliance with 10-6A and a landscaping plan review

-Verification of water rights conveyed to the City.

{LIST ANY CONDITIONS NECESSARY FOR APPROVAL}

ACTION:

Motion:

Second:

Laura Ellison: Yes No Abstain Absent

Mike Geddes:	Yes	No	Abstain	Absent
Bob Morgan:	Yes	No	Abstain	Absent
Erika Price:	Yes	No	Abstain	Absent
Kelly Smith:	Yes	No	Abstain	Absent

CEDAR HILLS, UT

CEDAR HILLS RETAIL

CIVIL CONSTRUCTION SET

SHEET INDEX

- C0.00 COVER SHEET
- C0.10 GENERAL NOTES, LEGEND & ABBREV.
- C0.20 SITE DEMOLITION PLAN
- C1.00 PROPOSED SITE PLAN
- C1.90 SITE CIVIL DETAILS
- C1.91 CITY DETAILS
- C2.00 SITE GRADING PLAN
- C2.90 SITE DRAINAGE DETAILS
- C3.00 SITE UTILITY PLAN
- C3.90 SITE UTILITY DETAILS
- C4.00 EROSION CONTROL PLAN
- C4.90 EROSION CONTROL DETAILS

DEVELOPMENT SUMMARY

LOCATION: CEDAR HILLS, UTAH COUNTY
 ZONING: SC-1, SHOPPING CENTER
 INTENDED USE: RETAIL
 PROPERTY SIZE: 24,671 SF / 0.566 ACRES

BUILDING FOOTPRINT: 5,000 SF (20.3%)
 HARD SURFACE AREA: 15,183 SF (61.5%)
 LANDSCAPE AREA: 4,488 SF (18.2%)

PARKING: 22 PARKING STALLS PROVIDED
 2 ADA STALL PROVIDED (1 ADA + VAN)
 22 TOTAL PARKING STALLS PROVIDED

SITE DATA

AFFECTED PARCEL NO.:
 95-659-0006

FLOOD INFORMATION:
 FLOOD ZONE DESIGN UNSHADED ZONE "X", AREA DETERMINED TO
 BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFERENCE
 F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER
 49049C0167F, DATED 06/19/2020.

BENCHMARK INFORMATION:
 FOUND REBAR & CAP, PL5312775. ELEV = 4,862.67'
 HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD88

AS-SURVEYED DESCRIPTION:
 ALL OF LOT 6, PLAT C, CEDAR HILLS GATEWAY PHASE 2 SUBDIVISION,
 CEDAR HILLS, UTAH COUNTY, UTAH.

PROJECT TEAM

DEVELOPER:
 WRIGHT DEVELOPMENT GROUP
 ATTN: LOGAN JOHNSON
 1178 W LEGACY CROSSING BLVD
 CENTERVILLE, UT 84014
 PH: (801) 649-9798

SURVEYOR:
 LAYTON SURVEYS
 ATTN: WILLIS D. LONG
 1857 N 1000 W STE. 1
 CLEARFIELD, UT 84015
 PH: (801) 663-1641

CIVIL ENGINEER (PROJECT CONTACT):
 HUNT DAY
 ATTN: THOMAS HUNT, PE
 3445 ANTELOPE DRIVE
 SYRACUSE, UT 84075
 PH: (801) 664-4724

ARCHITECT:
 ENVISION ARCHITECTURAL GROUP
 ATTN: GONZALO CALQUIN
 1178 W LEGACY CROSSING BLVD
 CENTERVILLE, UT 84014
 PH: (801) 510-2504

AGENCY / UTILITY CONTACTS

PUBLIC WORKS:
 10246 N CANYON ROAD
 CEDAR HILLS, UT 84062
 PHONE: (801) 785-9668

POWER COMPANY:
 ROCKY MOUNTAIN POWER
 PHONE: (800) 469-3981

PLANNING & ZONING:
 10246 N CANYON ROAD
 CEDAR HILLS, UT 84062
 PHONE: (801) 785-9668 EXT. 101

GAS SERVICE:
 DOMINION ENERGY
 PHONE: (866) 366-4357

SEWER:
 TIMPANOOG SPECIAL
 SERVICES DISTRICT
 MAILING: PO BOX 923
 AMERICAN FORK, UT 84003
 PHONE: (801) 756-5231

FIRE DEPARTMENT:
 AMERICAN FORK FIRE & RESCUE
 96 N CENTER STREET
 AMERICAN FORK, UT 84003
 PHONE: (801) 763-3045

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR
 STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM
 AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY
 PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE
 AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO
 THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY
 CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF
 RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT
 THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO
 PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

PROJECT TITLE: **CEDAR HILLS RETAIL**
 4700 WEST & 9930 SOUTH
 LOCATED IN THE NW QUARTER OF SECTION 6,
 TOWNSHIP 5S, RANGE 2E, SL BASE AND MERIDIAN

PROJECT TITLE

REVISIONS	REV. DATE	INITIAL SUBMITTAL	RH	BY
	0 03/10/25			



VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1'
 IF NOT ONE INCH ON THIS SHEET, ADJUST
 SCALES ACCORDINGLY

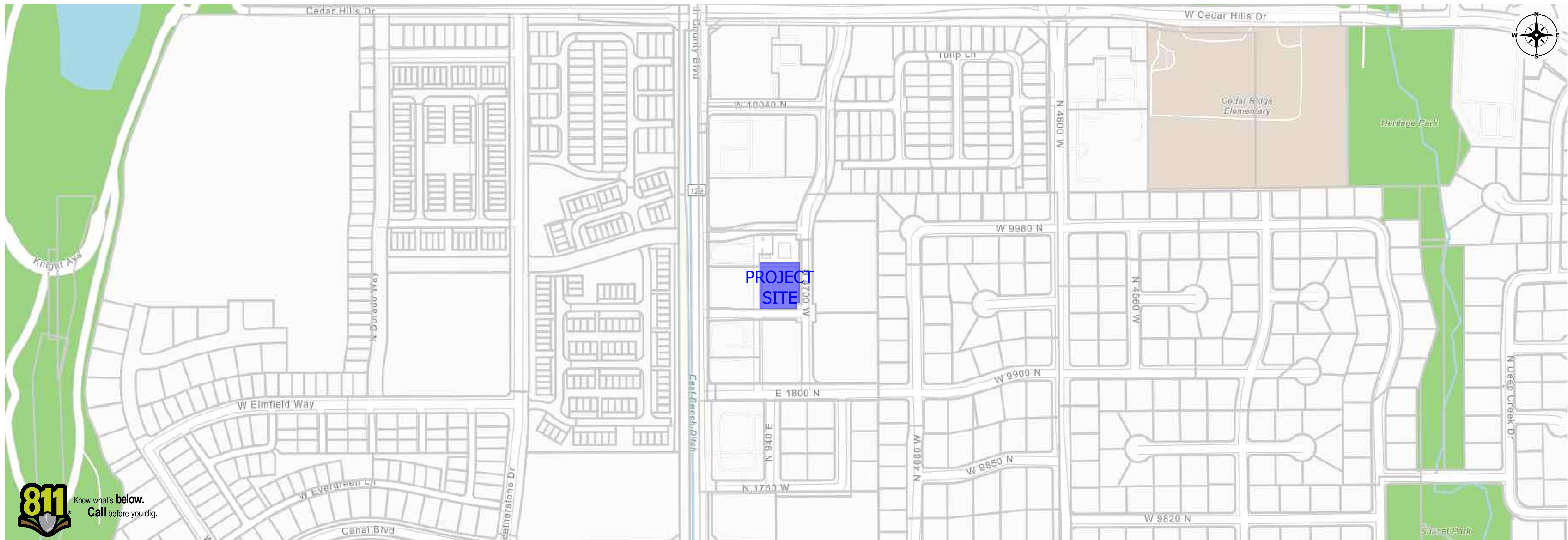
PROJECT INFO.
 Engineer: T. Hunt
 Drawn: R. Hatfield
 Date: 03 / 06 / 2025
 Proj. No.: 102 - 60

SHEET TITLE

COVER SHEET

SHEET NO.

C0.00



General Notes

1.0 COMPLIANCE

- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING:
 - INTERNATIONAL BUILDING CODES (IBC)
 - INTERNATIONAL PLUMBING CODES
 - STATE DRINKING WATER REGULATIONS
 - APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
 - ADA ACCESSIBILITY GUIDELINES.
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
 - LANDSCAPE PLANS
 - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
 - FIRE PROTECTION
 - ARCHITECTURAL SITE PLANS
 - ACCESSIBLE ROUTES
 - ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICAADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5% OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
 - SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURBWAYS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
- ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
- SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
- AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
- THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS

- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
- 6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.3 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.4 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.5 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT

- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
 - ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 - RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- 11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
 - SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - EXIRRIGATION
 - EXLD
 - EXSECW
 - EXXIR
 - IRRIGATION
 - LD
 - SECW
 - XIR

Linetypes

- PROPERTY LINE
- ROW
- R
- B
- BASIS OF BEARING
- CENTERLINE
- ADJACENT LOT LINE
- EASEMENT
- SETBACK
- CHAINLINK FENCE
- WOODEN FENCE
- VINYL FENCE
- RAILROAD
- 4355
- 4355
- 4355
- 4355
- UNK
- EX OHP
- EX UGP
- OHP
- EX GAS
- GAS
- EX CATV
- CATV
- EX COMM
- COMM
- EX FO
- FIBER
- EX TRAF
- TRAF
- EX TELE
- TELE
- EX W
- EX x' W
- W
- x' W
- FIRE
- x' FIRE
- EX SS
- EX FM
- EX x' SS
- SS
- FM
- x' SS
- EX SD
- EX x' SD
- SD
- RD
- x' SD
- x' RD
- EX IRRG
- EX LD
- EX SECW
- EX x' IR
- IRRIGATION
- LD
- SECW
- x' IR

- BFE
- BLDG
- BOS
- BOW
- BP
- C&G
- CB
- CF
- CFS
- FF
- FFE
- FG
- 4355
- 4355
- 4355
- 4355
- EX UNKNOWN UTILITY
- EX OVERHEAD POWER
- EX UNDERGROUND POWER
- OVERHEAD POWER
- POWER
- EX NATURAL GAS
- NATURAL GAS
- EX CABLE TV
- CABLE TV
- EX COMMUNICATIONS
- COMMUNICATIONS
- EX FIBER OPTIC
- FIBER OPTIC
- EX TRAFFIC SIGNAL
- TRAFFIC SIGNAL
- EX TELEPHONE
- TELEPHONE
- EX CULINARY WATER
- CULINARY WATER
- EX x' CULINARY WATER
- x' CULINARY WATER
- EX FIRE SERVICE
- FIRE SERVICE
- EX x' FIRE SERVICE
- x' FIRE SERVICE
- EX SANITARY SEWER
- EX FORCE MAIN
- EX x' SANITARY SEWER
- SANITARY SEWER
- FORCE MAIN
- x' SANITARY SEWER
- EX STORM DRAIN
- EX x' STORM DRAIN
- STORM DRAIN
- ROOF DRAIN
- x' STORM DRAIN
- x' ROOF DRAIN
- EX IRRIGATION
- EX LAND DRAIN
- EX SECONDARY WATER
- EX x' IRRIGATION
- IRRIGATION
- LAND DRAIN
- SECONDARY WATER
- x' IRRIGATION

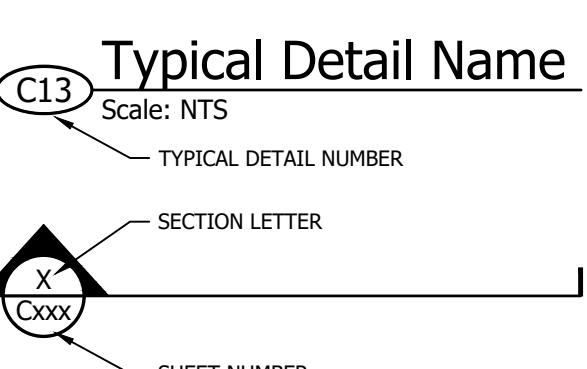
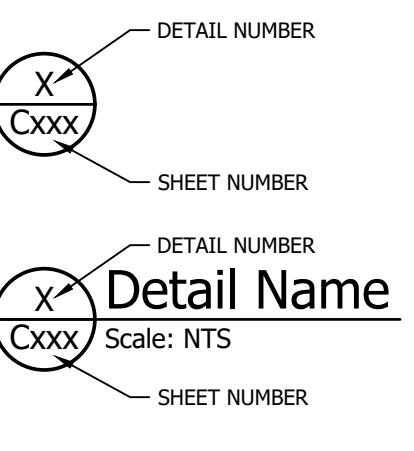
- BEGINNING POINT
- CURB & GUTTER
- CATCH BASIN
- CUBIC FEET
- CUBIC FEET PER SECOND
- FINISH FLOOR
- FINISH FLOOR ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FLOW LINE
- GRADE BREAK
- INVERT
- LINEAR FEET
- NATURAL GRADE
- POINT OF CURVATURE
- POWER/UTILITY POLE
- POINT OF RETURN CURVATURE
- POINT OF TANGENCY
- PUBLIC UTILITY EASEMENT
- QUANTITY
- REINFORCED CONCRETE PIPE
- RIM OF MANHOLE
- RIGHT-OF-WAY
- STORM DRAIN
- SANITARY SEWER
- TOP BACK OF CURB
- TOP OF ASPHALT
- TOP OF CONCRETE
- TOP OF FINISHED FLOOR
- TOP OF STAIRS
- TOP OF WALL
- TOP OF SIDEWALK
- CULINARY WATER
- WATER METER

- BASEMENT FLOOR ELEVATION
- BUILDING
- BOTTOM OF STAIRS
- BOTTOM OF WALL
- BEGINNING POINT
- CURB & GUTTER
- CATCH BASIN
- CUBIC FEET
- CUBIC FEET PER SECOND
- FINISH FLOOR
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- TOP BACK OF CURB
- TOP OF ASPHALT
- TOP OF CONCRETE
- TOP OF FINISHED FLOOR
- TOP OF STAIRS
- TOP OF WALL
- TOP OF SIDEWALK
- CULINARY WATER
- WATER METER

- SIGN
- LIGHT
- SD MH, INLET, AND COMBO BOX
- SEWER MANHOLE
- CLEAN-OUT
- VALVE, TEE, & BEND
- WATER BLOW-OFF
- WATER METER
- FIRE HYDRANT
- POWER POLE
- ELECTRICAL BOX
- TRAFFIC BOX
- MANHOLE
- PROP MONUMENT
- EX MONUMENT
- SECTION CORNER
- SPOT ELEVATION

NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE EXISTING OR PROPOSED.

Detail Identification



REVISIONS	0	03/10/25	INITIAL SUBMITTAL	RH
REV.	DATE	BY		

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAW



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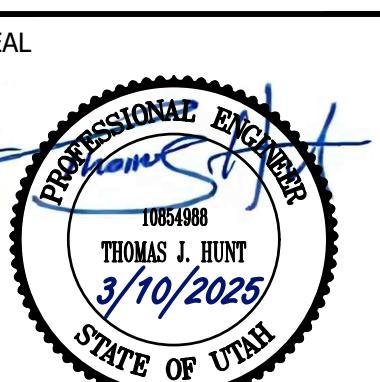
CEDAR HILLS RETAIL

4700 WEST & 9930 SOUTH
CEDAR HILLS, UT

LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 5S, RANGE 2E, SL BASE AND MERIDIAN

PROJECT TITLE

REVISIONS	REV.	DATE	DESCRIPTION	BY
	0	03/10/25	INITIAL SUBMITTAL	RH



VERIFY SCALES
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0 1"

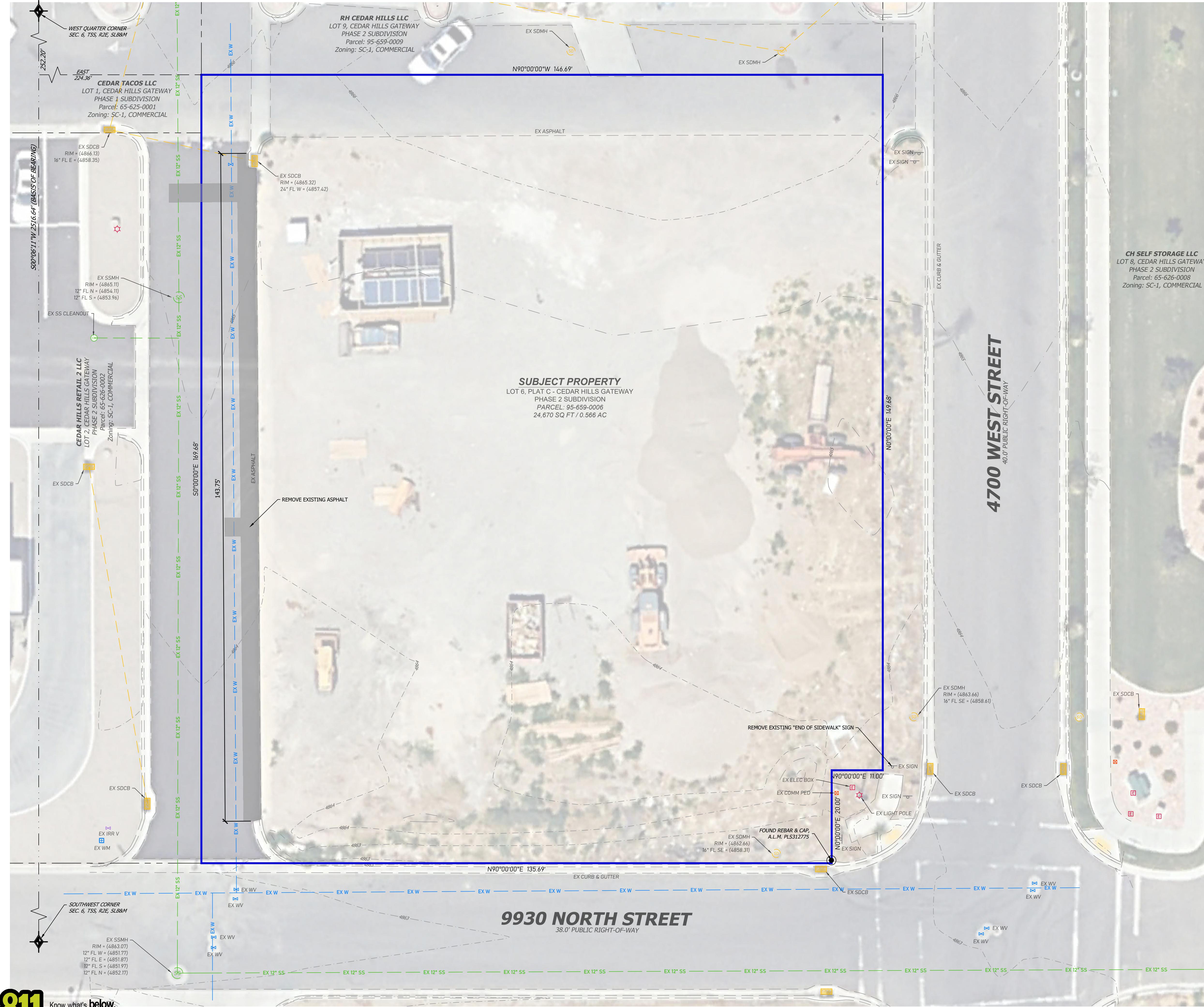
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PROJECT INFO.

Engineer: T. Hunt
Drawn: R. Hatfield
Date: 03 / 06 / 2025
Proj. No.: 102 - 60

SHEET TITLE

SITE DEMOLITION PLAN



Benchmark and Basis of Bearing

DESC: FOUND REBAR & CAP, A.L.M. PLS312775
N: 7310998.730
E: 156454.431
ELEV: 4,862.67'

THE BASIS OF BEARING IS THE LINE BETWEEN THE WEST QUARTER QUARTER AND THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, WHICH BEARS SOUTH 09°06'11" EAST, NAD 83 STATE PLANE GRID BEARING

Flood Zone

FLOOD ZONE DESIGN UNSHADDED ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49049C0167F, DATED 08/19/2020.

Legend

- = EXISTING FEATURE TO BE DEMOLISHED. LEGALLY DISPOSE OF DEMOLITION WASTE.
- = AREA OF DEMOLITION. LEGALLY DISPOSE OF DEMOLITION WASTE.

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SHEET NO.

C0.20



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CEDAR HILLS RETAIL

4700 WEST & 9930 SOUTH CEDAR HILLS, UT

LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 5S, RANGE 2E, SL BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	03/10/25	INITIAL SUBMITTAL	RH



VERIFY SCALES
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PROJECT INFO.

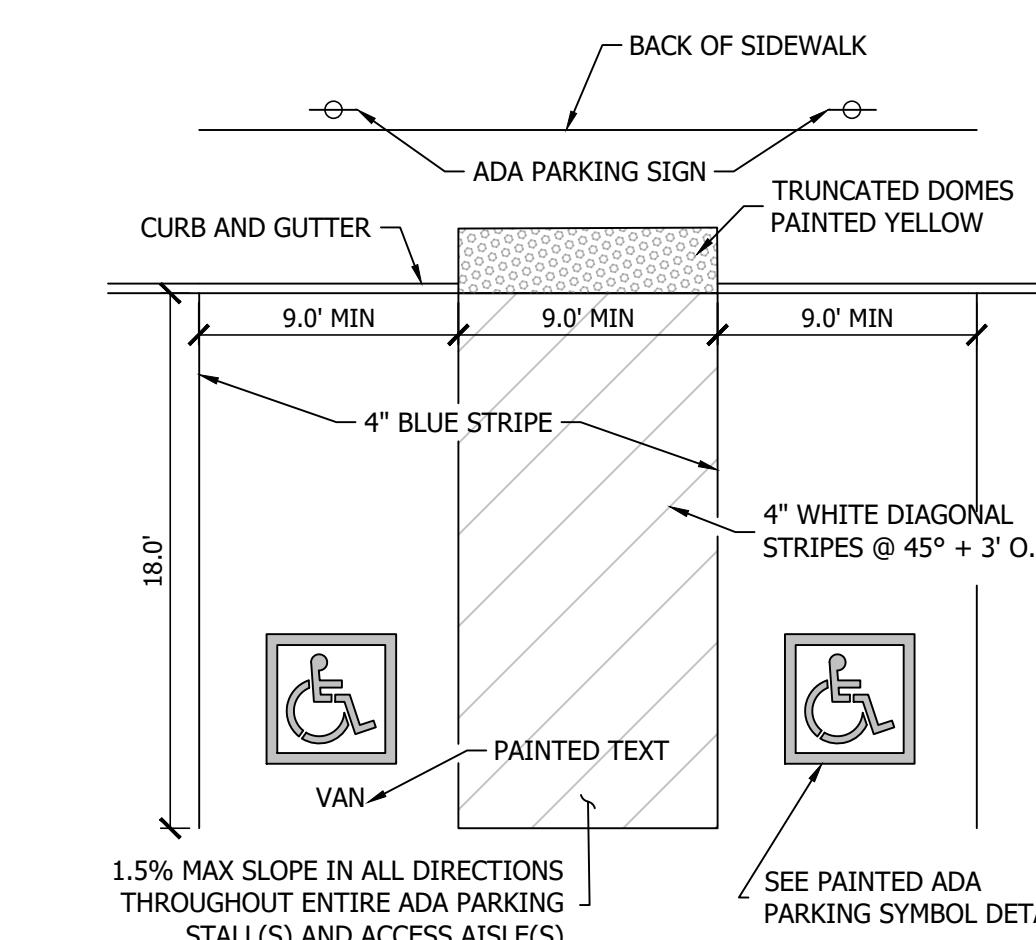
Engineer: T. Hunt
Drawn: R. Hatfield
Date: 03 / 06 / 2025
Proj. No.: 102 - 60

SHEET TITLE

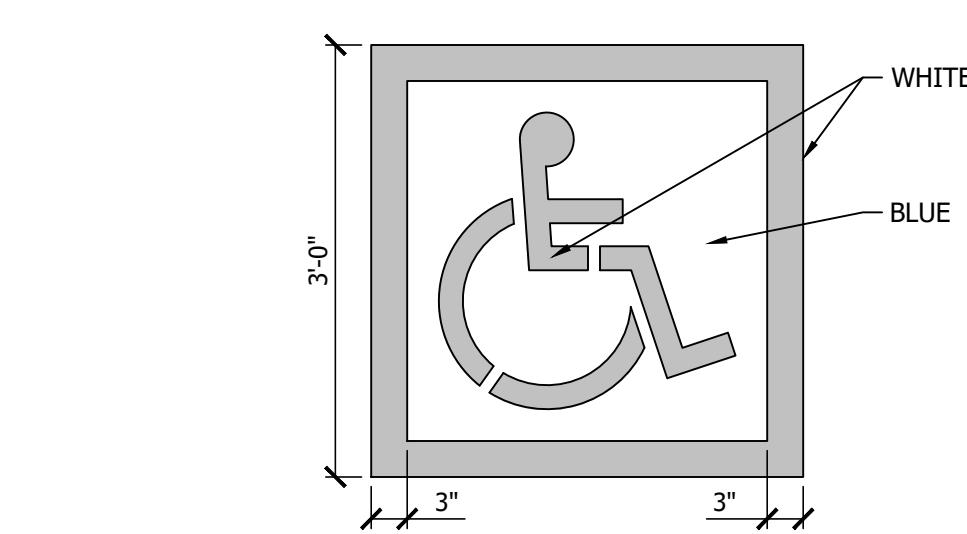
PROPOSED SITE PLAN

SHEET NO.

C1.00

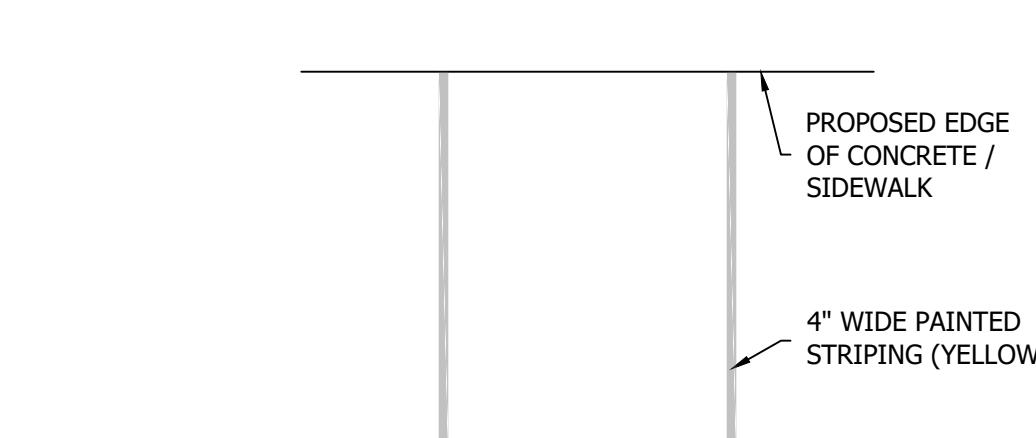


1 ADA Striping and PED Access



NOTES:
LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS
THAT SHALL BE VERIFIED AND ADHERED TO.
PROVIDE TWO COATS OF PAINT
BLUE BACKGROUND WITH WHITE SYMBOL

2 ADA Symbol



3 Typical Parking Space

Development Summary

LOCATION: CEDAR HILLS, UTAH COUNTY
ZONING: SC-1, SHOPPING CENTER
PARCEL AREA: 24,671 SF 0.566 AC (100%)
BUILDING AREA: 5,000 SF 0.11 AC (20.3%)
IMPERVIOUS AREA: 15,183 SF 0.35 AC (61.5%)
LANDSCAPE AREA: 4,488 SF 0.10 AC (18.2%)
PARKING: 22 PARKING STALLS PROVIDED
1 ADA STALL PROVIDED
22 TOTAL PARKING STALLS PROVIDED

Legend

- = ACCESSIBLE PATH
- = AREAS TO COMPLY WITH ADA STANDARDS
- = SPILL CURB, SEE APPLICABLE CURBING DETAIL

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10 0 10 20 30
Scale: 1" = 10'

9930 NORTH STREET

38.0' PUBLIC RIGHT-OF-WAY

PROPOSED BLDG

5,000 SF

4700 WEST STREET

40.0' PUBLIC RIGHT-OF-WAY

CEDAR HILLS RETAIL 2 LLC
LOT 2, CEDAR HILLS GATEWAY
Phase 2 Subdivision
Parcel: 65-626-0002
Zoning: SC-1, COMMERCIAL

CEDAR TAOS LLC
LOT 1, CEDAR HILLS GATEWAY
Phase 1 Subdivision
Parcel: 65-625-0001
Zoning: SC-1, COMMERCIAL

RH CEDAR HILLS LLC
LOT 9, CEDAR HILLS GATEWAY
Phase 2 Subdivision
Parcel: 95-659-0009
Zoning: SC-1, COMMERCIAL

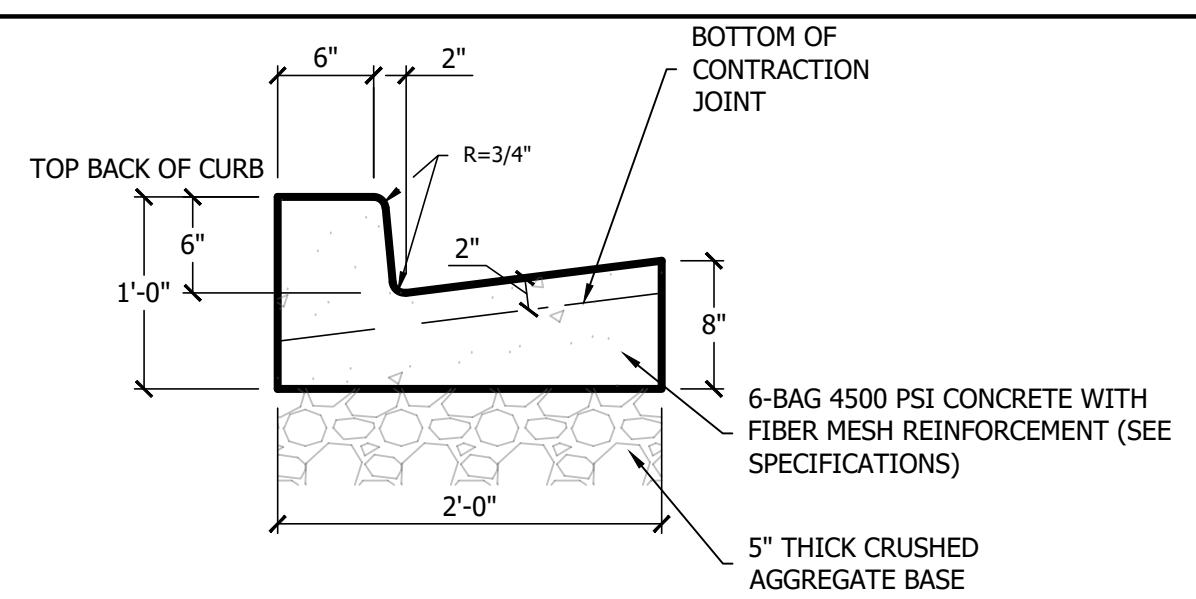


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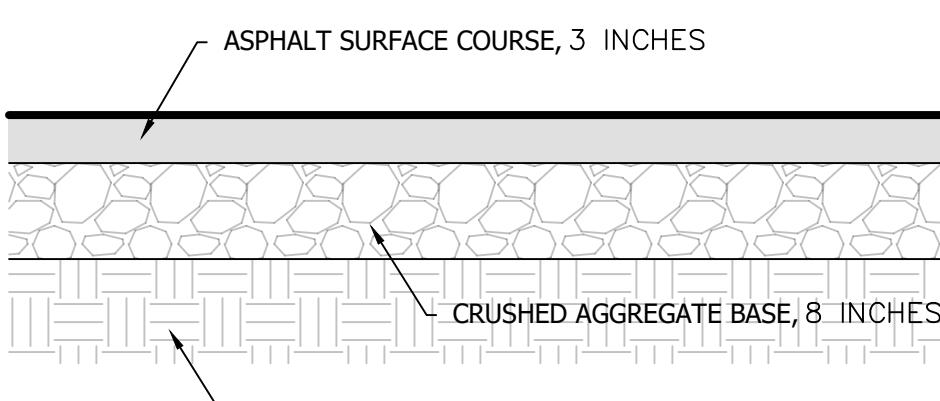
CEDAR HILLS RETAIL

4700 WEST & 9930 SOUTH
LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 5S, RANGE 2E, SL BASE AND MERIDIAN

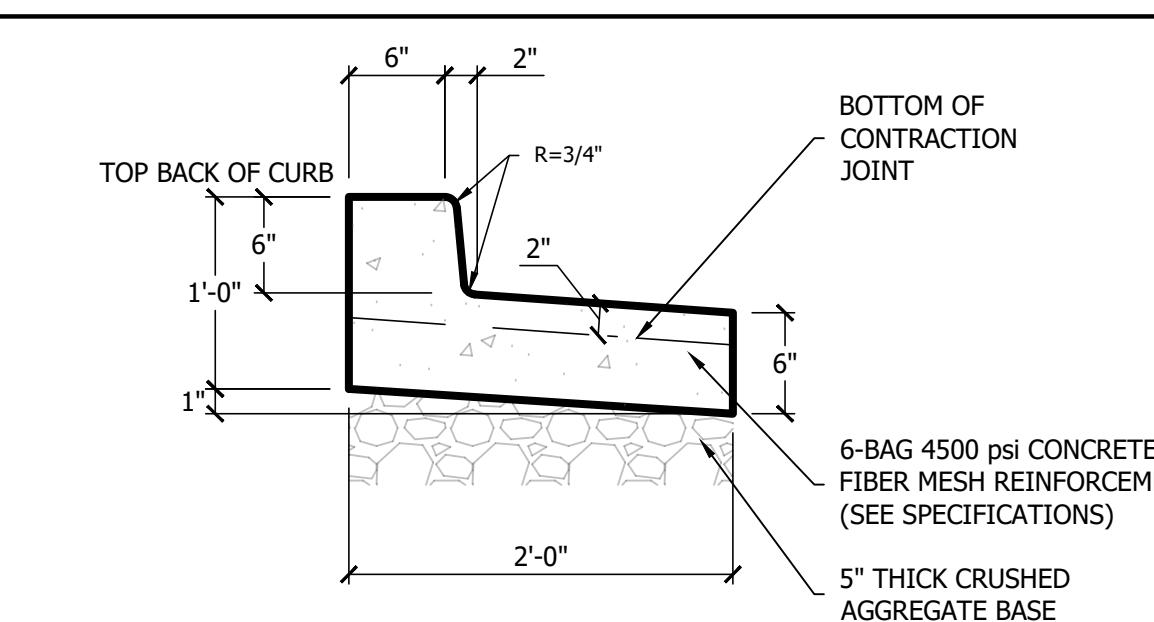
PROJECT TITLE



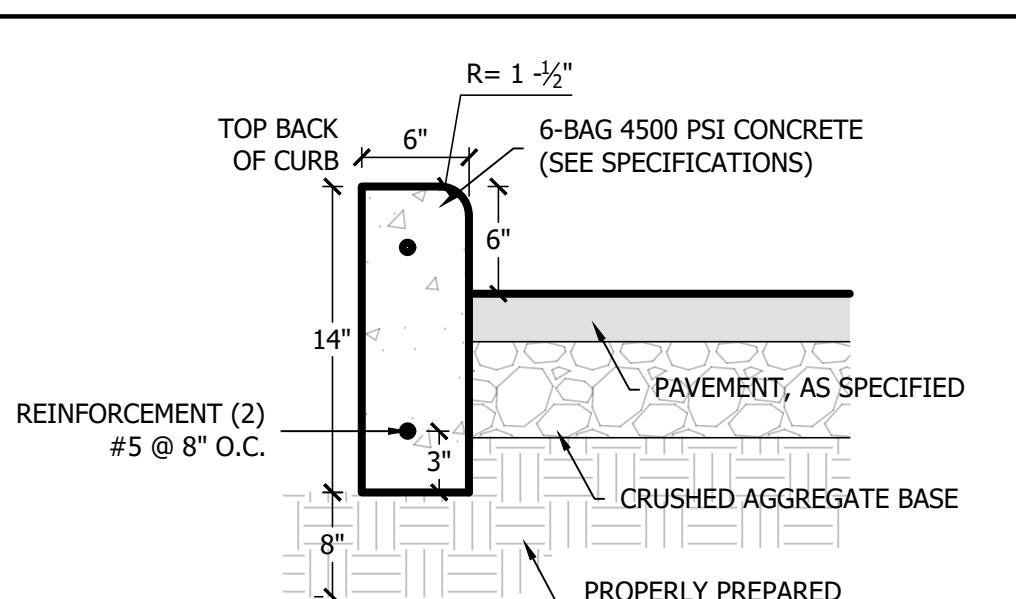
C1 On-Site Curb & Gutter



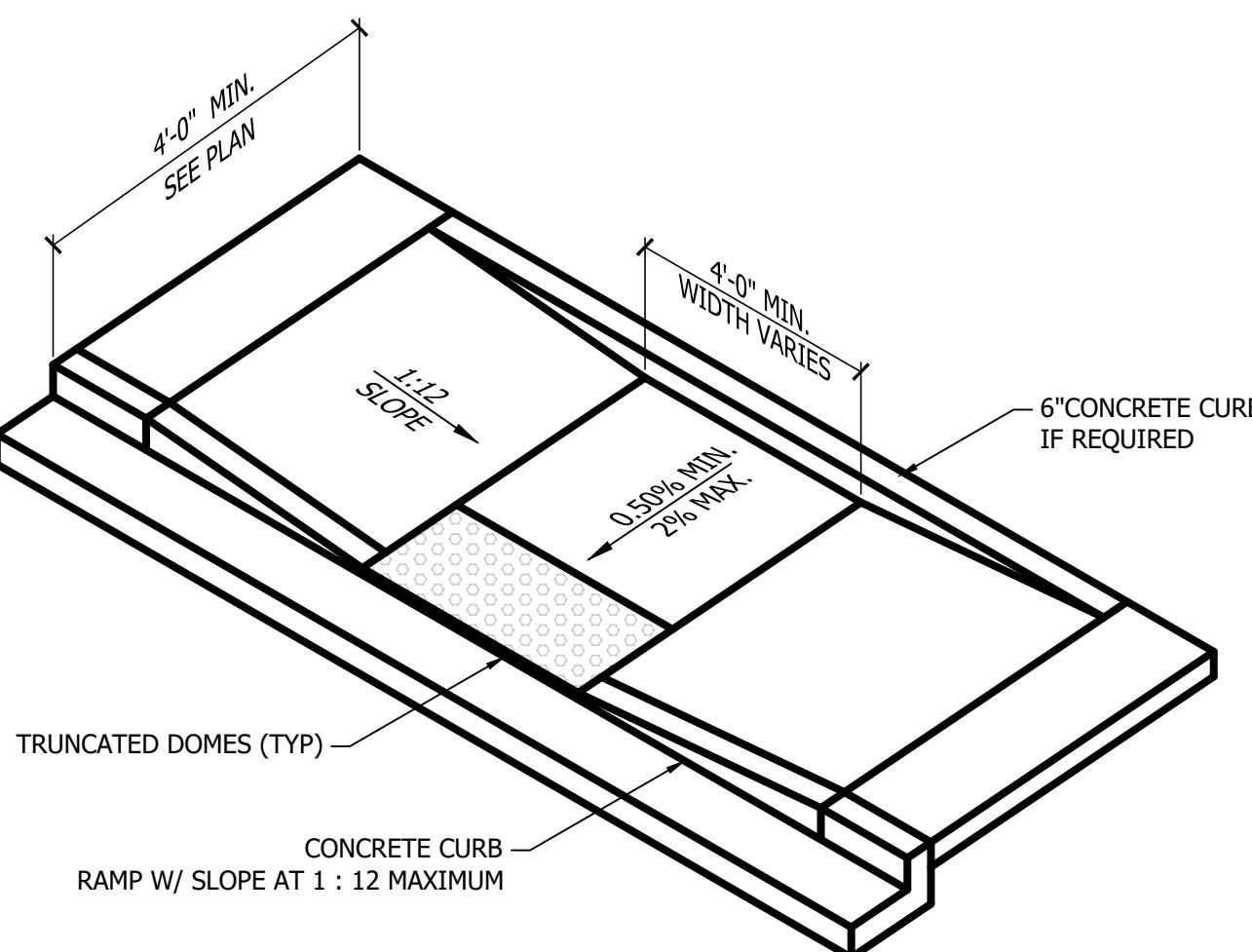
C4 On-Site Standard Duty Asphalt Pavement



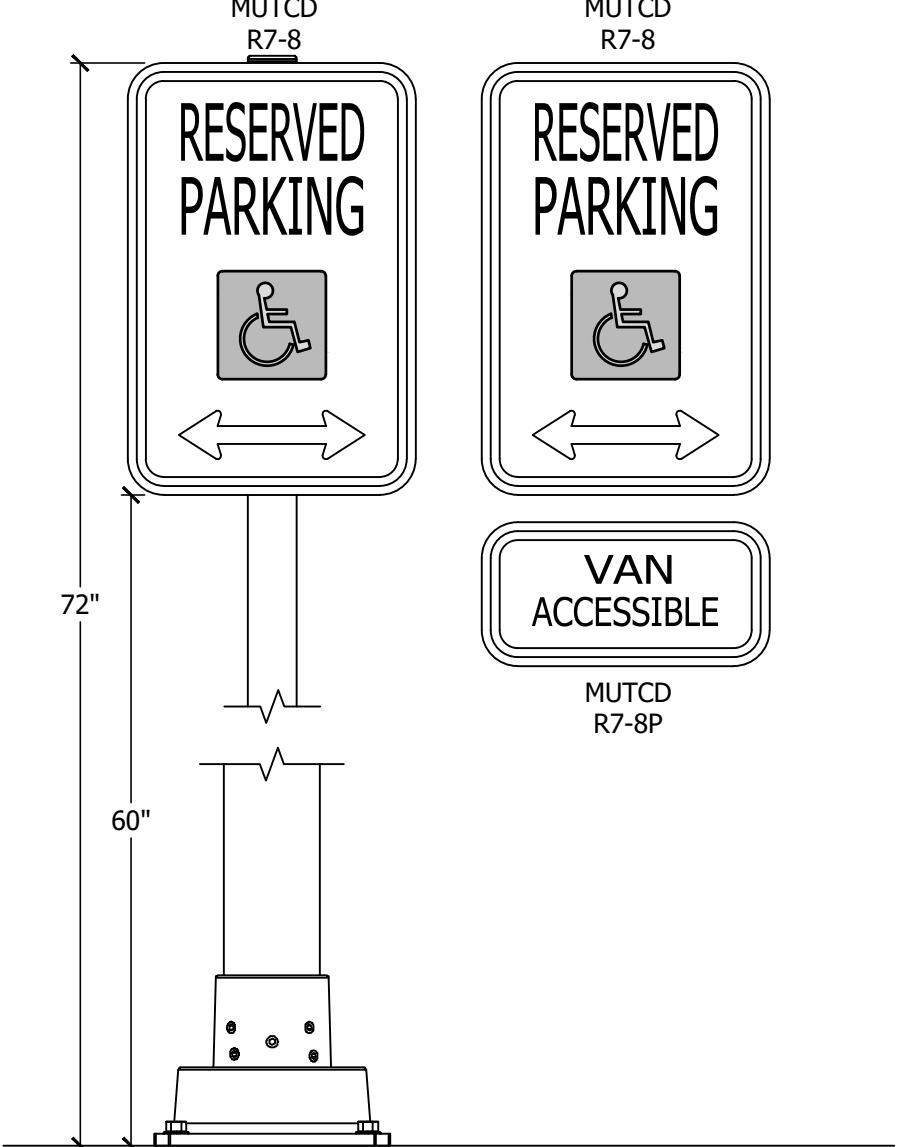
C2 On-Site Spill Curb & Gutter



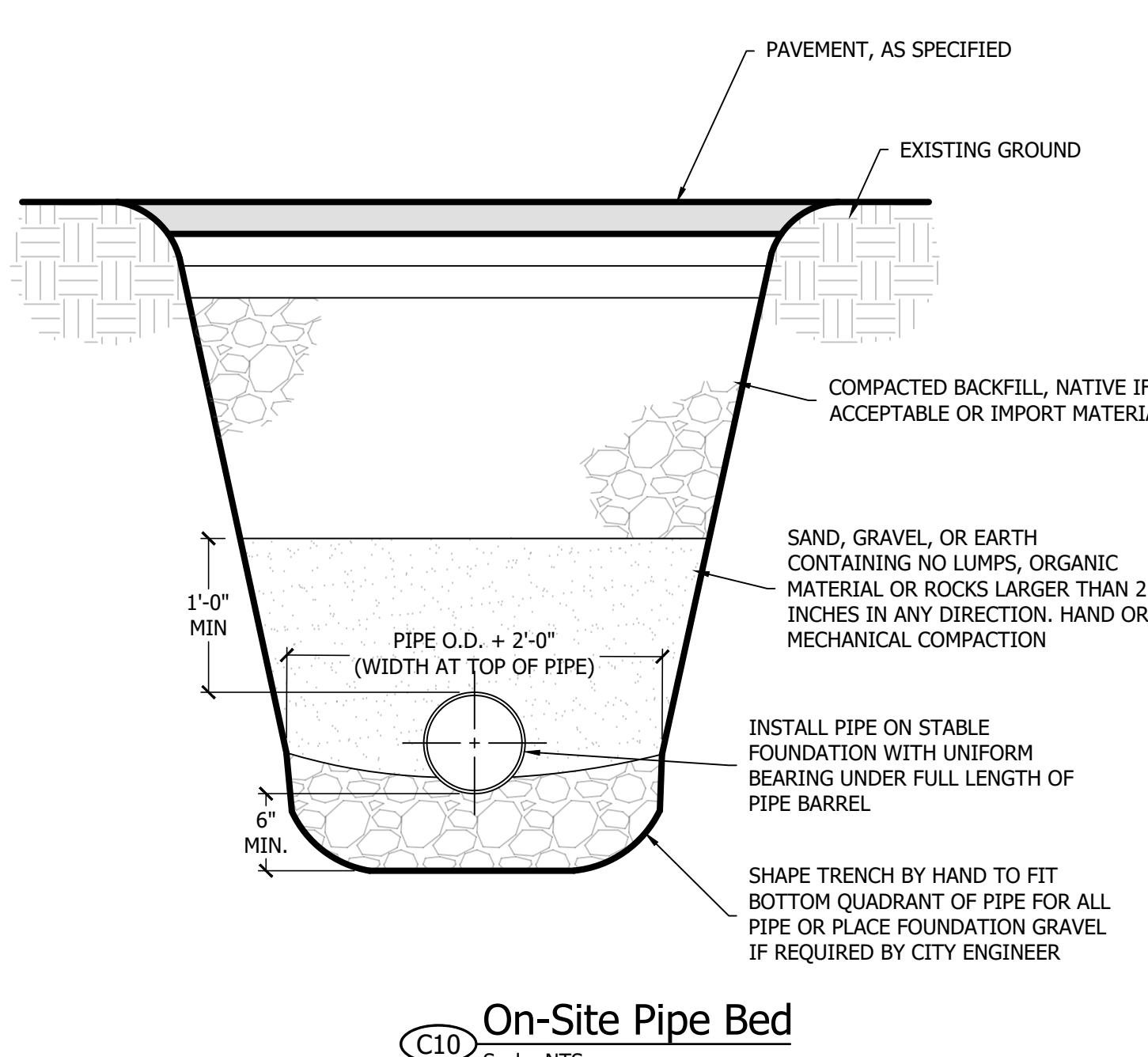
C3 On-Site Vertical Face Curb



C7 On-Site Parallel Accessible Ramp

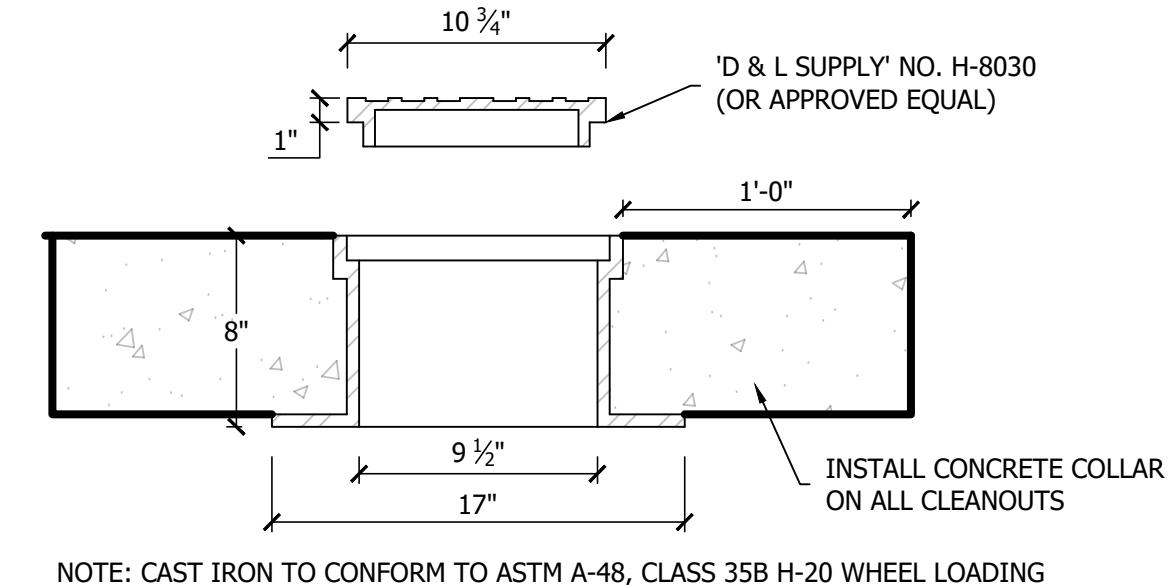


C8 On-Site Accessible Parking Signs

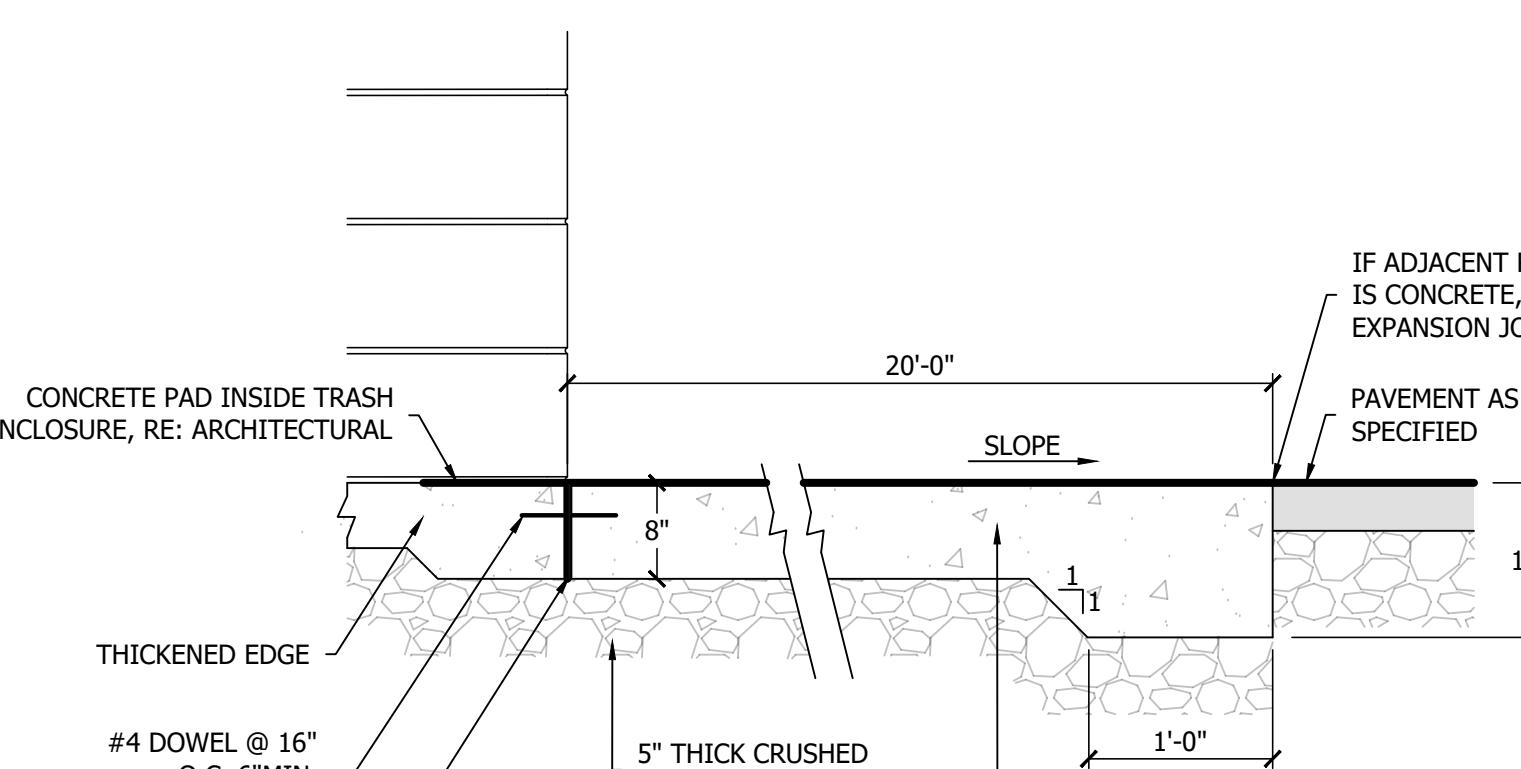


C10 On-Site Pipe Bed

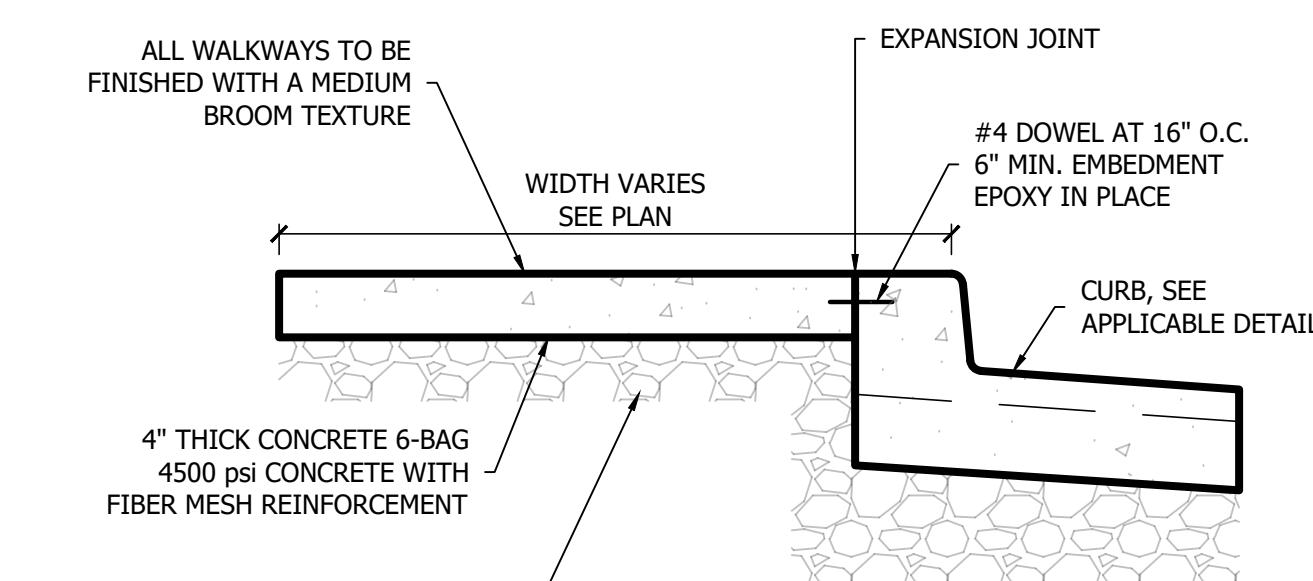
C5 On-Site Concrete Parking Stall



C6 On-Site Concrete Walkway



C11 On-Site Clean-out Frame



C13 On-Site Concrete Attached Walkway

LARGE BOULDER RETAINING WALL NOTES:

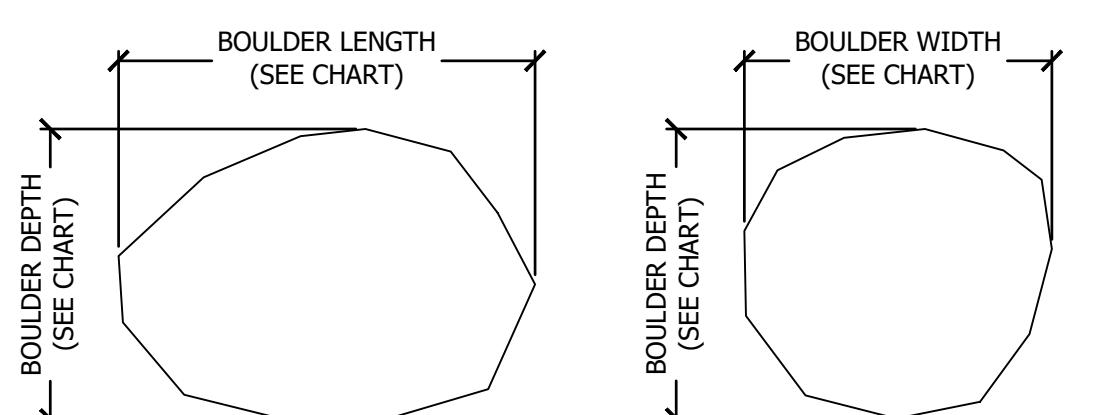
1. SUPPORT BOULDERS ARE TO BE 1.25x LARGER, BY MASS AS WELL AS BY SIZE, THAN THOSE POSITIONED IMMEDIATELY ABOVE.
2. BOULDER SIZES MAY NOT VARY MORE THAN PLUS OR MINUS 10% OF REQUIRED SIZES.
3. BOULDERS ARE TO MAKE CONTACT WITH ALL ADJOINING BOULDERS. THEY MUST BE KEYED TOGETHER AND INTERLOCKED.
4. THE MAXIMUM SLOPE OF THE LARGE BOULDER RETAINING WALL SHALL NOT EXCEED A 1 TO 2 PITCH (1 HORIZONTAL UNIT PER 2 VERTICAL UNITS). SLOPE SHALL BE MEASURED FROM CENTER OF MASS OF EACH BOULDER.
5. THE BOTTOM COURSE OF BOULDERS ARE TO BE BURRIED A MINIMUM DEPTH OF NOT LESS THAN 1/2 OF THEIR DIAMETER.
6. BOULDERS ARE TO BE PLACED SUCH THAT NO TWO ADJACENT JOINTS LINE UP WITH ONE ANOTHER IN THE VERTICAL DIRECTION.
7. BASE SOILS SHALL BE THOROUGHLY COMPACTION (90% PROCTOR) BEFORE BOULDERS ARE PLACED.
8. PROVIDE PROPER DRAINAGE AT EVERY THIRD BOULDER LAYER.
9. SOILS ARE ASSUMED TO HAVE AN ACTIVE PRESSURE NOT TO EXCEED 37 PSF.
10. PROVIDE MEANS TO MAINTAIN RANGE OF OPTIMUM MOISTURE CONTENT FOR EXISTING SOIL CONDITIONS.

INHERENT CHARACTERISTICS OF LARGE BOULDER RETAINING WALLS:

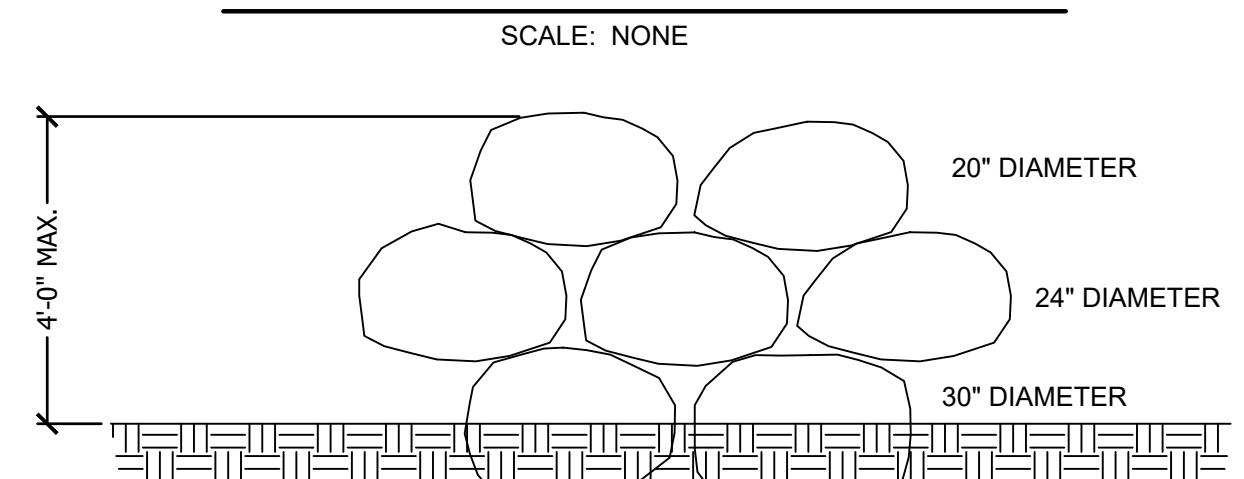
1. LARGE BOULDER RETAINING WALLS DO NOT HAVE THE CAPACITY TO WITHSTAND SEISMIC EVENTS.
2. LARGE BOULDER RETAINING WALLS DO NOT HAVE THE CAPACITY TO WITHSTAND SATURATED SOILS.
3. THE RETAINED HEIGHT OF LARGE BOULDER RETAINING WALLS IS DIRECTLY RELATED TO THE AVAILABILITY AND WORKING CAPACITY OF THE BOULDERS TO BE USED IN THE WALL.
4. LARGE BOULDER RETAINING WALLS ARE NOT HOMOGENEOUS STRUCTURAL SYSTEMS. THEREFORE THEIR RETAINING CAPABILITY IS LIMITED AND UNPREDICTABLE.
5. THE STABILITY, STRUCTURAL INTEGRITY, AND LONGEVITY OF LARGE BOULDER RETAINING WALLS DEPENDS LARGELY ON HOW WELL THE WALL HAS BEEN CONSTRUCTED.
6. THE LARGE BOULDER RETAINING WALL DESIGN SHOWN IS LIMITED TO A MAXIMUM HEIGHT OF 8'-10".

BOULDER DIMENSION CHART

BOULDER DEPTH	ALLOWABLE BOULDER LENGTH		ALLOWABLE BOULDER WIDTH	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
18"	12"	27"	12"	27"
22"	15"	33"	15"	33"
28"	19"	42"	19"	42"
36"	24"	54"	24"	54"
44"	29"	67"	29"	67"
55"	37"	83"	37"	83"



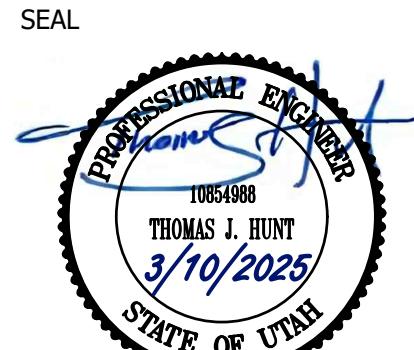
ROCK WALL CROSS SECTION



ROCK WALL FRONT ELEVATION

SCALE: NONE

REVISIONS	0	03/10/25	INITIAL SUBMITTAL	RH
REV. DATE				
DESCRIPTION				



VERIFY SCALES
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0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt
Drawn: R. Hatfield
Date: 03 / 06 / 2025
Proj. No.: 102 - 60

SHEET TITLE

SITE CIVIL DETAILS

C1.90

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)



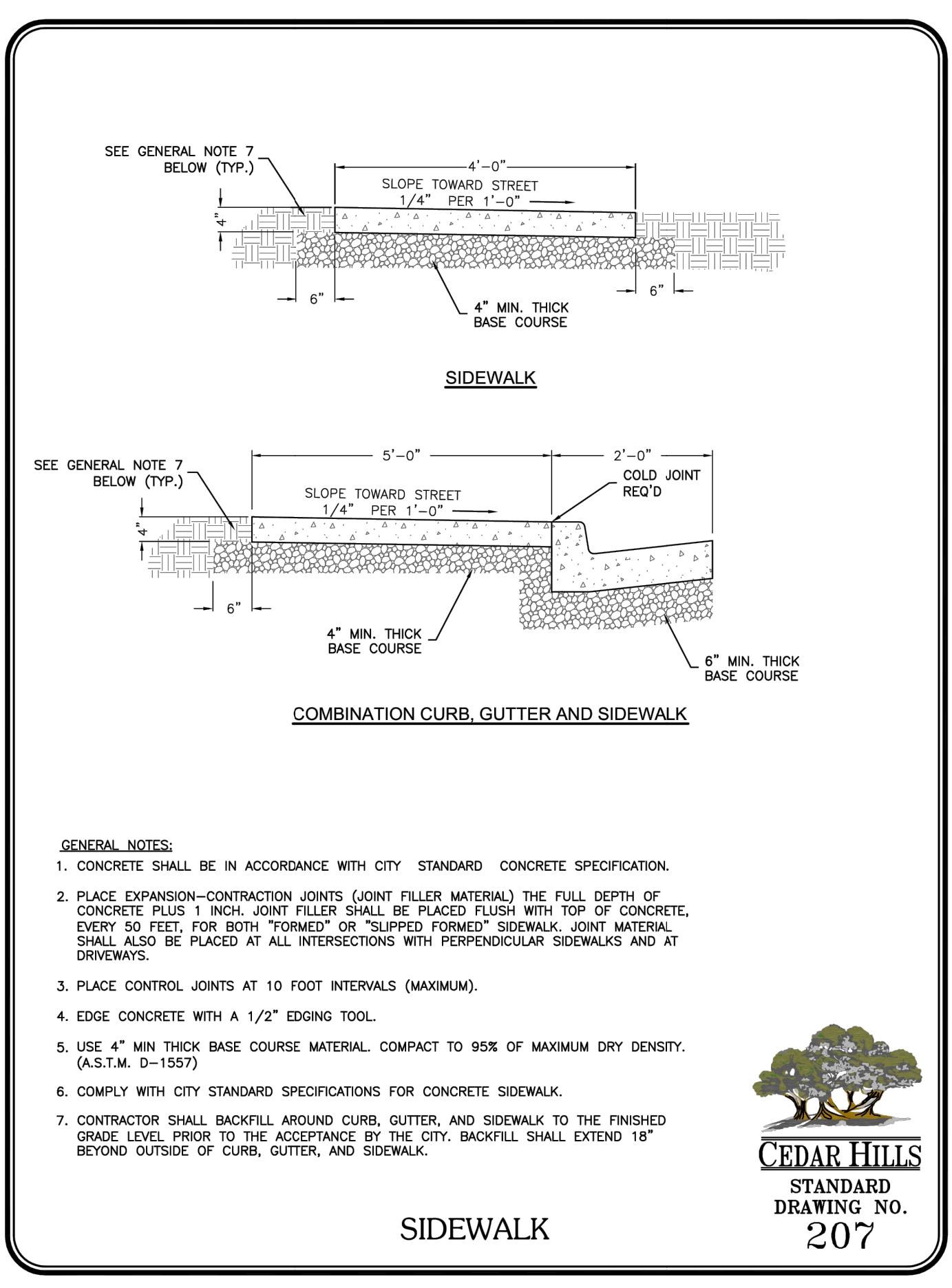
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acuse, UT 84075
801.664.4724
Thomas@HuntDay.co

CEDAR HILLS RETAIL

4700 WEST & 9930 SOUTH
CEDAR HILLS, UT

LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 5S, RANGE 2E, SL BASE AND MERIDIAN

100



VERIFY SCALES

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0  1"

ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

JECT INFO.
neer: T. Hunt
wn: R. Hatfield
: 03 / 06 / 2025
No. 102 - 60

TITLE

III. THEORETICAL FRAMEWORK

SEMA

CITY

621

DETAILS

DEAILS

ITEM NO.

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)

C1.91



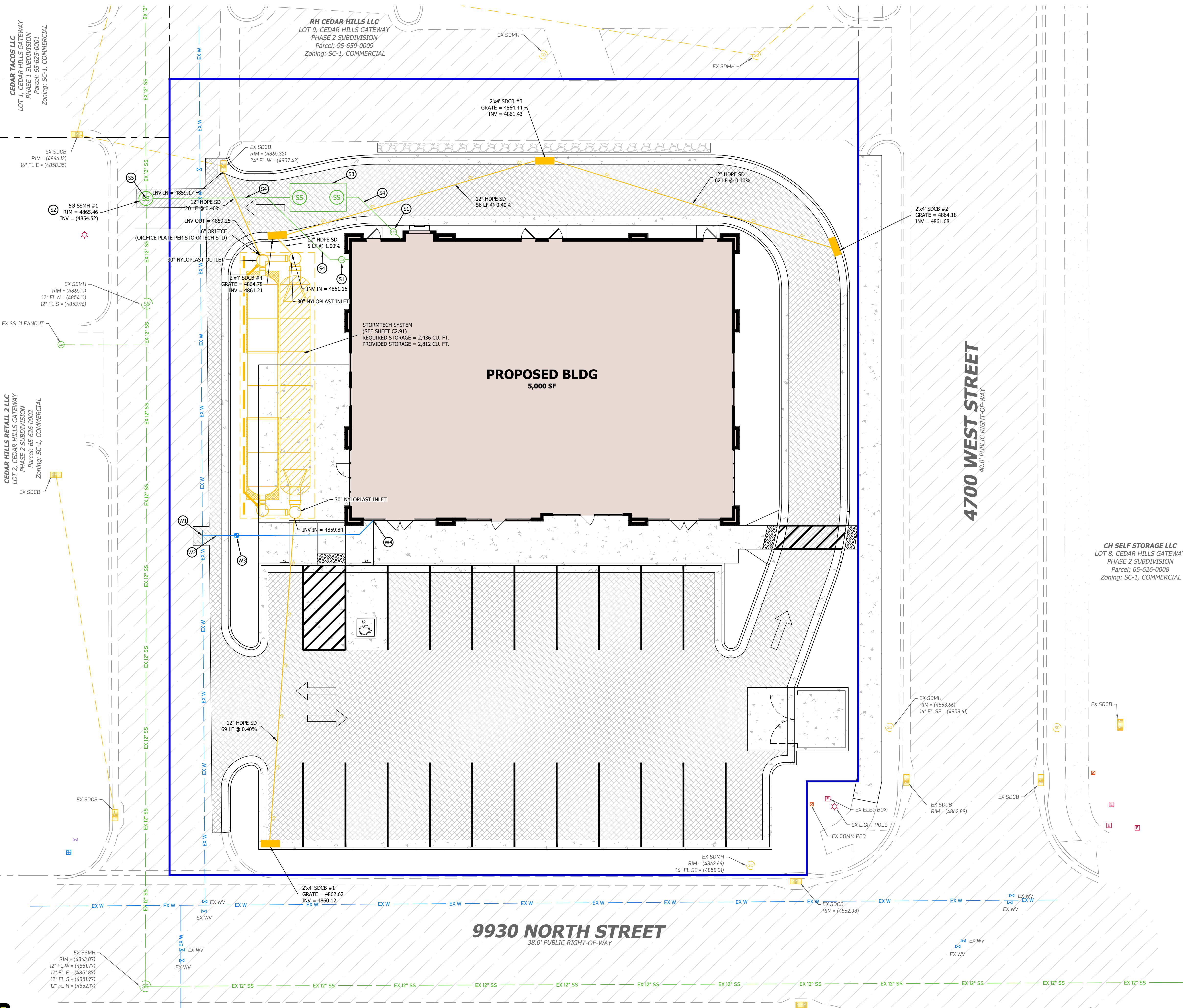
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PROJECT TITLE



General Notes

1. REFERENCE SHEET C.90 FOR ADDITIONAL REQUIRED STORM DRAIN CALCULATIONS.
2. REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO THE PROPOSED STORM DRAIN SYSTEM.
3. CITY REQUIRED UTILITY MINIMUM BURY DEPTH / COVER, AS FOLLOWS:
CULINARY MAINLINE - 4.0' BURY DEPTH
CULINARY SERVICE LATERALS - 3.0' BURY DEPTH
PRESSURIZED IRRIGATION - 3.6" COVER

Key Notes

GENERAL

1. PROVIDE HDPE CASING OR NO MECHANICAL JOINTS OF EITHER UTILITY WITHIN 10' HORIZONTALLY OF CROSSING CULINARY LINES. ENSURE 18" MINIMUM VERTICAL CLEARANCE.

SANITARY SEWER

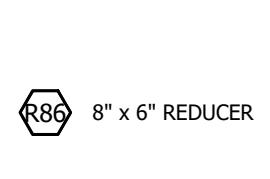
- S1. SANITARY SEWER CLEAN-OUT FRAME, SEE DETAIL C-11 / SHEET 1.90.
- S2. SAMPLING MANHOLE PER TIMPANOGOS SPECIAL SERVICES DISTRICT STD DWG D-8.
- S3. 1,500 GALLON GREASE TRAP PER TIMPANOGOS SPECIAL SERVICES DISTRICT STD DWG D-12.
- S4. 4" SEWER LATERAL PER TIMPANOGOS SPECIAL SERVICES DISTRICT STANDARDS. 2.0% MINIMUM SLOPE.
- S5. INSTALL MANHOLE ON EXISTING PIPE PER TIMPANOGOS SPECIAL SERVICES DISTRICT STD DWG D-2.

WATER

- W1. WATER LATERAL SERVICE CONNECTION PER CEDAR HILLS STANDARD DRAWING NO. 406.
- W2. 2" POLY ETHYLENE WATER LATERAL PER CEDAR HILLS CONSTRUCTION STANDARDS.
- W3. 2" WATER METER PER CEDAR HILLS STANDARD DRAWING NO. 406.
- W4. POINT OF SERVICE TO BUILDING, REFERENCE PLUMBING PLANS.

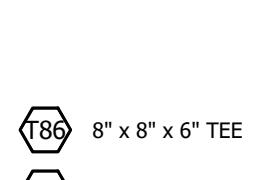
Fitting Legend

REDUCERS



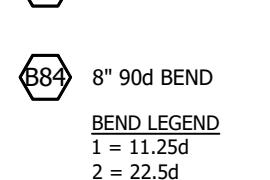
SIZE IN INCHES (SMALL END)
SIZE IN INCHES (LARGE END)
FITTING DESIGNATION (REDUCER)

TEES



SIZE IN INCHES (BRANCH)
SIZE IN INCHES (THRU PIPE)
FITTING DESIGNATION (TEE)

BENDS



TYPE OF BEND (SEE LEGEND)
SIZE IN INCHES
FITTING DESIGNATION (BEND)

VALVES



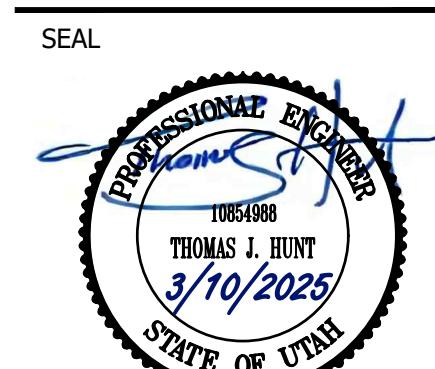
SIZE IN INCHES
FITTING DESIGNATION (VALVE)

NOTE: NOT ALL FITTINGS ARE SHOWN, AND PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL ALL FITTINGS REQUIRED TO FOLLOW THE ALIGNMENT PROVIDED IN THE DRAWINGS.

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE DRAWINGS IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE FOR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

REVISIONS	REV.	DATE	DESCRIPTION	BY
	0	03/10/25	INITIAL SUBMITTAL	RH



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
PROJECT INFO.
Engineer: T. Hunt Drawn: R. Hatfield Date: 03 / 06 / 2025 Proj. No.: 102 - 60
SHEET TITLE

SITE UTILITY PLAN

SHEET NO. C3.00



HUNT • DAY
45 Antelope Drive, St 200
racuse, UT 84075
I: 801.664.4724
M: *Thomas@HuntDay.co*

HUNT • DAY
45 Antelope Drive, St 200
racuse, UT 84075
I: 801.664.4724
I: Thomas@HuntDay.co

CEDAR HILLS RETAIL

4700 WEST & 9930 SOUTH

AR HILLS RET 700 WEST & 9930 SOUTH CEDAR HILLS, UT

LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 5S, RANGE 2E, SL BASE AND MERIDIAN

A circular professional engineer seal. The outer ring contains the words "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The center of the seal contains the name "THOMAS J. HUNT" above the expiration date "3/10/2025". A signature "Thomas J. Hunt" is written across the center. The seal is stamped with a blue ink.

VERIFY SCALES

OBJECT INFO.

SITE UTILITY

DETAILS

SHEET NO.

PRECAST CONCRETE LID
SEE NOTE 1

D&L A-1180 OR EQUIVALENT RING &
COVER TO BE 1/8" BELOW TOP
OUTER EDGE OF CONCRETE OR
ASPHALT COLLAR (TYP)

5'-0"

11'-0"

4" MINIMUM OUTLET

FLOW TO SAMPLING MANHOLE

PLAN

NOTES:

1. THE SUPPLIER OF THE PRECAST BOX, SHALL DESIGN AND PROVIDE DRAWINGS AND CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH AND SUBMITTED TO TSSD FOR REVIEW.
2. SUPPLIER SHALL COORDINATE WITH OWNER THE SIZE AND LOCATION OF ALL PIPE PENETRATIONS PRIOR TO FABRICATION.
3. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.
4. SAMPLING MANHOLE (SEE STANDARD DETAILS D-6, D-7, & D-8) SHALL BE INSTALLED DOWNSTREAM OF GREASE TRAP.

2'-4" MIN

4" MINIMUM INLET

2'-6" CONCRETE OPENING

3'-0"

3'-6"

3'-0" MAX

2" CLR (TYP)

3'-5"

4" MINIMUM OUTLET

FLOW TO SAMPLING MANHOLE

PRECAST CONCRETE BOX
SEE NOTE 1

3'-10"

6'-6"

4'-0"

12" MIN STRUCTURAL
FILL COMPACTED TO 95%
RELATIVE COMPACTION
(ASTM D1557)

SECTION

5					
4					
3					
2					
1					
NO	DATE	REVISION	BY	CK	APP

TIMPANOGOS SPECIAL
SERVICES DISTRICT
1500 GALLON STANDARD
GREASE TRAP

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE:	FILE NAME:	DRAWING NAME:	
AUG 07		D-12	

IN PAVED AREAS SET COLLAR AROUND MH RING $\frac{1}{8}$ " LOWER THAN FINISH GRADE AT OUTER EDGE AND INNER EDGE. IN UNPAVED AREAS, SET SMH LID 6" ABOVE EXISTING GROUND OR AS DIRECTED

1" R ON CORNERS OF CONCRETE PAD

FINISH GRADE

4' - 0"

D&L A-1180 MANHOLE RING AND COVER TO BE $\frac{1}{8}$ " BELOW TOP OUTER EDGE OF CONCRETE COVER.

CONCRETE PAD SEE NOTE 5

VARIABLES

PROVIDE PRECAST RINGS (MAXIMUM OF 2 RINGS) TO BRING COVER TO PROPER ELEVATION. (RINGS CANNOT BE USED TO ADJUST MH COVER MORE THAN 1 FOOT)

GROUT RINGS IN PLACE WITH CONCRETE AND SEAL WITH RUBBERIZED SEAL (KENT SEAL, RAM NECK OR EQUIVALENT)

4" OR 6" PRECAST CONCRETE GRADE RING AS REQUIRED

PRECAST CONCRETE ECCENTRIC CONE SECTION

WALL THICKNESS SHALL CONFORM TO STANDARD MANHOLE DETAIL

ALL WEATHER BUTYL SEALANT IN ROPE FORM AT ALL JOINTS SEAL ALL LIFT HOLES WITH NON-SHRINK GROUT

5' DIA

3'-6" MINIMUM

PRECAST CONCRETE SECTION FURNISHED IN 12", 24", 36", 48" HEIGHTS

CONCRETE SHELF

SLOPE 1:12

12" MIN STRUCTURAL FILL COMPACTED TO 95% RELATIVE COMPACTION (ASTM D1557)

NOTES:

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING STEEL SHALL BE ASTW A615 GRADE 60.
3. THE CONCRETE COVER OVER THE REINFORCING STEEL SHALL BE A MINIMUM OF $1\frac{1}{2}$ -INCH.
4. THE STRUCTURE SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
5. THE STRUCTURE SHALL AT A MINIMUM MEET THE FOLLOWING DESIGN CRITERIA.
 - a) WALLS DESIGNED FOR SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 120 PCF PLUS TRUCK SURCHARGE.
 - b) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
6. PIPING PER CITY OR DISTRICT REQUIREMENTS.
7. ALL MANHOLES SHALL HAVE STAINLESS STEEL OR PLASTIC STEPS.
8. ALL MANHOLES MUST HAVE ROUND, NOTCHED LIDS WITH PICK HOLES FOR REMOVAL.
9. THE MINIMUM WIDTH OF CHANNEL WITHIN MANHOLE TO BE DIAMETER OF PIPE.
10. THE CHANNEL WITHIN THE MANHOLE SHALL SLOPE GRADUALLY DOWNWARD SUCH THAT THE OUTLET IS 3 INCHES LOWER THAN THE INLET.
11. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.

5					
4					
3					
2					
1					
NO	DATE	REVISION	BY	CK	APP

TIMPANOOGOS SPECIAL SERVICES DISTRICT
SAMPLING MANHOLE
7-FT OR DEEPER

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE: AUG 07	FILE NAME:	DRAWING NAME: D-8	

Timpanogos Special Services District General 2007 Draft Design Standards and Specifications 2007 Draft Design Standards and Drawings DataSheet v1.7B (dssd07.dwg)

PLAN VIEW

REVIEW PIPE OPENING SIZE W/ INSPECTOR PRIOR TO CUTTING. SAWCUT UPPER 1/3 OF PIPE AFTER COMPLETION OF MANHOLE. SAWCUT FOR NEW PIPES AS APPROVED BY TSSD.

SECTION

STANDARD PRECAST MANHOLE SECTIONS (DEPTH VARIES), SEE STANDARD MANHOLE DETAIL

NON-SHRINK GROUT INSIDE DOGHOUSE OPENING AROUND TOP OF EXISTING PIPE

WRAP KENT SEAL (RAM-NECK) AROUND EXISTING PIPE AT MANHOLE PENETRATION

PRECAST DOG HOUSE BASE OR CAST IN PLACE BASE AS REQUIRED BY INSPECTOR

SET DOGHOUSE BASE ON 8X8X16 SOLID CONCRETE BLOCKS, TYP OF 4

ALLOW CONCRETE TO FLOW A MINIMUM OF 1 FT BEYOND BASE OF STRUCTURE

6" MIN. FROM BOT. OF SECTION TO TOP OF DOG HOUSE OPENING

FLOW

D1

D2

TEMPORARY PLUG

FLOOR LINE TO BE ABOVE TOP OF HIGHEST PIPE

POUR CAST-IN-PLACE CONCRETE AROUND EXISTING PIPE INSIDE PRECAST BASE

12" MIN THICK GRAVEL OR AS DIRECTED BY TSSD INSPECTOR BASED ON SOIL CONDITIONS

NOTES:

1. IF GRADE ALLOWS, INVERT D1 SHALL MATCH THE 0.75 DEPTH POINT OF D2. OTHERWISE, MATCH TOP OF PIPE FOR D1 TO TOP OF PIPE OF D2 AS APPROVED BY DISTRICT.
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE, REMOVE DEBRIS AND TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLES.
3. IF MANHOLE IS TO BE Poured IN PLACE, FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN WALL THICKNESS.
4. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.
5. STUBS FOR FUTURE CONNECTIONS SHALL BE PLUGGED UNTIL ACTIVATION FOR SERVICE IS APPROVED BY TSSD.

TIMPANOOGOS SPECIAL SERVICES DISTRICT
MANHOLE ON EXISTING PIPE

5					
4					
3					
2					
1					
NO	DATE	REVISION	BY	TY	APP

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE: AUG 07	FILE NAME:	DRAWING NAME:	D-2

RYAN H C:\Users\Ryan H\Hunt Day Dropbox\Projects\102-60 Cedar Hills_WDG\00-CAD\01-AutoCAD\102-60_Cedar Hills_2025.03.06 3/10/2025 3:34 PM



HUNT • DAY
45 Antelope Drive, St 200
rracuse, UT 84075
l: 801.664.4724
l: Thomas@HuntDay.co

CEDAR HILLS RETAIL

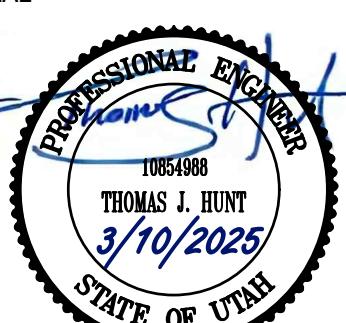
4700 WEST & 9930 SOUTH

CEDAR HILLS, UTAH

CEDAR HILLS, U.I.
LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 5S, RANGE 2E, SL BASE AND MERIDIAN

110

Vicinity Map



VERIFY SCALES

PROJECT INFO.

te:

oj. No. 102 - 60

MEET TITLE

EROSION

CONTROL

HEET NO. **C4-00**

RH CEDAR HILLS LLC
LOT 9, CEDAR HILLS GATEWAY
PHASE 2 SUBDIVISION
Parcel: 95-659-0009
Zoning: SC-1, COMMERCIAL

CEDAR TADS LLC
LOT 1, CEDAR HILLS GATEWAY
PHASE 2 SUBDIVISION
Parcel: 65-625-0001
Zoning: SC-1, COMMERCIAL

CEDAR HILLS RETAIL 2 LLC
LOT 2, CEDAR HILLS GATEWAY
PHASE 2 SUBDIVISION
Parcel: 65-626-0002
Zoning: SC-1, COMMERCIAL

PROPOSED BLDG
4865.50 FFE

4700 WEST STREET
40.0' PUBLIC RIGHT-OF-WAY

9930 NORTH STREET
38.0' PUBLIC RIGHT-OF-WAY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

PORTABLE TOILET

STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Know what's below



Know what's **below**.
Call before you dig.

N N H C:\Users\Ryan H\Hunt Day Dropbox\Projects\102-60 Cedar Hills_WDG\00-CAD\01-AutoCAD\102-60_Cedar Hills_2025.03.06 3/10/2025 3:34 PM

Erosion Control Notes:

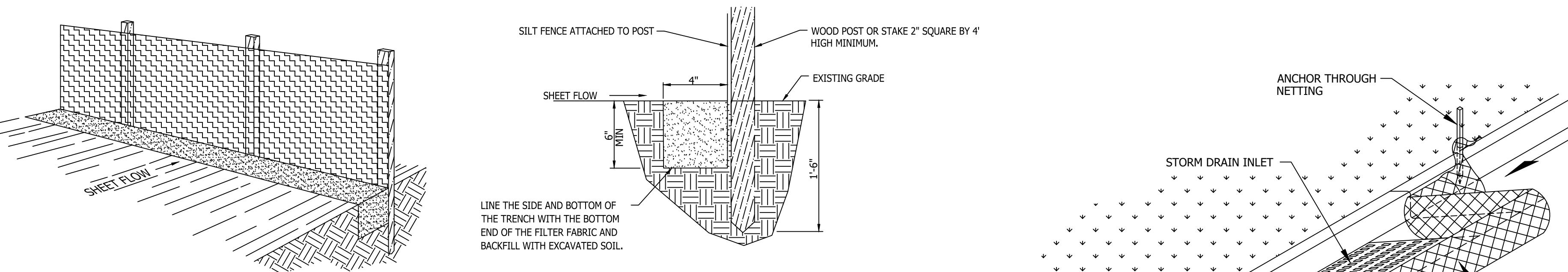
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

(A) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

(B) WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.

(C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNPREDICTED PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
- THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
- THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:
 - THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
 - INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART II.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
 - A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
- THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
- THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY Dewatering PERMITS REQUIRED FOR THE PROJECT.
- THE PROJECT SITE IS IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
- THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
- FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
- IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
- IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
- THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
- EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.

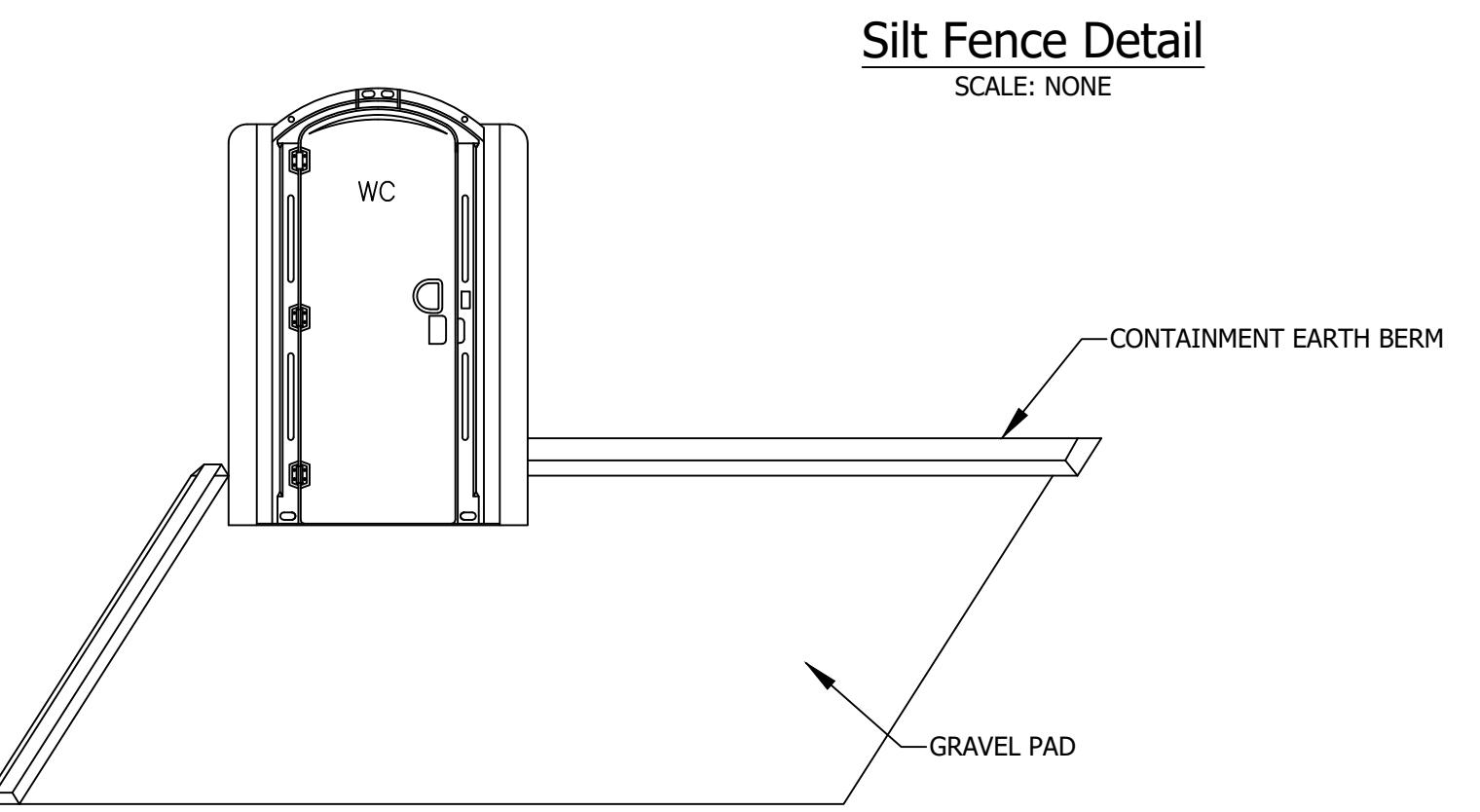


Perspective View

Section

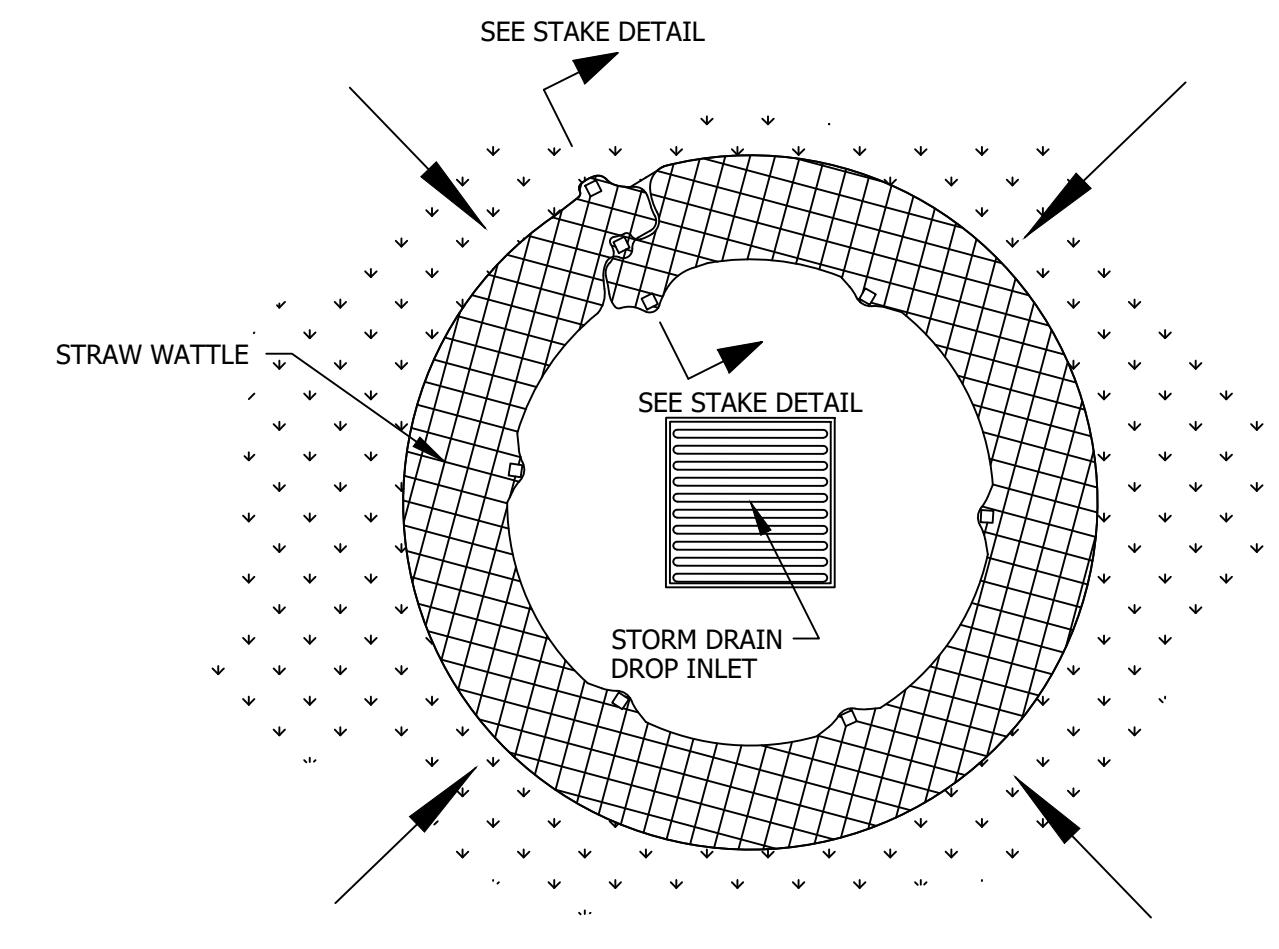
Silt Fence Notes:

- WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
- ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
- WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
- AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
- MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
- REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
- WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

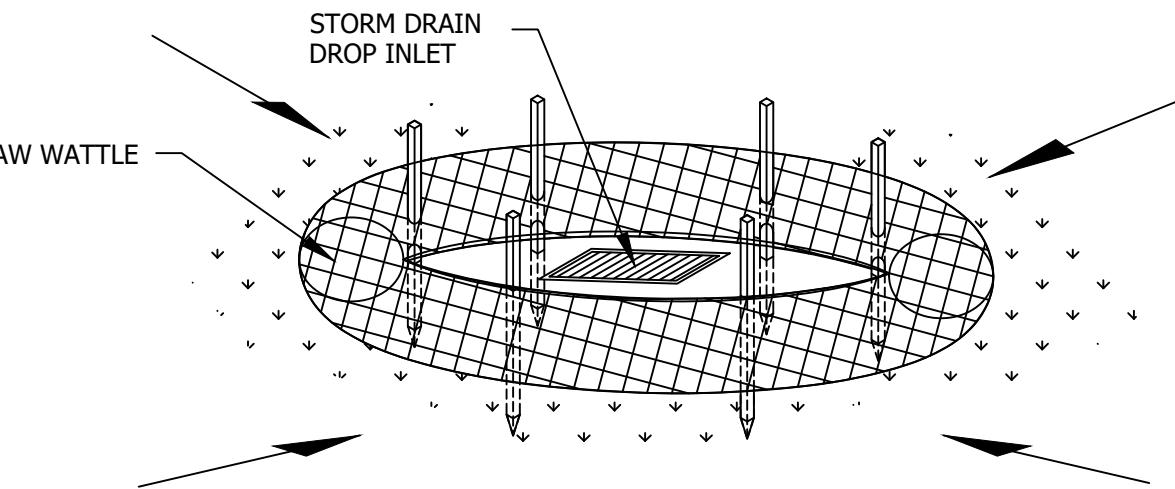


Silt Fence Detail

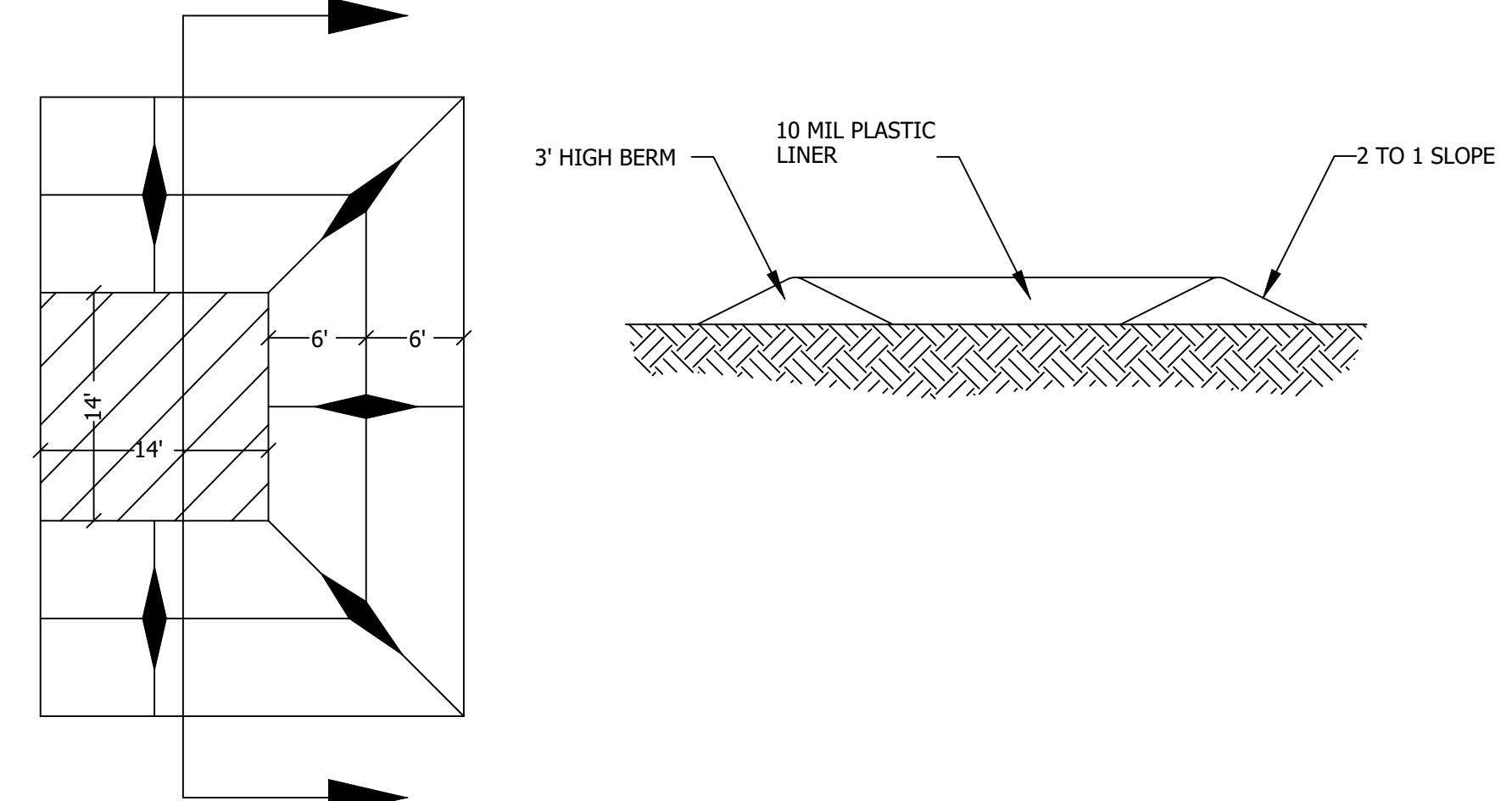
SCALE: NONE



Plan View

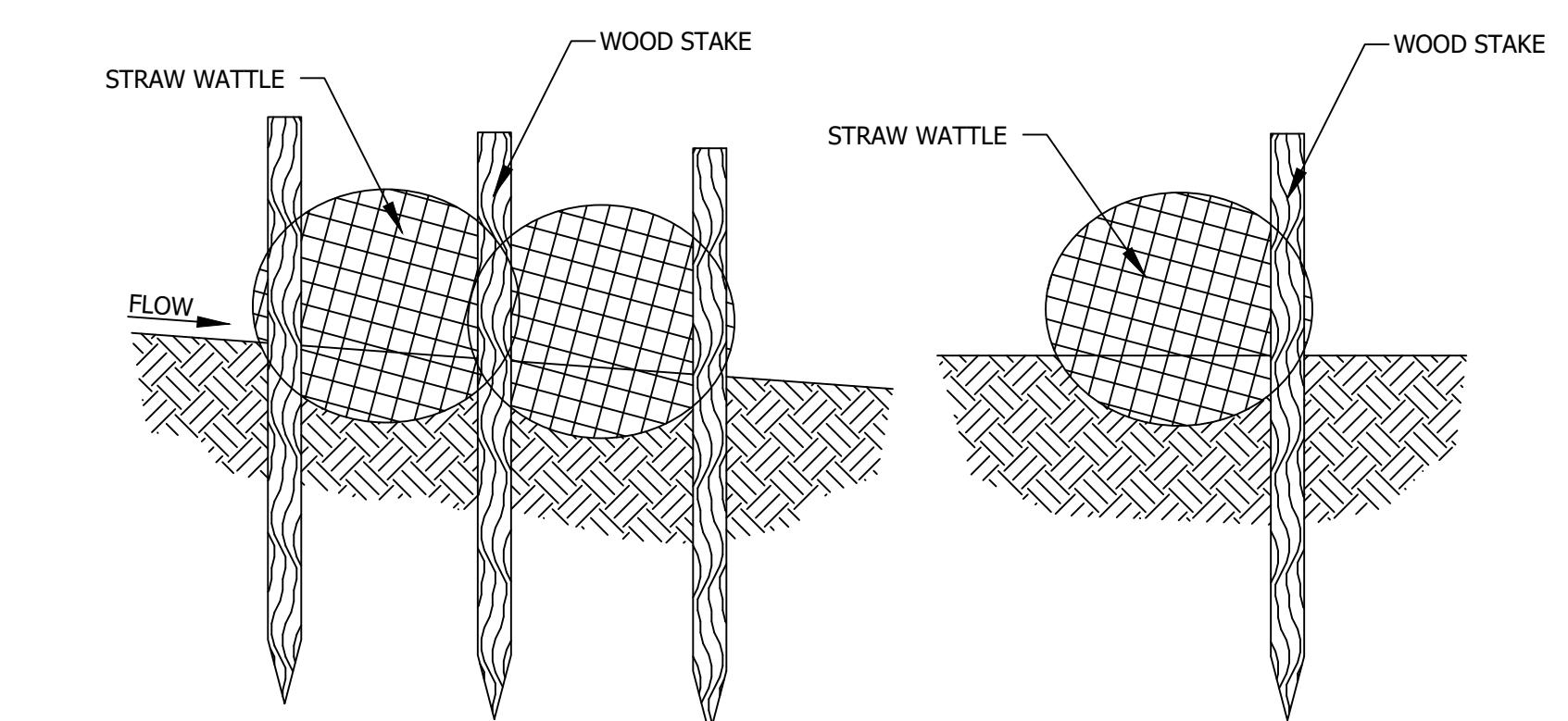


Drop Inlet Protection



Concrete Washout Area
w/ 10 mil Plastic Liner

SCALE: NONE



Cross Section 50' x 20' Construction Entrance

PROJECT TITLE
CEDAR HILLS RETAIL
4700 WEST & 9930 SOUTH
LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 5S, RANGE 2E, SL BASE AND MERIDIAN

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt
Drawn: R. Hatfield
Date: 03 / 06 / 2025
Proj. No. 102 - 60

SHEET TITLE

**EROSION
CONTROL
DETAILS**

SHEET NO.

C4.90



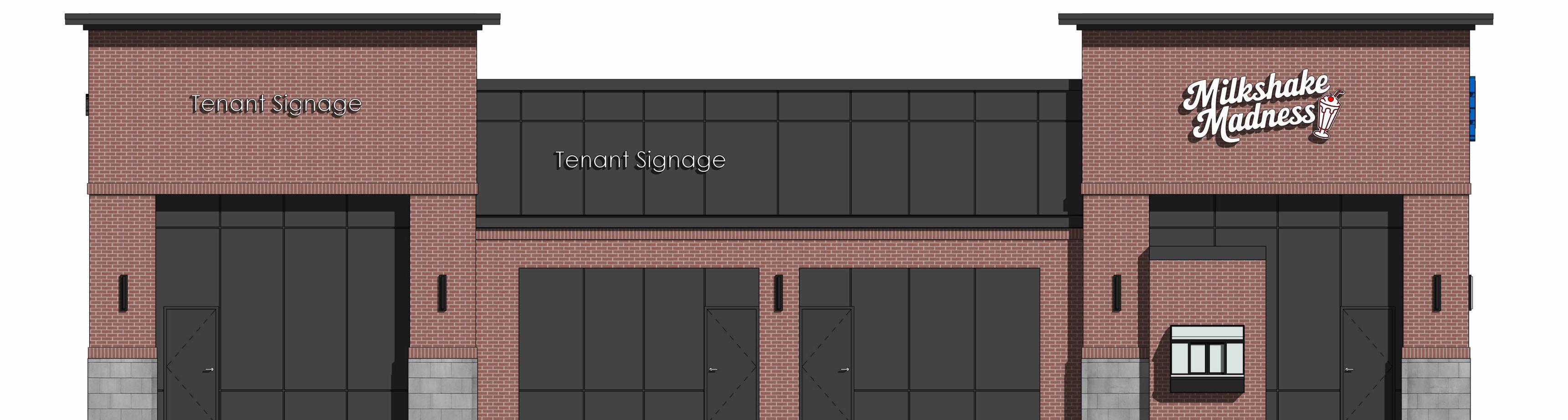
HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co



3 WEST ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"











**4700 WEST & 9930 SOUTH
CEDAR HILLS, UTAH**

CEDAR HILLS RETAIL

AMP
Electrical Engineering, LLC
1699 Spring Creek Drive
Lehi, Utah
(801) 420-2153

PROJECT #: 25033
DRAWN BY: AP
CHECKED BY: AP
DATE: 3/05/2025
AMP ELECTRICAL ENGINEERING, LLC. - 2025
SHEET TITLE:

**SITE PHOTOMETRIC
PLAN**

ES001

Schedule							
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage
□	OP1	1	PRV-PA1A-730-U-T3-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDs AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	24	212	54
□	OP2	2	PRV-PA1A-730-U-T2U-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDs AND TYPE II U OPTICS WITH HOUSE SIDE SHIELD	24	201	54
○	OD1	16	HC615D010-HM60525830-61MDH	HALO COMMERCIAL 6" ROUND, NEW CONSTRUCTION FRAME, WITH 6" MEDIUM DISTRIBUTION, HAZE TRIM	1	1509	14
□	OW1	13	BX-DN-PLT31-36W-TBK-CFA-WET-30K	ARCHITECTURAL SCONCE WITH CUTOFF DISTRIBUTION WITH CLEAR FROSTED ACRYLIC LENS MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	1	2913	36

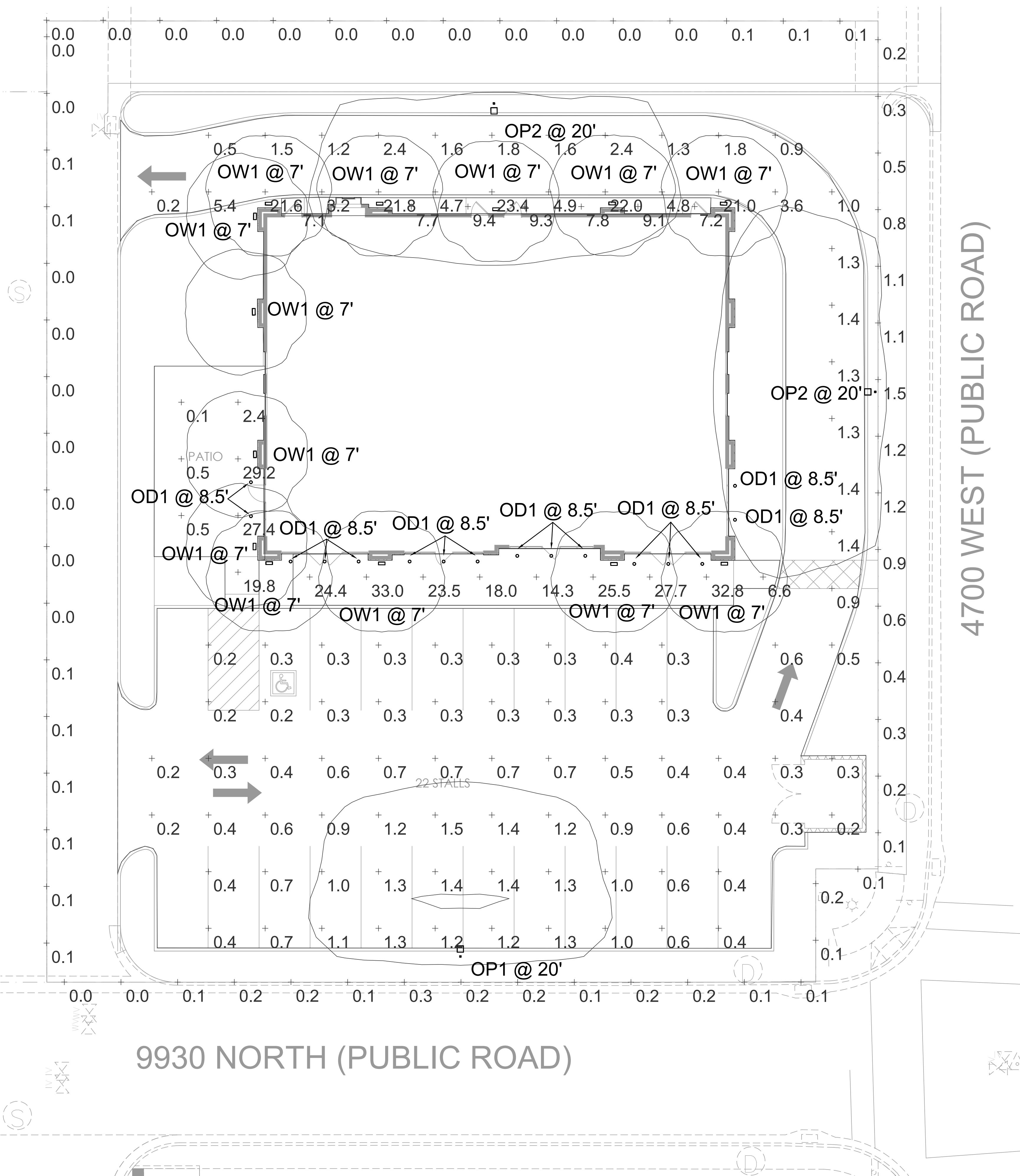
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back Walkway	+	8.2 fc	9.4 fc	7.1 fc	1.3:1	1.2:1
Front Walkway	+	22.9 fc	33.0 fc	6.6 fc	5.0:1	3.5:1
Parking & Driveway	+	2.1 fc	23.4 fc	0.2 fc	117.0:1	10.5:1
Patio	+	11.4 fc	29.2 fc	0.1 fc	292.0:1	114.0:1
Property Line	+	0.2 fc	1.5 fc	0.0 fc	N/A	N/A

STAMP

REVISIONS



SITE PHOTOMETRIC PLAN



4700 WEST & 9930 SOUTH CEDAR HILLS, UTAH

CEDAR HILLS RETAIL

Project	Catalog #
Prepared by	Type
Notes	OP1/OP2
Date	



Lumark
Prevail Discrete LED

Area / Site Luminaire

Product Features

-
-
-

Product Certifications

-
-
-
-
-
-

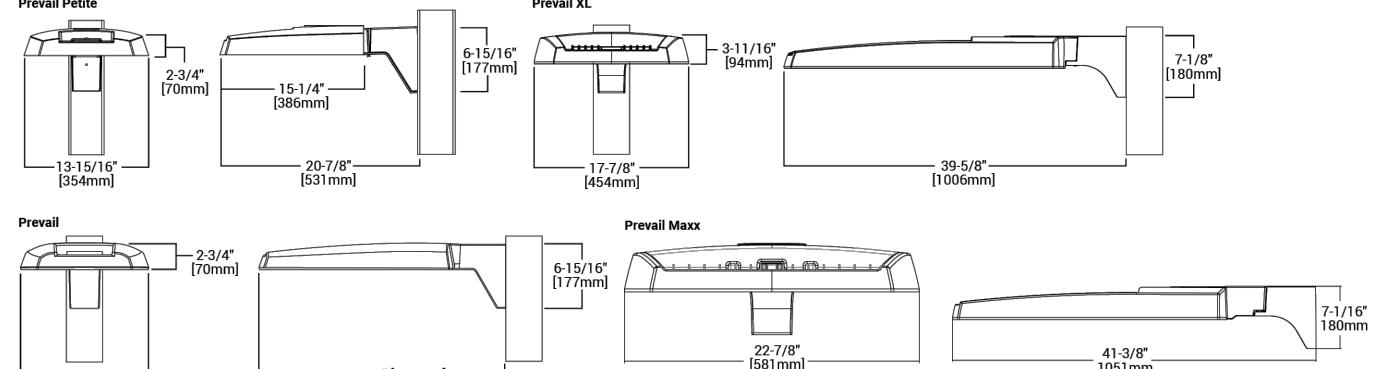
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3.4
- Optical Configurations page 5
- Product Specifications page 5
- Energy & Performance Data page 6
- Control Options page 8

Quick Facts

- Direct-mount discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:
1. Visit www.designlights.org/leads/ to confirm qualification. Not all product variations are DLC qualified.
2. IEST Certified for 5000K CCT and warmer only.

Project	Catalog #
Prepared by	Type
Notes	OD1
Date	



HALO Commercial
HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Product Certification

-
-
-
-
-
-

Product Features

-
-

Control Compatibility

-
-
-

STAMP

PS500005EN page 1
June 6, 2024 6:54 PM

PS51701EN page 1
November 1, 2024 2:39 PM

REVISIONS

1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
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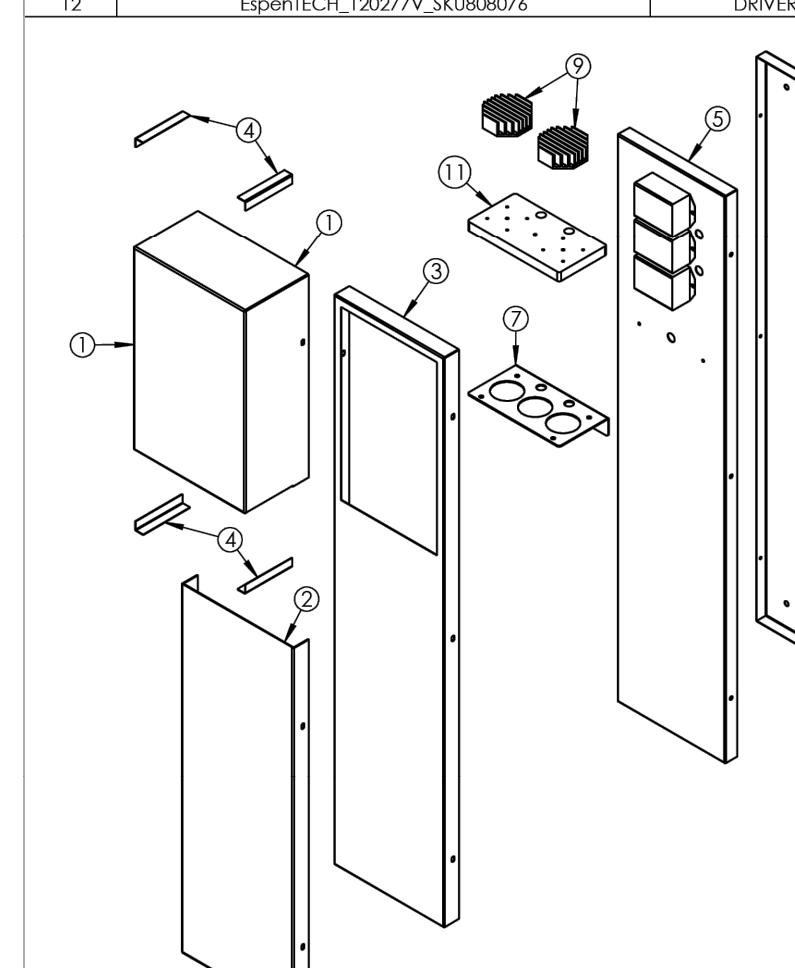
AMP
Electrical Engineering, LLC
1699 Spring Creek Drive
Lehi, Utah
(801) 420-2153

PROJECT #: 25033
DRAWN BY: AP
CHECKED BY: AP
DATE: 3/05/2025
AMP ELECTRICAL ENGINEERING, LLC. - 2025
SHEET TITLE:

SITE PHOTOMETRIC SPEC SHEETS

ES002

TYPE: OW1



ITEM NO. PART NUMBER DESCRIPTION QTY CUT

1	BX-DN-PLT31"-36W-BK-CFA-WET-30K	TOP FRAME	18 GAUGE	1
2	BX-DN-PLT31"-36W-BK-CFA-WET-30K	FRONT FRAME	18 GAUGE	1
3	BX-DN-PLT31"-36W-BK-CFA-WET-30K	FRAME PLATE	22 GAUGE	1
4	BX-DN-PLT31"-36W-BK-CFA-WET-30K	FRAME TAB	22 GAUGE	4
5	BX-DN-PLT31"-36W-BK-CFA-WET-30K	FRONT PLATE	22 GAUGE	1
6	BX-DN-PLT31"-36W-BK-CFA-WET-30K	REAR PLATE	22 GAUGE	1
7	BX-DN-PLT31"-36W-BK-CFA-WET-30K	LED BRACKET	ALUMINUM 0.0635"	1
8	BX-DN-PLT31"-36W-BK-CFA-WET-30K	HEAT SINK	ALUMINUM 0.0635"	1
9	5MM HEXAGON HEAT SINK	HEAT SINK	2	
10	AltaLED PCN 15020-108-10-WATT	LED	3	
11	5MM HEXAGON HEAT SINK	HEAT SINK	2	
12	Exponent ECT112027V7 SKR08097	ALUMINUM 0.0635" PLATE	1	

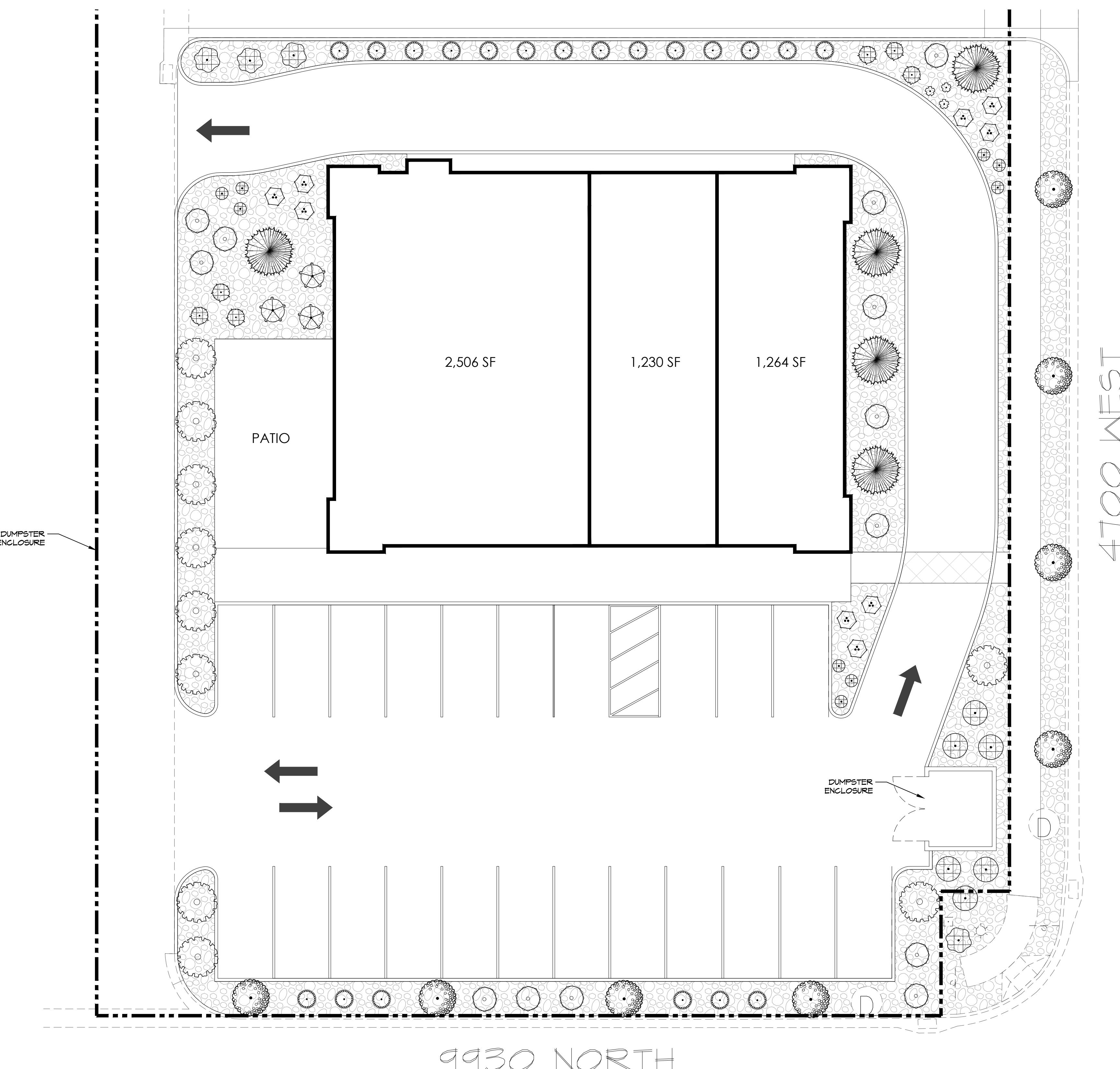
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TOLERANCES: FRACTION: ±.003 ANGULAR: MACH.±.01 BEND: ±.002
TWO PLACE DECIMAL: ±.003 THREE PLACE DECIMAL: ±.0001
INTERPRET GEOMETRIC TOLERANCING PER: MATERIAL:
Q.A.: COMMENTS: DRAWN: NAME: DATE: CHECKED: TITLE: MFG APPR: REV:
BX-DN-PLT31"-36W-TBK-CFA-WET-30K

EVERGREEN LIGHTING
ALL BEND RADIUS .030"
APPLICATION FINISH: DO NOT SCALE DRAWING

5 4 3 2 1

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES
TOLERANCES: FRACTION: ±.003 ANGULAR: MACH.±.01 BEND: ±.002
TWO PLACE DECIMAL: ±.003 THREE PLACE DECIMAL: ±.0001
INTERPRET GEOMETRIC TOLERANCING PER: MATERIAL:
Q.A.: COMMENTS: DRAWN: NAME: DATE: CHECKED: TITLE: MFG APPR: REV:
BX-DN-PLT31"-36W-TBK-CFA-WET-30K

A TICKET 25562
SIZE DWG. NO. REV.
SCALE: 1:8.5 WEIGHT: SHEET 1 OF 7



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
	GINKGO BILOBA 'GOLDSPIRE' / FASTIGIATE MAIDENHAIR TREE	2" CAL.	8
	PICEA ORIENTALIS 'GREEN KNIGHT' / GREEN KNIGHT SPRUCE	B & B	5
SHRUBS		SIZE	QTY
	CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD	5 GAL	3
	EUONYMUS ALATUS 'ODOM' / LITTLE MOSES DWARF BURNING BUSH	5 GAL	9
	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	5 GAL	6
	RHAMNUS FRANGULA 'COLUMNARIS' / TALL HEDGE BUCKTHORN	5 GAL	6
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	10
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	5 GAL	13
	WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA	5 GAL	4
GRASSES			
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	20
ANNUALS/PERENNIALS			
	PENSTEMON SP. / PENSTEMON VARIETY	1 GAL	3
	SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SALVIA	1 GAL	9
ROCK MULCH			
ROCK MULCH TO MATCH ADJACENT PROPERTIES, 3" THICK MINIMUM. DEWITT PRO-5 5 OZ. WOVEN WEED BARRIER OR SIMILAR TO BE INSTALLED UNDER ALL ROCK MULCH IN PLANTER AREAS.			

ISSUE DRAWING LOG

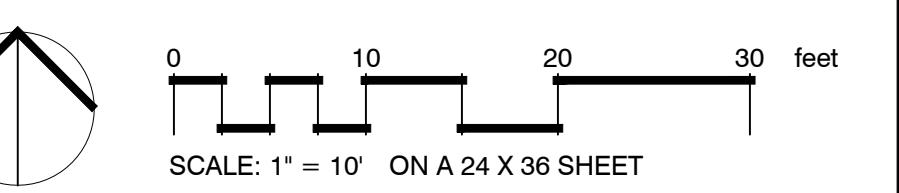


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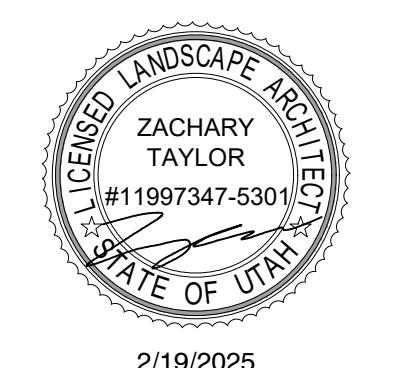
 LANDSCAPE
 PLAN

SHEET NO.

L100

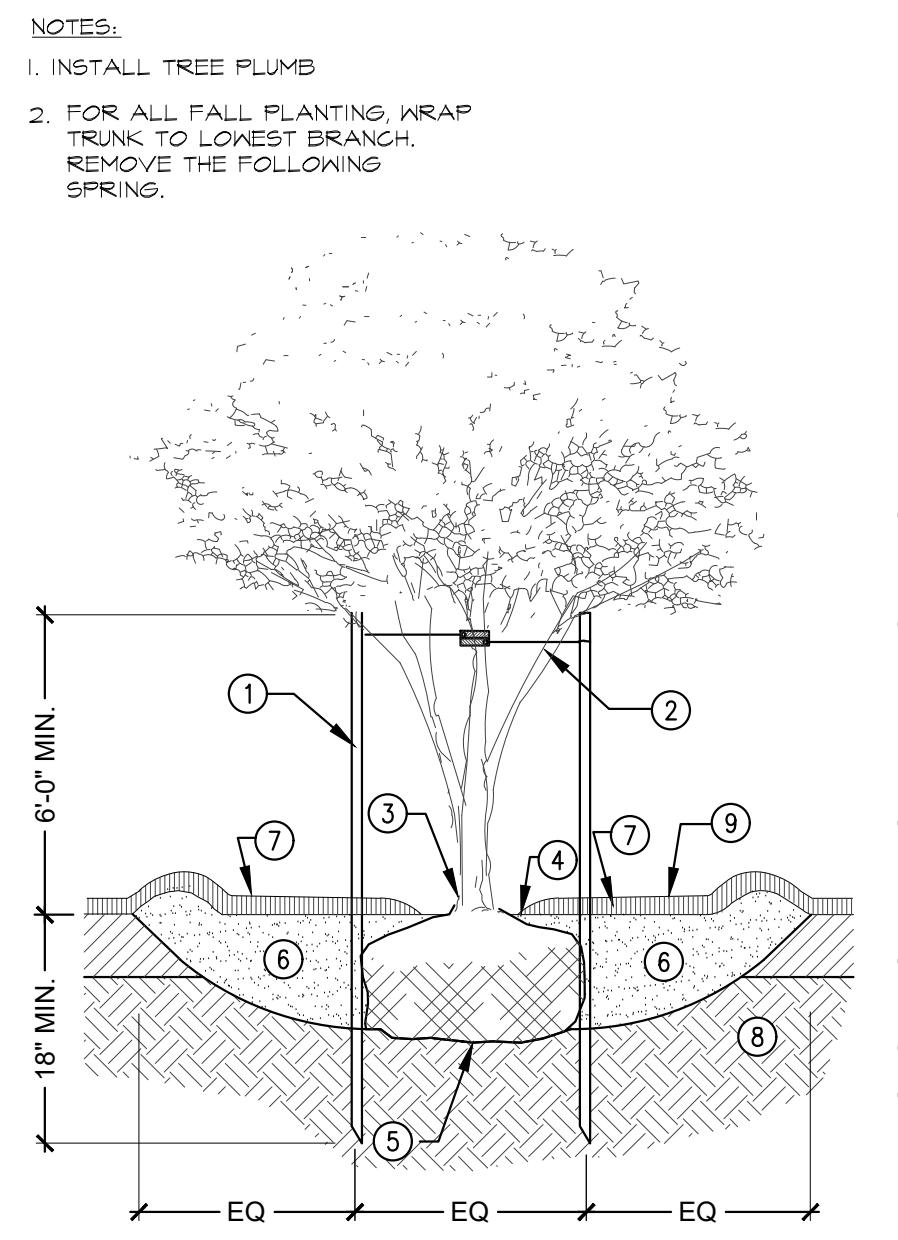


SEAL

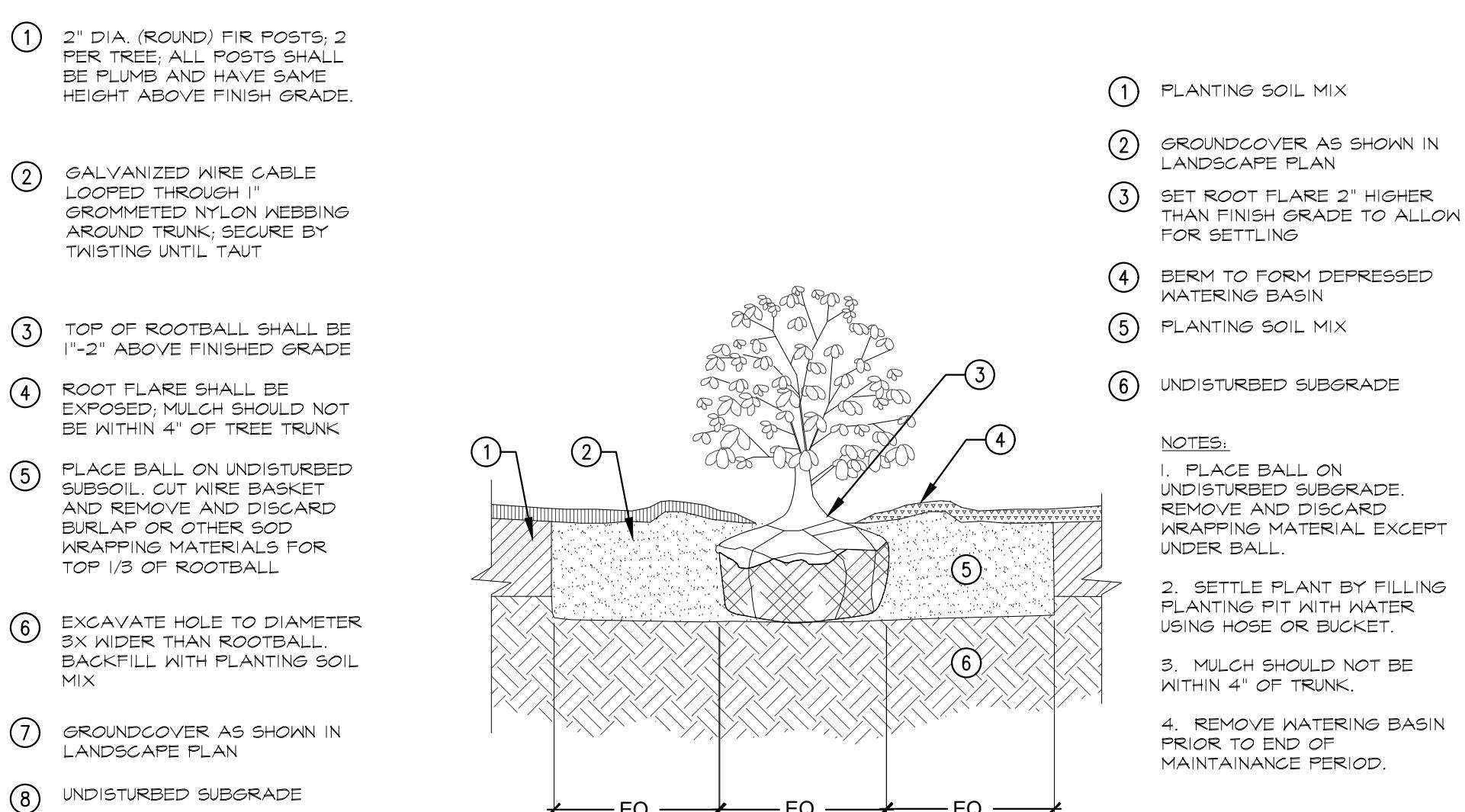


PROJECT

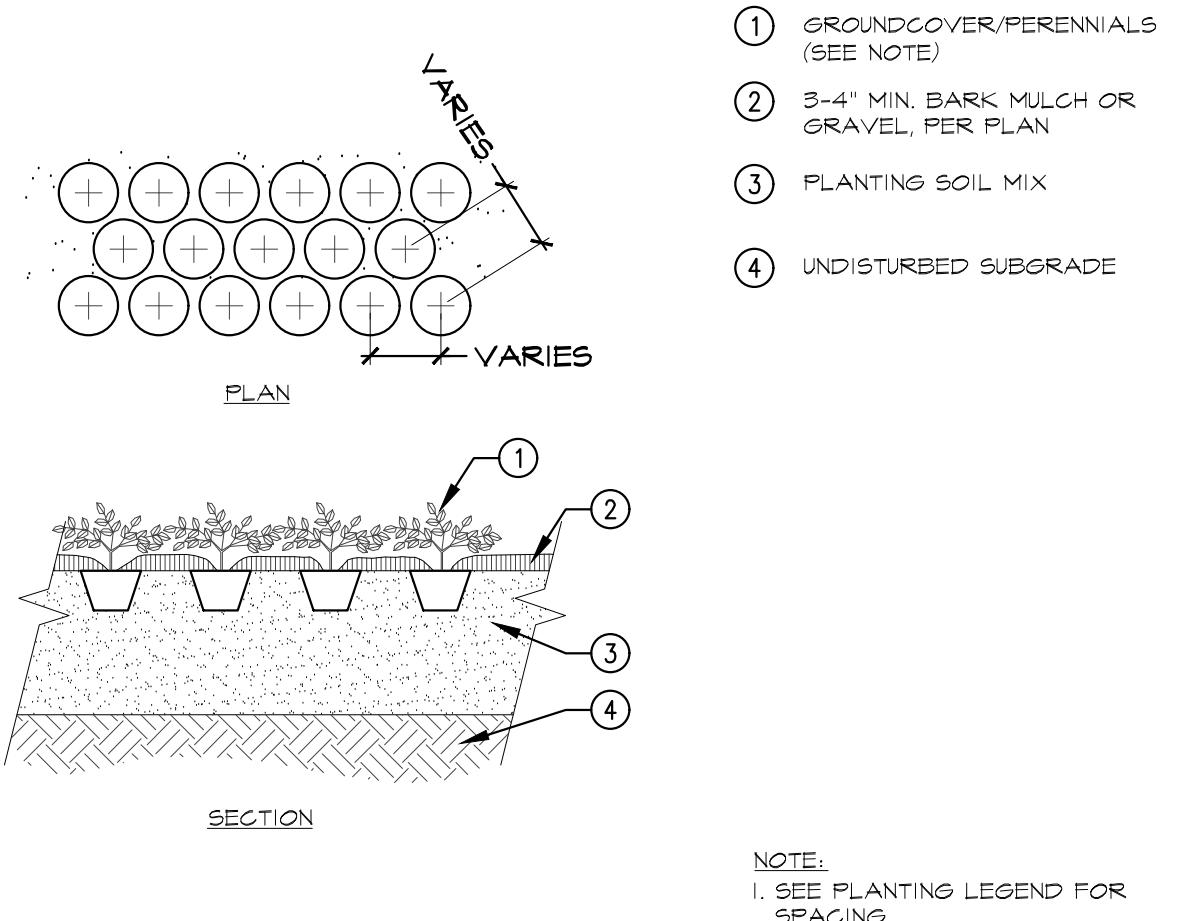
SHAKEMADNESS
CEDAR HILLS, UT



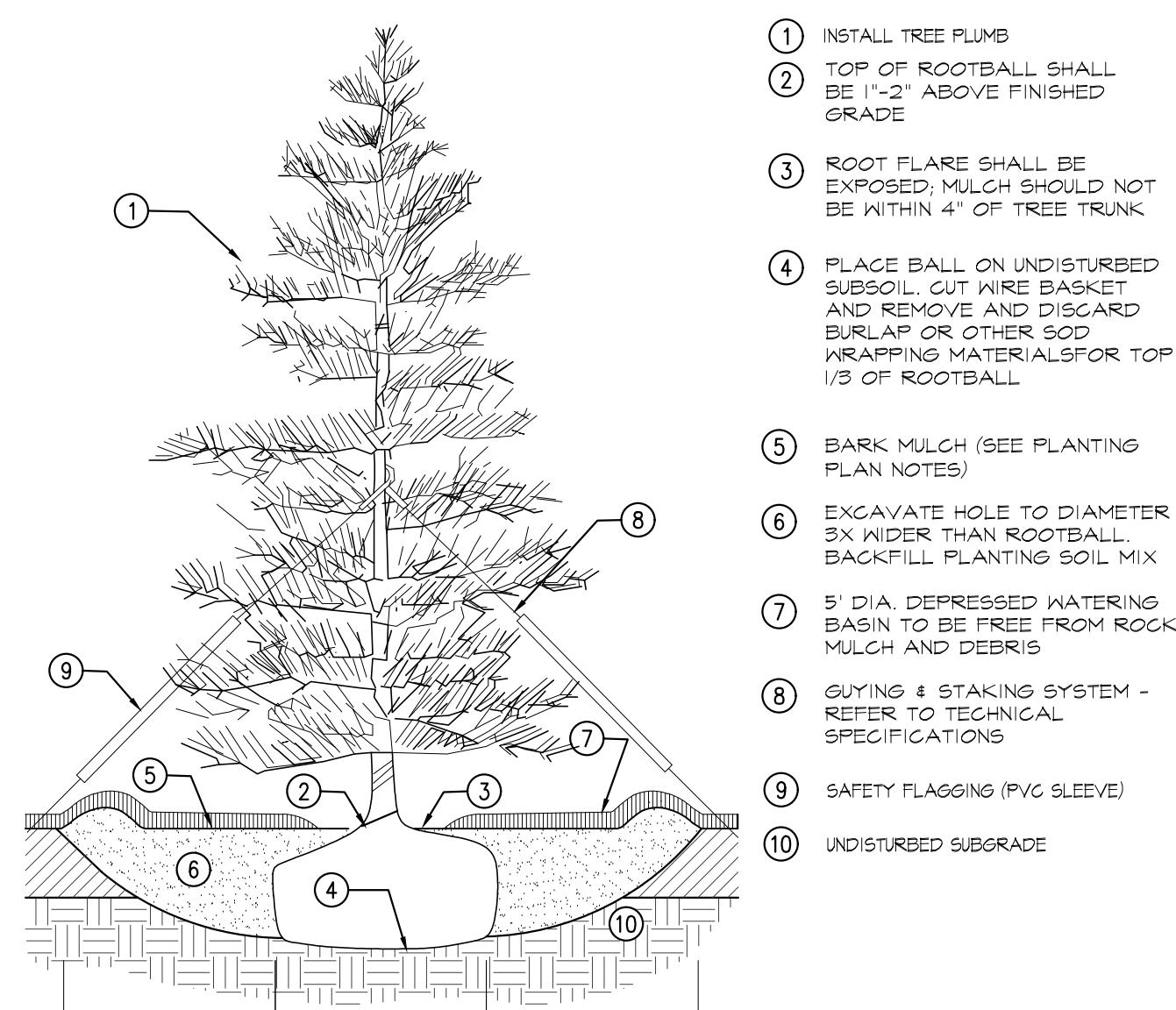
1 DECIDUOUS TREE WITH STAKING
NTS



2 SHRUB
NTS



3 GROUNDCOVER / PERENNIAL
NTS



4 EVERGREEN TREE WITH GUYING SYSTEM
NTS

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ANY TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX, AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
10. ANY GROUND COVER AREAS SHALL RECEIVE 1-1/2" OF FINE TEXTURED SOIL AID/SOIL PEP.
- II. PRUNE ANY TREES NEXT TO SIDEWALKS TO A MINIMUM HEIGHT OF 7' FOR A CLEAR WALKING PATH.

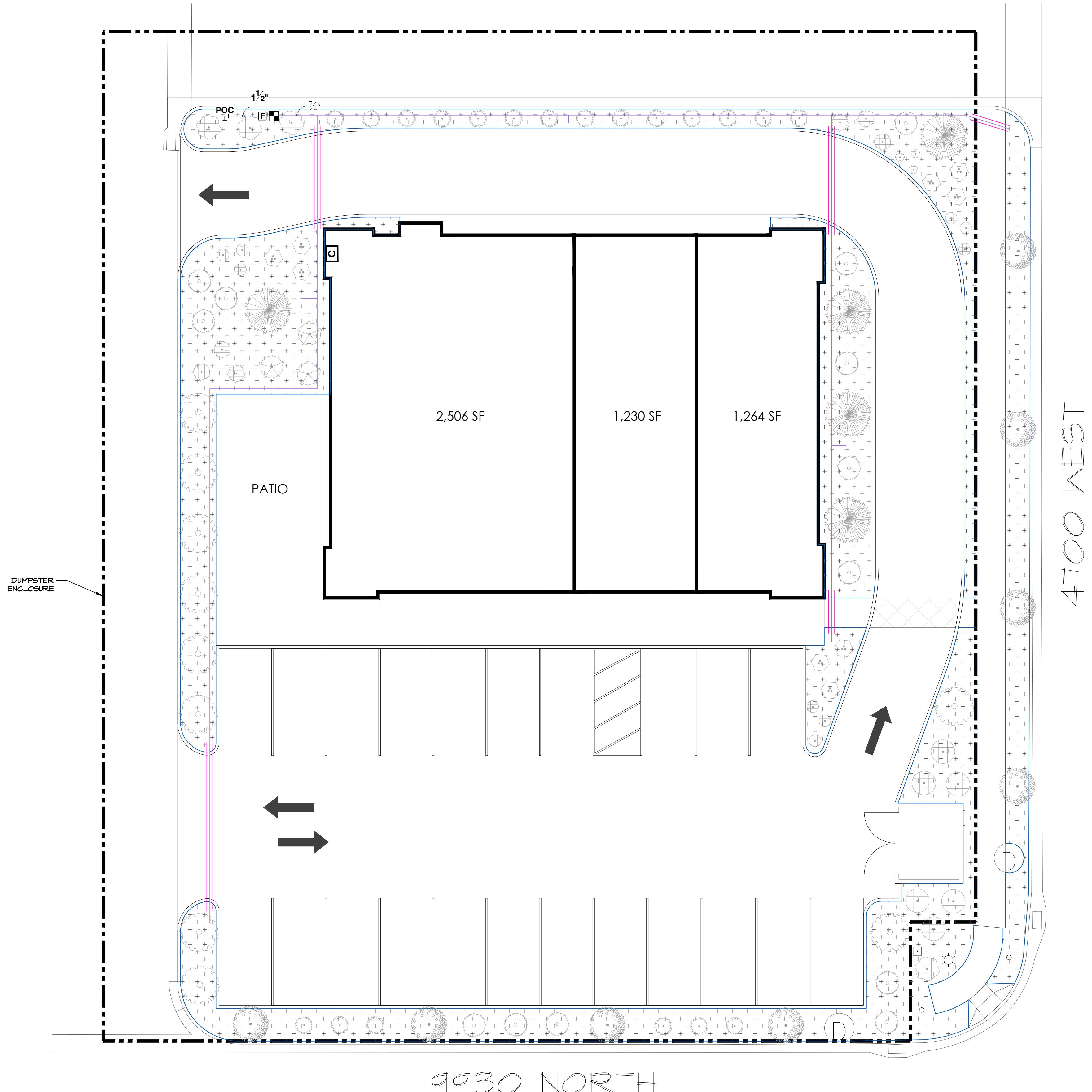


TITLE

DETAILS &
NOTES

SHEET NO.

L101



4700 WEST

9930 NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" I PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR, 36PM - 156PM	1
	AREA TO RECEIVE DRIP EMMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMMITTERS, FLOW RATES OF 0.56PH-BLUE, 1.06PH-BLACK, AND 2.06PH-RED. COMES WITH SELF-PIERCING BARB INLET X BARB OUTLET. EMITTER NOZZLE 2.0 GPH emitters (3 assigned to each B&B, 2' Cal plant) 2.0 GPH emitters (1 assigned to each 1 gal plant) 32	4,484 SF
	2.0 GPH emitters (2 assigned to each 5 gal plant) 102	
	2.0 GPH emitters (3 assigned to each 2' CAL plant) 24	
	2.0 GPH emitters (2 assigned to each B & B plant) 10	
■	RAIN BIRD TM2-4 4 STATION 120V. SUITABLE FOR INDOOR OR OUTDOOR INSTALLATIONS FACTORY-INSTALLED OUTDOOR-RATED POWER CORD. LNK WIFI READY	1
■	AMIAID 1-TS-STEEL SCREEN AMIAID 1N T-SUPER PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT, ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI.	1
POC	POINT OF CONNECTION 1 1/2" CONNECT TO EXISTING WATER STUB IRRIGATION LATERAL LINE: PVC SCHEDULE 40 313.2 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 8.2 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 77.6 LF	

Valve Callout
Valve Number
Valve Flow
Valve Size

ISSUE DRAWING LOG

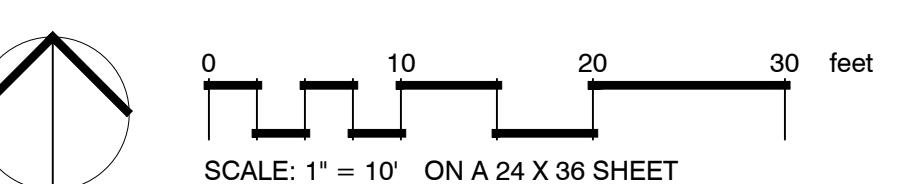


TITLE

IRRIGATION
PLAN

SHEET NO.

L102



SCALE: 1" = 10' ON A 24 X 36 SHEET

IRRIGATION NOTES

THE WATER SOURCE FOR THIS PROJECT IS PRESSURIZED IRRIGATION WATER. CONTRACTOR TO MAKE CONNECTIONS TO P.O.C'S AS SHOWN IN THE PLAN.

CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS WORKING ON SITE TO ENSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM IN RELATION TO SITE INFRASTRUCTURE.

UTILITIES DAMAGED DURING IRRIGATION SYSTEM INSTALLATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SATISFACTION AT THE INSTALLER'S EXPENSE. TAKE ALL NECESSARY PRECAUTION NOT TO DAMAGE OR DESTROY ANY EXISTING BURIED UTILITIES.

PIPE ROUTING ON THE PLAN IS DIAGRAMMATIC ONLY FOR CLARITY AND SHALL BE INTERPRETED AS SUCH. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO TRENCHING. THE LOCATION OF HEADS, VALVES, LINES AND SO FORTH ON THE DRAWINGS IS APPROXIMATE, AND THE ACTUAL PLACEMENT OF THESE ELEMENTS MAY NEED TO VARY SLIGHTLY IN THE FIELD FOR COVERAGE AND DISTRIBUTION UNIFORMITY.

THIS IRRIGATION SYSTEM HAS BEEN DESIGNED AT 60 PSI STATIC PRESSURE. BEFORE PERFORMING ANY IRRIGATION WORK, THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON THE SYSTEM. IF THE PRESSURE TEST REVEALS A LOWER STATIC PRESSURE THAN 60 PSI, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

MINIMUM COVERAGE IS INTENDED TO BE 100% OF THE TURF AREAS AS SHOWN ON THE LANDSCAPE PLAN. MODIFY THE EQUIPMENT LOCATIONS AS REQUIRED TO PREVENT INTERFERING WITH TREES OR UTILITIES TO ACHIEVE COMPLETE AND EVEN COVERAGE WITHOUT INCREASING FEEDER LINE RUNS TO THE EXTENT POSSIBLE.

NO HEAD SPACING SHALL EVER EXCEED THE MANUFACTURER'S RECOMMENDED MAXIMUM SPACING. HEAD PLACEMENT SHALL BE EQUALLY SPACED BETWEEN TWO FIXED EDGES OF AN IRRIGATED AREA AS SHOWN ON THE PLAN.

CONTROL VALVE BOXES SHALL BE PLACED ADJACENT TO HARDCAPE AREAS (CURBING/SIDEWALKS) WHERE POSSIBLE, TO ALLOW FOR ACCESS WITHOUT BEING SPRAYED.

SET HEAD HEIGHT ADJACENT TO PAVING OR CURBS 1/4" BELOW THE EDGE OF THE PAVEMENT SURFACE. MINIMIZE OVER SPRAY BY USING THE ADJUSTMENT SCREWS OR FEATURES IN EACH HEAD OR NOZZLE AS NEEDED.

PIPES SHALL BE PLACED PARALLEL TO WALKS AND DRIVES IN THE ADJACENT PLANTING AREAS, RATHER THAN UNDER THE PAVEMENT. ANY RE-ROUTING OF PIPE WHICH IMPACTS FLOW RATES, PRESSURE LOSS, OR VOLUMES MAY RESULT IN A NEED FOR RE-CALCULATION OF FRICTION LOSSES, AND PIPE SIZING BY THE CONTRACTOR, AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.

REGULATE PRESSURE AT INDIVIDUAL CIRCUITS WITH PRESSURE REGULATING FEATURES ON EACH VALVE FOR OPTIMAL PRESSURE IF PRESSURE COMPENSATING FEATURES ARE NOT A PART OF THE SPRINKLER HEAD.

IMPROPERLY COMPAKTED TRENCHES WHICH SETTLE AND CAUSE DAMAGE TO SOD OR OTHER PLANT MATERIALS WILL BE PROMPTLY REPAIRED BY THE INSTALLER. IF OTHERS ARE REQUIRED TO REPAIR DAMAGES, THE COST TO DO SO WILL BE BACK CHARGED TO THE INSTALLER.

CRITICAL ANALYSIS

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P.O.C. NUMBER: 01
Water Source Information: CONNECT TO EXISTING WATER STUB

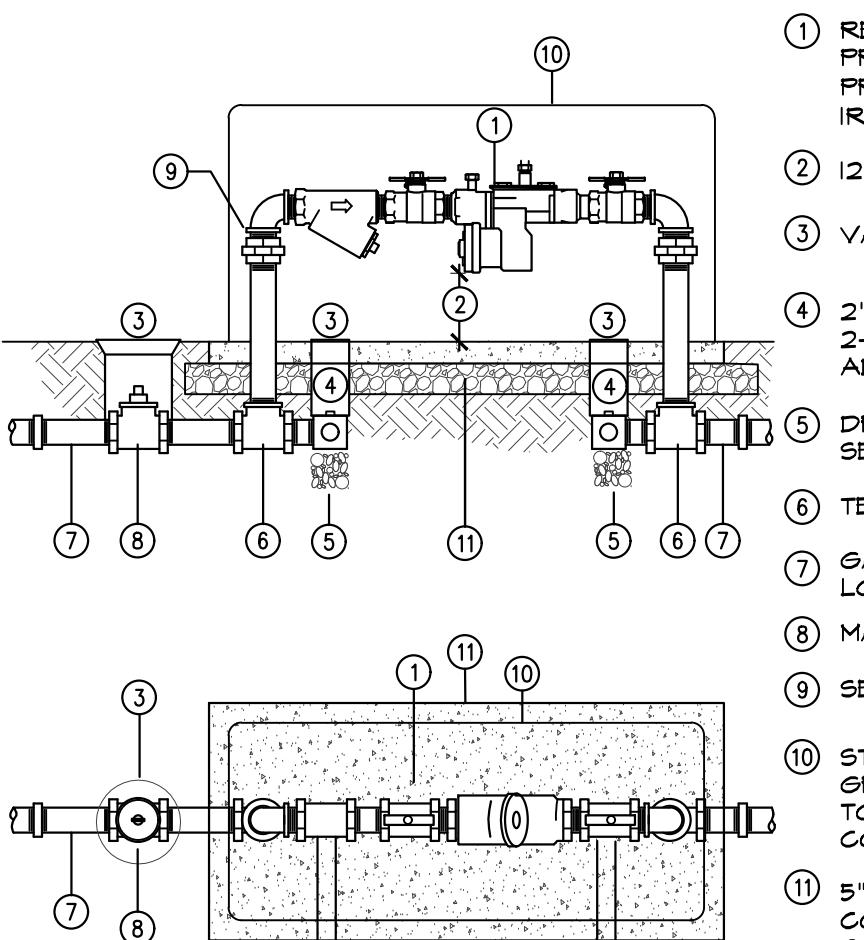
FLOW AVAILABLE
Point of Connection Size: 1 1/2"
Flow Available: 31.06 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Pressure Available: 60 PSI

DESIGN ANALYSIS
Maximum Station Flow: 5.59 GPM
Flow Available at POC: 31.06 GPM
Residual Flow Available: 25.47 GPM

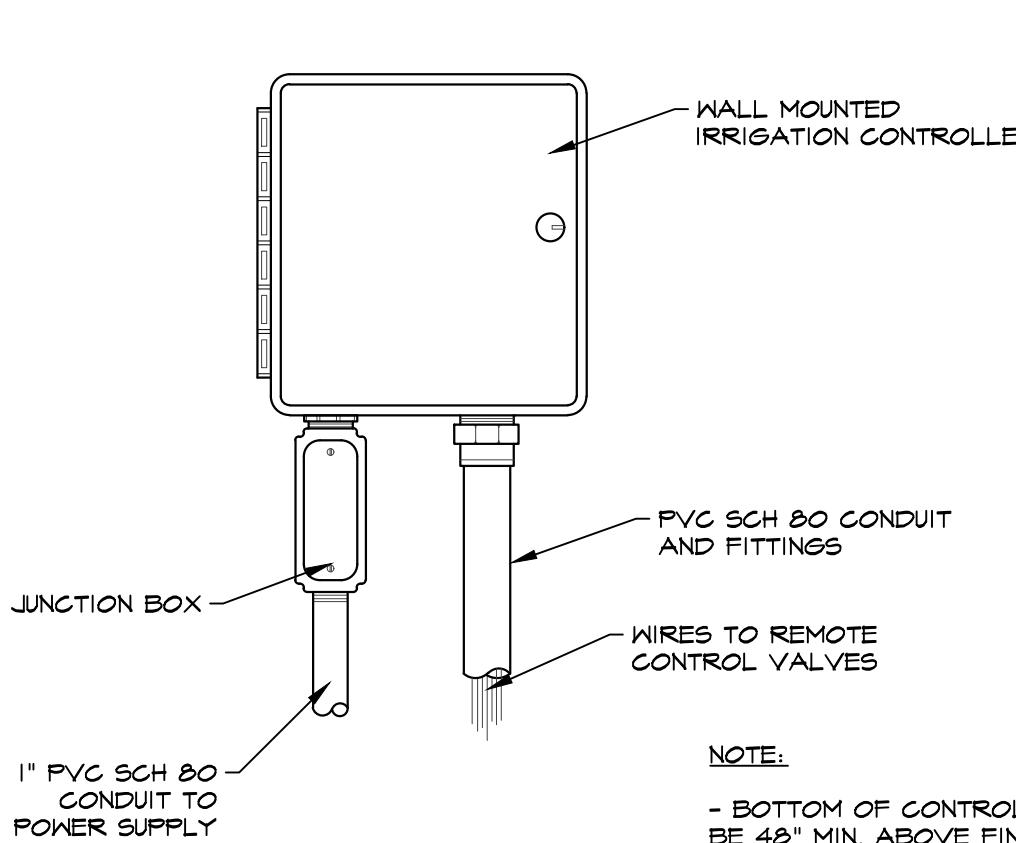
Design Pressure: 20 PSI
Friction Loss: 0.87 PSI
Fitting Loss: 0 PSI
Elevation Loss: 0 PSI
Loss through Valve: 5.59 PSI
Pressure Req. at Critical Station: 26.5 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0.01 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 26.5 PSI
Pressure Available: 60 PSI
Residual Pressure Available: 33.5 PSI

① REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER ASSEMBLY (SEE IRRIGATION SCHEDULE)
② 12" ABOVE FINISH GRADE
③ VALVE MARKERS
④ 2" SCHEDULE 40 PVC WITH 2-1/2" SCHEDULE 40 PVC ADJUSTABLE SLEEVE
⑤ DRAIN VALVES & SUMPS- SEE DRAIN VALVE DETAIL.
⑥ TEE
⑦ GALVANIZED NIPPLE 2'-0" LONG TO MAIN LINE
⑧ MAIN LINE ISOLATION VALVE
⑨ SET UNIONS ABOVE GRADE
⑩ STAINLESS STEEL ABOVE GROUND ENCLOSURE SIZED TO MEET CITY AND LOCAL CODES
⑪ 5" THICK REINFORCED FIBER CONCRETE PAD OVER 6' COMPACTED AGGREGATE BASE. SIZE PAD ACCORDING TO ABOVE GROUND ENCLOSURE RECOMMENDATION.

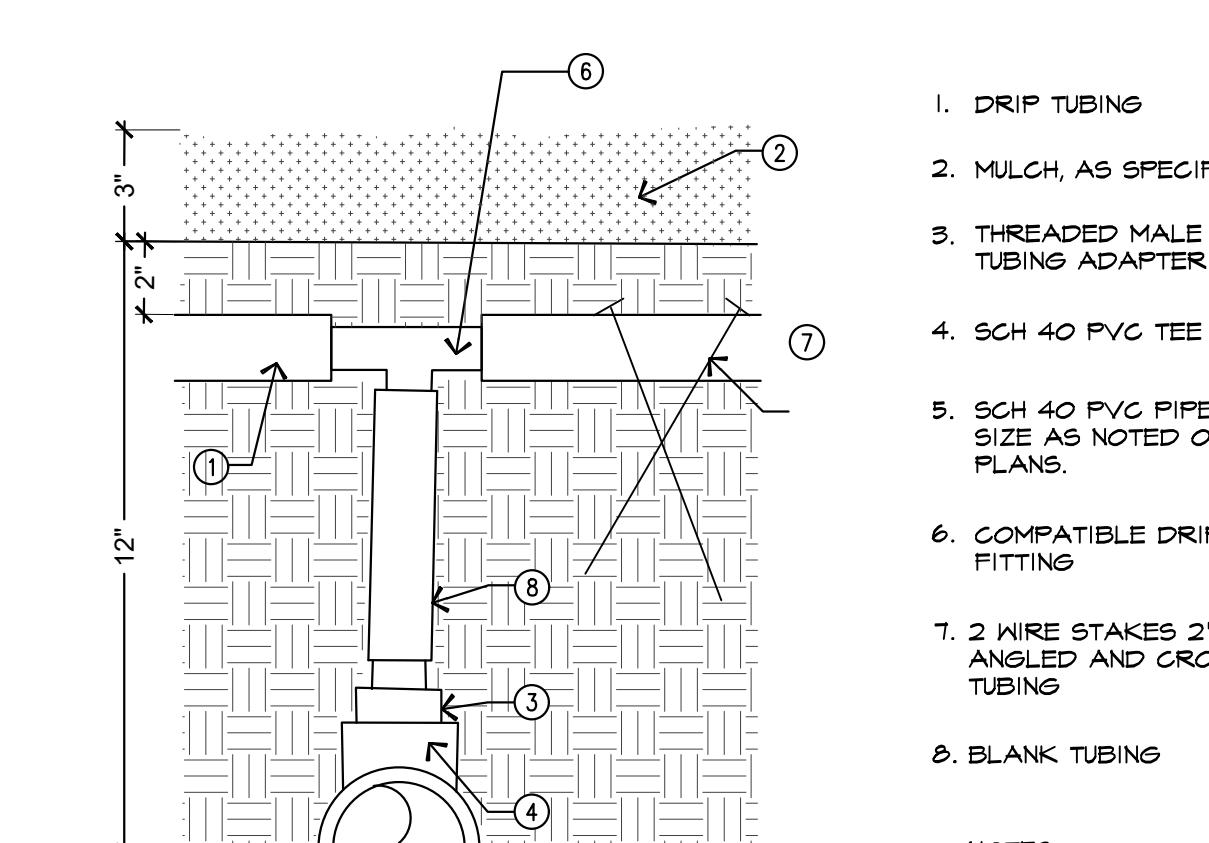


1 VALVE ASSEMBLY

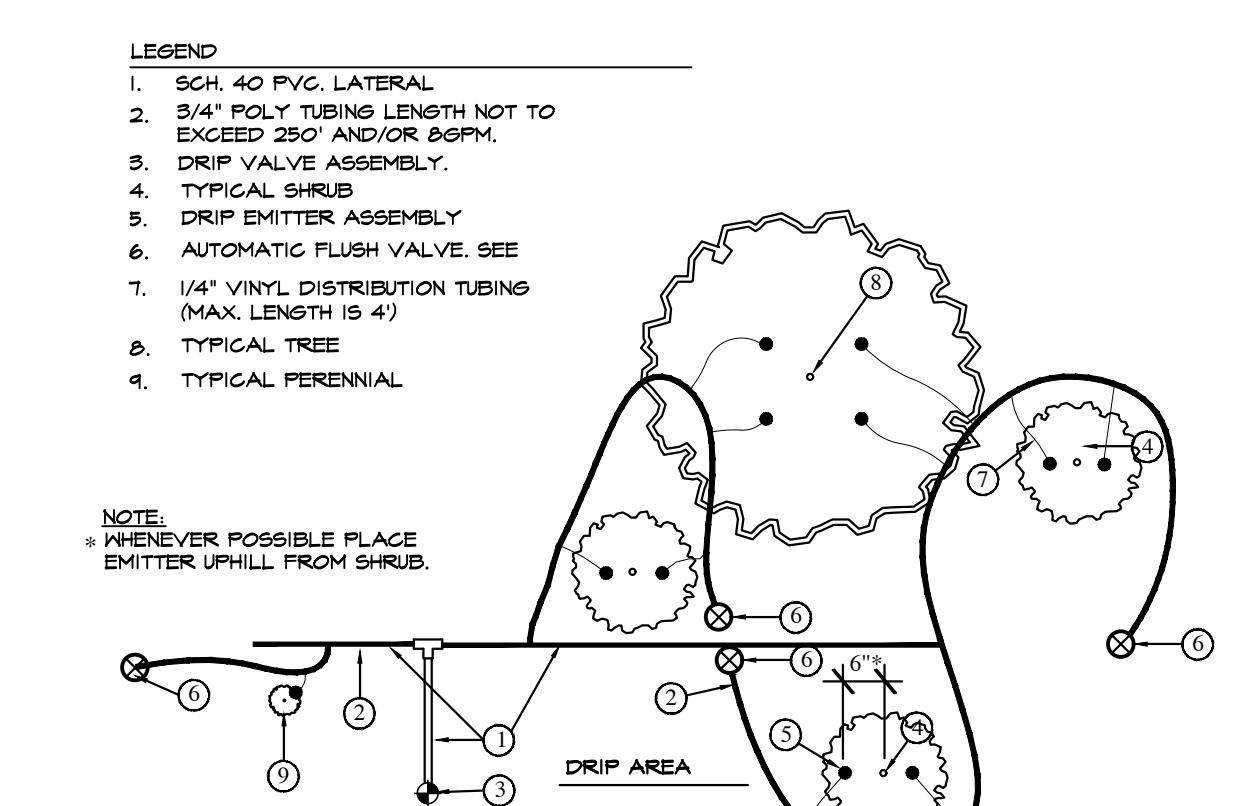
2 BACKFLOW PREVENTER ASSEMBLY



3 IRRIGATION CONTROLLER-WALL MOUNT



4 DRIP TUBING CONNECTION



5 TYPICAL DRIP Emitter LAYOUT

Cedar Hills Retail

Storm Drainage Report Storm Drainage Basin Pond Sizing

Prepared for:

Wright Development Group
Spencer Wright
1178 W. Legacy Crossing Blvd Suite 100
Centerville, UT
801.773.7339



Prepared by:

Hunt Day Engineering
3445 Antelope Drive, St 200
Syracuse, UT 84075
801.664.4724
Thomas Hunt, PE



March 10, 2025

March 10, 2025

Cedar Hills Public Works
10246 N Canyon Road
Cedar Hills, UT 84062
(801) 785-9968

Subject: Storm Drainage Report

1 - General Site Information

Wright Development Group is planning on developing parcel 95-659-0006 located on the northwest corner of 9930 North 4700 West in Cedar Hills, UT. The area that is to be developed is 0.566 acres in size. The development will be a multi-tenant retail building with 3 tenant spaces and asphalt surface parking. The parcel will be developed in one phase.

The site is currently undeveloped and consists mostly of dry weeds and grasses.

This drainage report covers the design to construct a new detention basin that will be subsurface in a stormtech chamber system. The stormwater basin has been sized to accommodate the entirety of the new development per the Cedar Hills Section 2 Design Standards.

2- Onsite Storm Drainage Generation

The new development has been designed to surface flow the rainfall via curb and gutter to strategically located inlet boxes spread throughout the development. The storm drain inlets, pipes and detention basin are sized to collect and convey storm runoff flows generated by the 100-year storm event. The design storm intensities are from the IDF Curve from the Design Standards for Cedar Hills City for the 100-year storm.

Duration (min)	100-Yr Storm Intensity (in/hr)
10	5.02
15	4.14
30	2.79
60	1.73
120	0.95
180	0.65
360	0.36
720	0.22
1440	0.12

The storm drainage analysis is completed using the rational method, using the rational formula:

$$Q = C * i * A$$

Where;

Q = Design flow in cubic feet per second (cfs)

C = Rational coefficient.

i = Rainfall intensity in inches per hour (in/hr)

A = Drainage area in acres (Ac)

3 – Runoff Coefficients

Runoff coefficients in the Rational Equation (C) represent the percentage of water generated from the design storm event precipitation that will contribute to the runoff from a specific type of ground cover. This means that impermeable surfaces such as asphalt streets and concrete driveways contribute a larger percent of storm precipitation as runoff than do grass area or gravel roads.

The proposed development is divided into 3 surface types and their proposed C values are shown below:

Paved Areas – 0.90		15,183 SF
Roof Areas – 0.90		5,000 SF
Grass/Landscape Areas – 0.20		4,488 SF

This gives a development C-Value of 0.77.

4- Detention

Based upon the runoff coefficient and the 100-year storm event mentioned above and using the rational method, the volume of water has been calculated. Using a release rate of 0.2 cfs/acre against the volume of water generated, the amount of stormwater that is required to be detained has been calculated. The volume of water is 2,436 cubic feet. The designed stormtech system will hold a capacity of 2,812 cubic feet which is greater than the required amount.

The type of detention system is utilizing a subsurface stormtech system. Its details and operation and maintenance processes are found in the appendix.

Calculations and details are included below in the Appendix.

5- LID Measures

The Stormtech system utilizes an Isolator Row is a treatment system. The isolator row and fabric are placed between the stone and chambers. The woven geotextile provides a media for the stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during the cleaning process.

6- Conclusion

In conclusion, I hereby certify that this report for the onsite drainage of this development was prepared by me (or under my direct supervision) in accordance with the provisions of the Cedar Hills City Standard Specifications and Drawings and was designed to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this report.

Sincerely,

Thomas Hunt, PE



Hunt Day Engineer
3445 Antelope Drive, St 200
Syracuse, UT 84075
801.664.4724



APPENDIX

CEDAR HILLS RETAIL

4700 WEST & 9930 SOUTH

LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 5S, RANGE 2E, SL BASE AND MERIDIAN

PROJECT TITLE

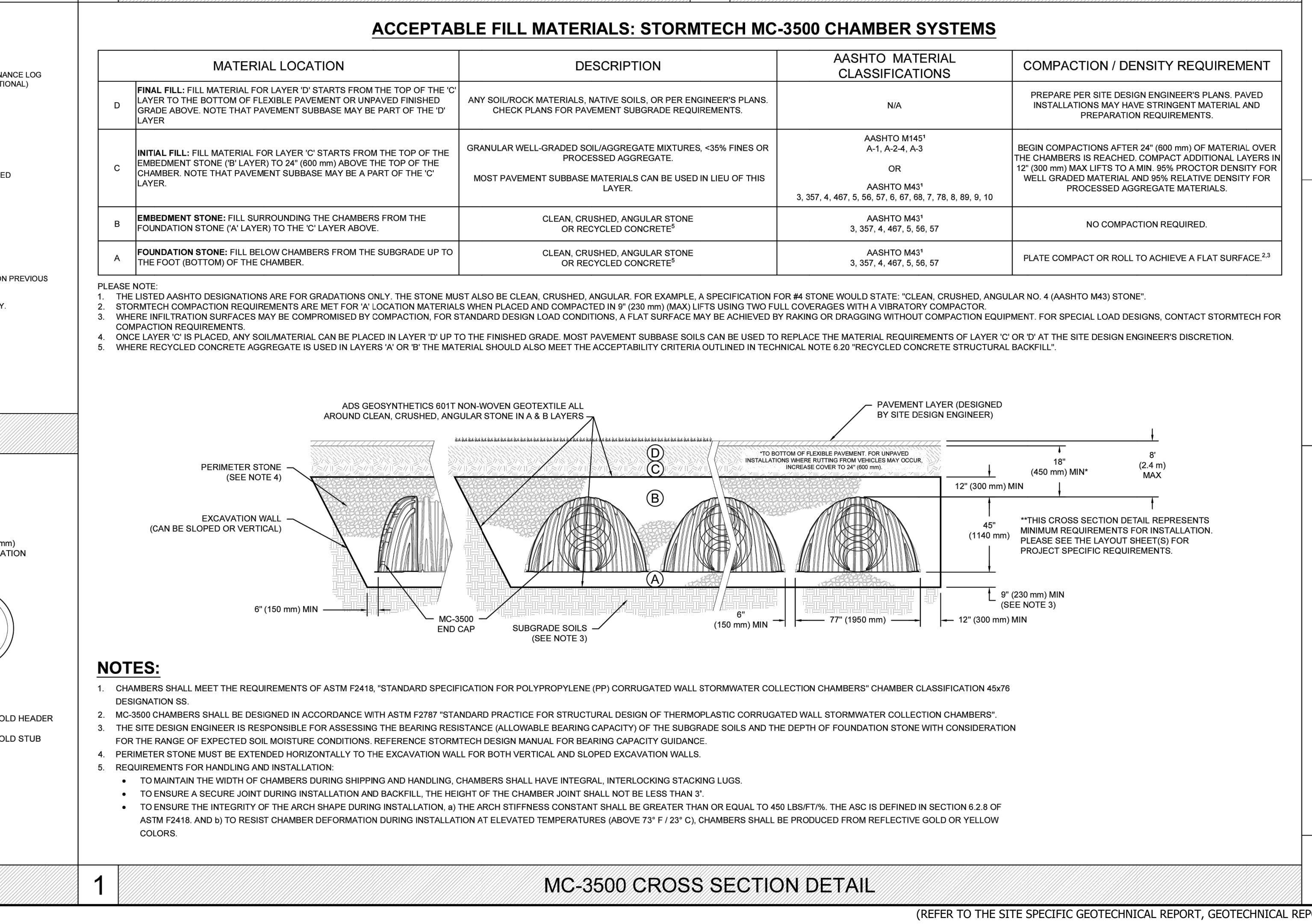
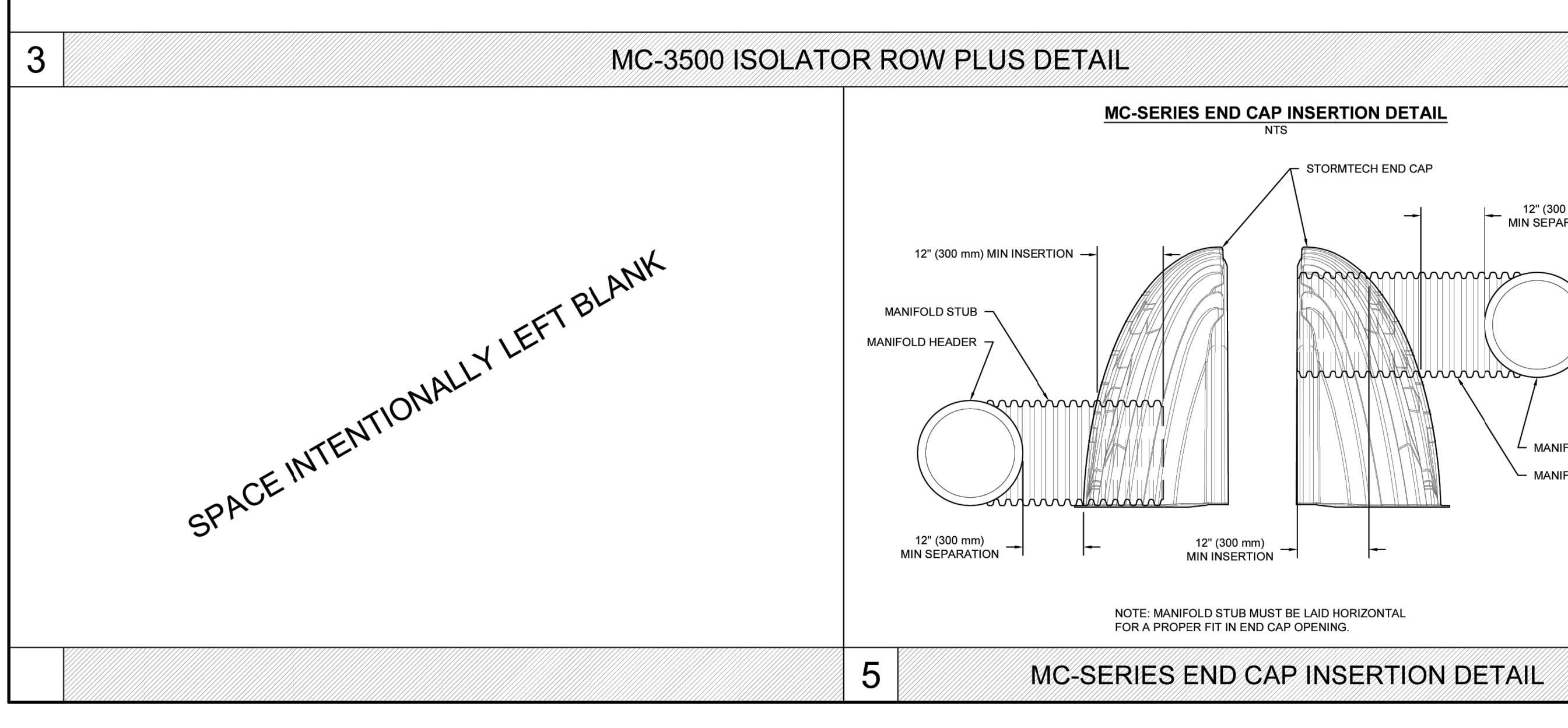
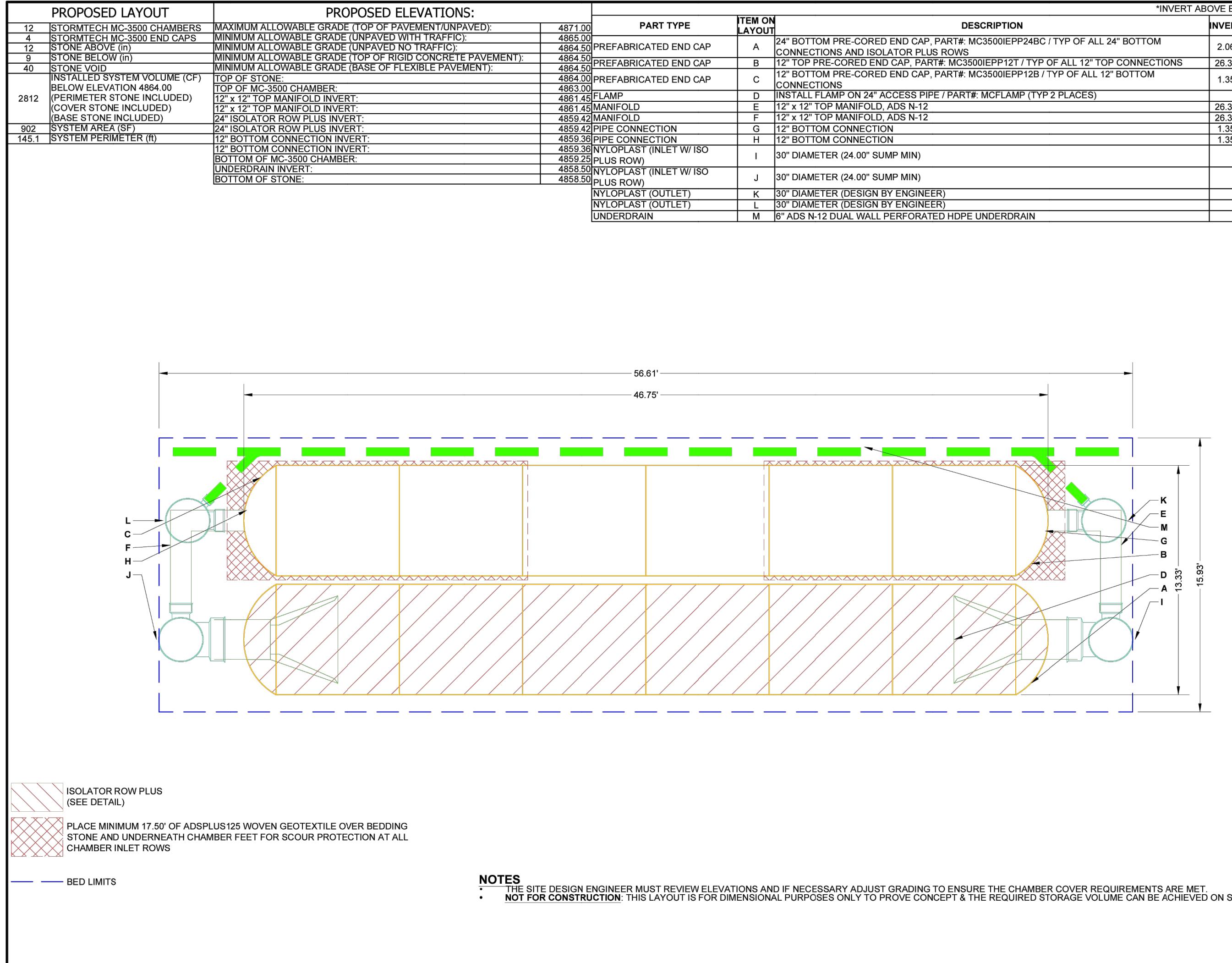
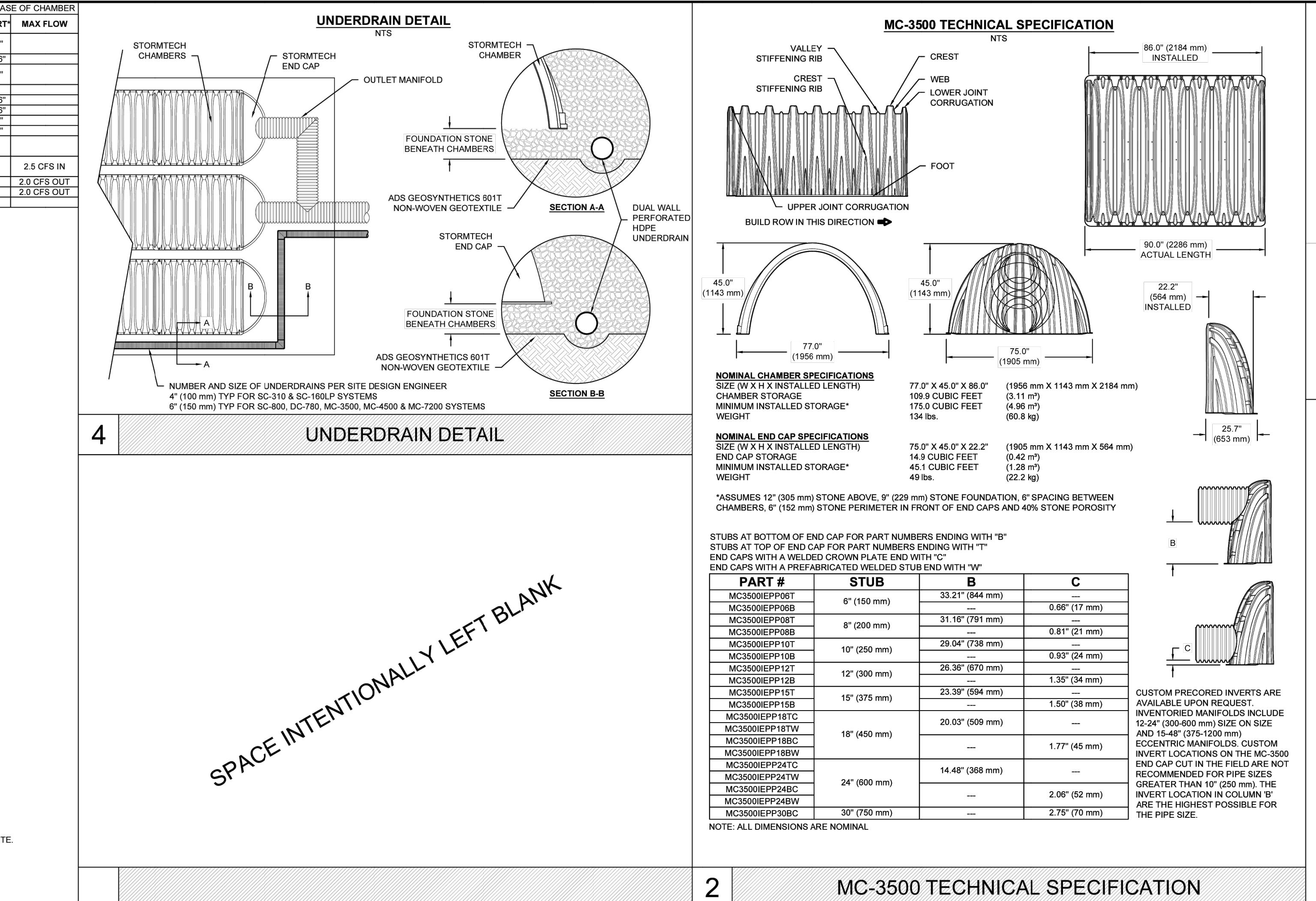
DRAWN: TH	DATE: 03/10/2025
CHECKED: N/A	PROJECT #: NOT TO SCALE
REV:	

REVISIONS	
SEAL	

VERIFY SCALES	StormTech [®] Chamber System
BAR IS ONE INCH ON ORIGINAL DRAWING	1-800-521-6710 WWW.STORMTECH.COM
0  1"	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
PROJECT INFO.	
Engineer: T. Hunt	
Drawn: R. Hatfield	
Date: 03 / 06 / 2025	
Proj. No. 102 - 60	
SHEET TITLE	

SITE DRAINAGE DETAILS	ADS. SHEET 1 OF 1
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO THE PROJECT'S ENGINEER OF RECORD (EOR) OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.	

SHEET NO.	C2.90
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Storm Runoff Calculations

Cedar Hills | Multi Tenant Bldg

3/7/2025 KHH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Cedar Hills, UT area taken from the Cedar Hills Design Manual and Specifications, using a 100-year storm for detention, and a 10-year storm for pipe conveyance. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	0.57 acre or	24,671 ft ²
Runoff Coefficients		
Paved Area	15,183	C = 0.9
Landscaped Area	4,488	C = 0.2
Roof	5,000	C = 0.9
Weighted Runoff Coefficient		C = 0.77

Rainfall Intensities:

10-yr intensity for a 10 minute TOC - Pipe Capacity 2.57 in/hr

Peak Run-off:

Runoff Coefficient	C =	0.77
Rainfall Intensity	i =	2.57 IN./HR.
Acreage	A =	0.57 ACRES
Q	Q =	1.12 cfs

Volume of Run-off for 100-year Storm Event:

time (min)	time (sec)	i (in./hr.)	Q (cfs)	0.11 ft ³ /s (0.2 cfs per acre)		
				Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.82	3.01	903	34	869
10	600	5.18	2.29	1371	68	1303
15	900	4.28	1.89	1700	102	1598
30	1800	2.89	1.28	2295	204	2092
60	3600	1.79	0.79	2843	408	2436
120	7200	1.00	0.44	3174	816	2358
180	10800	0.68	0.30	3255	1223	2032
360	21600	0.37	0.16	3546	2447	1099
720	43200	0.22	0.10	4251	4893	-643
1440	86400	0.12	0.05	4689	9787	-5098

Orifice Sizing

Given:	Q =	0.11	cfs
	2g =	64.4	ft/s ²
	H =	3.00	ft
	Cd =	0.62	for circular openings
	R =	SQRT(Q/pi/(0.7*(64.4*H)^0.5))	
	R =	0.06 feet	
		0.78 inches	
	D =	1.55 inches	
	A =	1.89 inches ^2	0.0132 ft ^2

Pipe Sizing

Description	Pipe Size	Slope	Cap. (cfs)	Req. Cap.
12" ADS	12	0.20%	1.61	1.12

SUMMARY:

The required storage volume is	2,436	cubic feet
Orifice size is	1.6	inches

Isolator® Row Plus

O&M Manual



ADS
StormTech™

The Isolator® Row Plus

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row Plus is a technique to inexpensively enhance Total Suspended Solids (TSS), Total Phosphorus (TP), Total Petroleum Hydrocarbons (TPH) and Total Nitrogen (TN) removal with easy access for inspection and maintenance.

The Isolator Row Plus

The Isolator Row Plus is a row of StormTech chambers, either SC-160, SC-310, SC-310-3, SC-740, DC-780, SC-800, MC-3500, MC-4500 or MC-7200 models, are lined with filter fabric and connected to a closely located manhole for easy access. The fabric lined chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row Plus and passes through the filter fabric. The open bottom chambers allow stormwater to flow vertically out of the chambers. Sediments are captured in the Isolator Row Plus protecting the adjacent stone and chambers storage areas from sediment accumulation.

ADS Isolator Row and Plus fabric are placed between the stone and the Isolator Row Plus chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting.

The Isolator Row Plus is designed to capture the "first flush" runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row Plus and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row Plus bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row Plus row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row Plus. After Stormwater flows through the Isolator Row Plus and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

The Isolator Row Plus Flamp™ is a flared end ramp apparatus attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance by enhancing outflow of solid debris that would otherwise collect at the chamber's end, or more difficult to remove and require confined space entry into the chamber area. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row Plus may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row Plus to minimize maintenance requirements and maintenance costs.

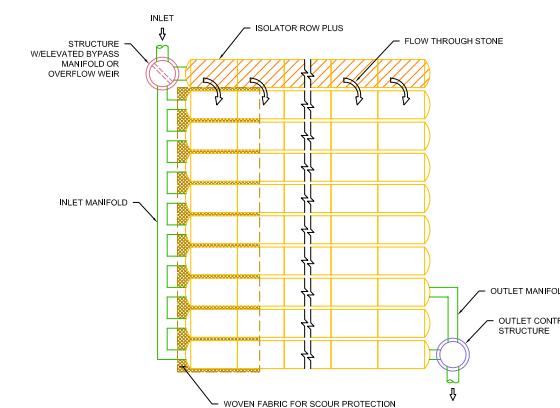
Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row Plus.



Looking down the Isolator Row Plus from the manhole opening, ADS Plus Fabric is shown between the chamber and stone base.



StormTech Isolator Row Plus with Overflow Structure (not to scale)



Isolator Row Plus Inspection/Maintenance

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row Plus should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row Plus incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

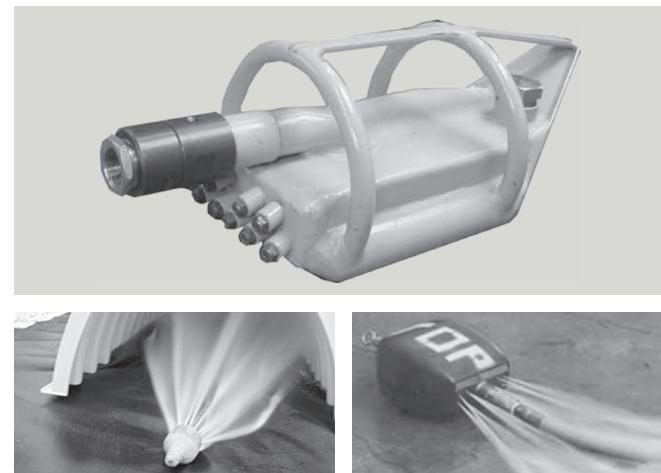
If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3" (75 mm) throughout the length of the Isolator Row Plus, clean-out should be performed.

Maintenance

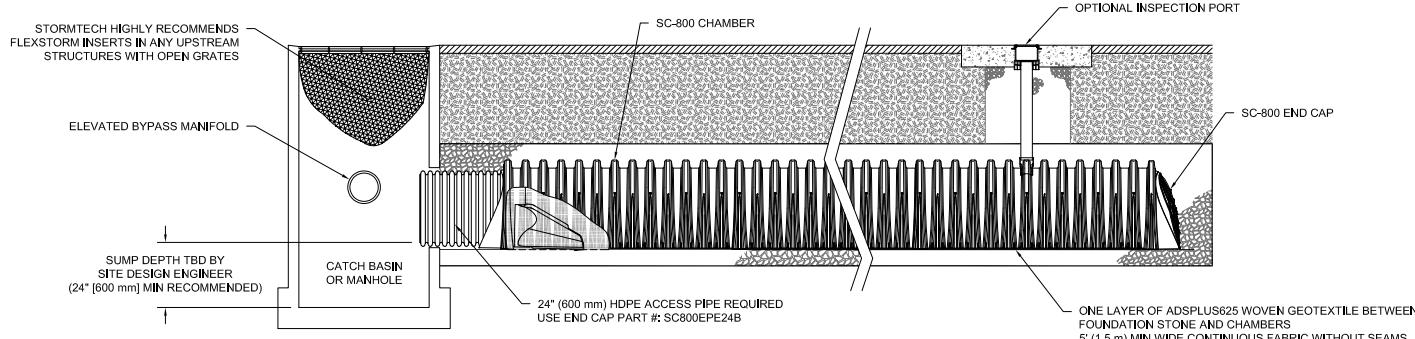
The Isolator Row Plus was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided

via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entry.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row Plus lengths up to 200' (61 m). **The JetVac process shall only be performed on StormTech Isolator Row Plus that have ADS Plus Fabric (as specified by StormTech) over their angular base stone.**



StormTech Isolator Row Plus (not to scale)



Isolator Row Plus Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row Plus for sediment.

A) Inspection ports (if present)

- i. Remove lid from floor box frame
- ii. Remove cap from inspection riser
- iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
- iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.

B) All Isolator Row Plus

- i. Remove cover from manhole at upstream end of Isolator Row Plus
- ii. Using a flashlight, inspect down Isolator Row Plus through outlet pipe
 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 2. Follow OSHA regulations for confined space entry if entering manhole
- iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2.
- If not, proceed to Step 3.

Step 2

Clean out Isolator Row Plus using the JetVac process.

A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable

B) Apply multiple passes of JetVac until backflush water is clean

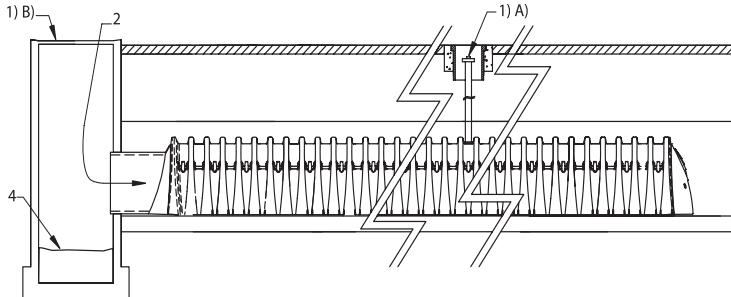
C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi- ment Depth (1)-(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row Plus, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

adspipe.com

800-821-6710



ADS "Terms and Conditions of Sale" are available on the ADS website, www.adspipe.com.
The ADS logo and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.
StormTech® and the Isolator® Row Plus are registered trademarks of StormTech, Inc.
© 2024 Advanced Drainage Systems, Inc. #11081 7/24 CS



Cedar Hills Retail

Traffic Memo

Prepared for:

Wright Development Group
Spencer Wright
1178 W. Legacy Crossing Blvd Suite 100
Centerville, UT
801.773.7339



Prepared by:

Hunt Day Engineering
3445 Antelope Drive, St 200
Syracuse, UT 84075
801.664.4724
Thomas Hunt, PE



March 10, 2025

March 10, 2025

Cedar Hills Public Works
10246 N Canyon Road
Cedar Hills, UT 84062
(801) 785-9968

Subject: Traffic Memo

This Traffic Memo has been prepared to discuss the onsite traffic flow and circulation to ensure that there is sufficient stacking length for the drive thru and proper site circulation.

The project will be accessible from 9930 North, 9980 North and 4700 West. The three access points will provide multiple points of access to/from major collector roadways to help offset traffic impact to any/all direct intersections.

The retail building will consist of one drive-thru tenant and two retail tenants. The drive-thru is designed to accommodate 9 vehicles that can be in queue before it backs into the on-site parking lot. It has an additional 5 vehicles spaces that can be accounted for in the parking lot (totaling 14 vehicles) that can be in queue before the drive-thru stacking would potentially back up and impact off-site traffic circulation.

Nearby businesses can offer a maximum of 6 vehicles in queue before they start impact off-site traffic circulation. So this project will have more than double the stacking length than nearby similar projects.

In addition, the drive-thru tenant is expecting to have a maximum of 34 drive thru vehicles during the PM Peak Hour. The service rate of the drive-thru tenant is to service one car every 132 seconds – or every 2.2 minutes. Based on this service rate, the maximum number of cars in queue will be 7 vehicle.

Based on the information above, the proposed development will not back-up or impact the nearby traffic circulation. If there are any questions or concerns, please let us know.

Sincerely,

Thomas Hunt, PE



Hunt Day Engineer
3445 Antelope Drive, St 200
Syracuse, UT 84075
801.664.4724





HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

CEDAR HILLS RETAIL 4700 WEST & 9930 SOUTH CEDAR HILLS, UT

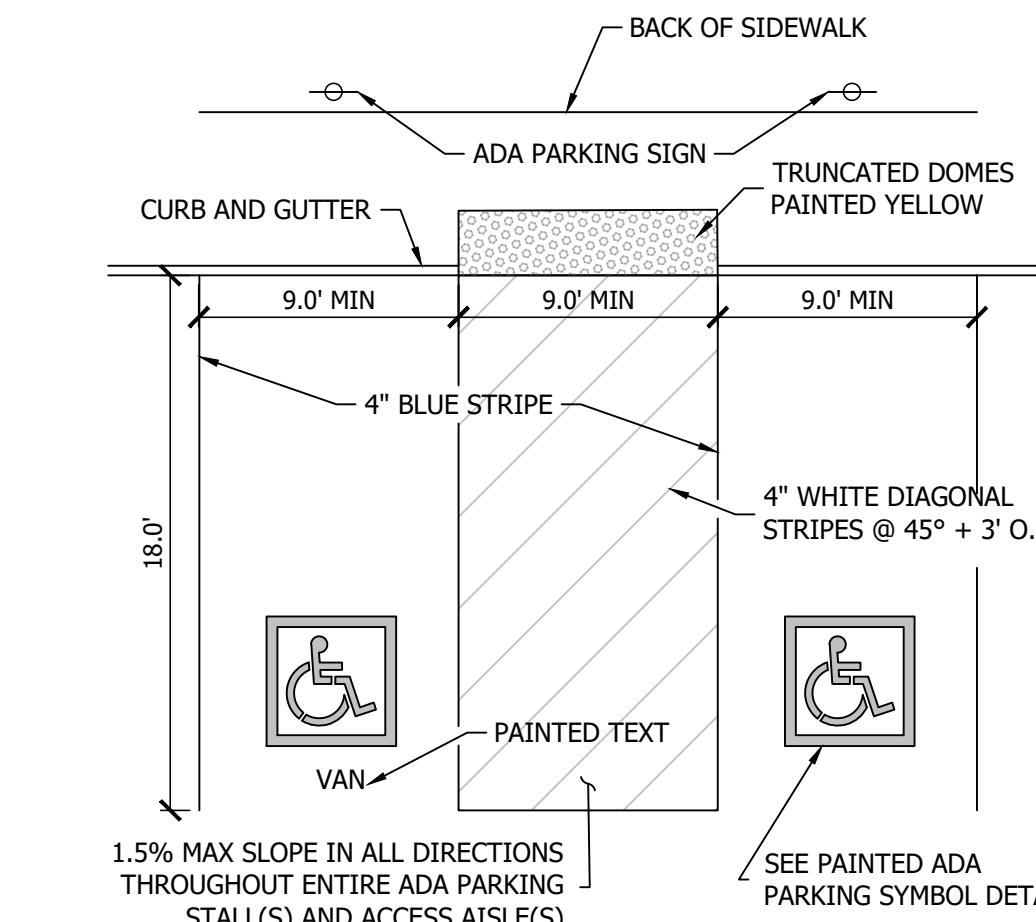
LOCATED IN THE NW QUARTER OF SECTION 6,
TOWNSHIP 5S, RANGE 2E, SL BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

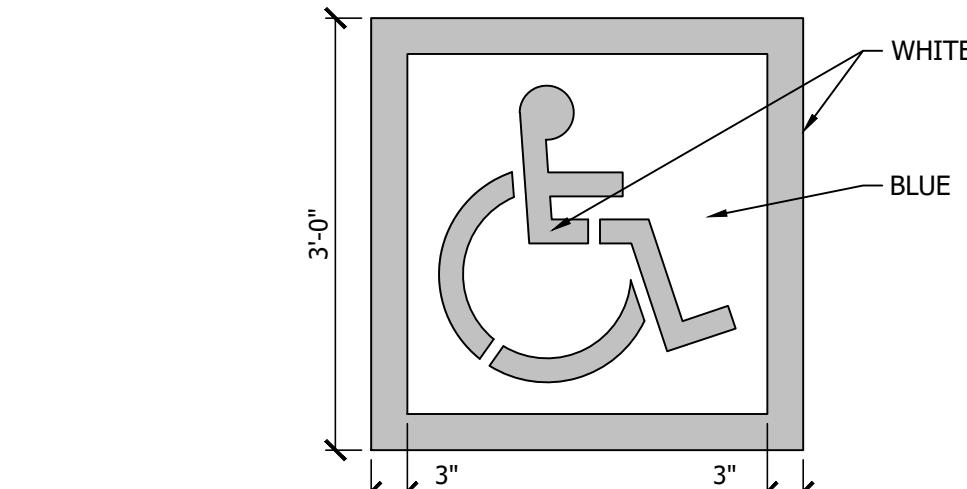
REV. DATE DESCRIPTION BY

SEAL



1 ADA Striping and PED Access

Scale: NTS



NOTES:
LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS
THAT SHALL BE VERIFIED AND ADHERED TO.
PROVIDE TWO COATS OF PAINT
BLUE BACKGROUND WITH WHITE SYMBOL



Scale: NTS

Development Summary

LOCATION: CEDAR HILLS, UTAH COUNTY
ZONING: SC-1, COMMERCIAL
PARCEL AREA: 24,671 SF 0.566 AC (100%)
BUILDING AREA: 5,000 SF 0.11 AC (20.3%)
IMPERVIOUS AREA: 15,183 SF 0.35 AC (61.5%)
LANDSCAPE AREA: 4,488 SF 0.10 AC (18.2%)
PARKING: 22 PARKING STALLS PROVIDED
2 ADA STALL PROVIDED (1 ADA + 1 VAN)
22 TOTAL PARKING STALLS PROVIDED

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 █ 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

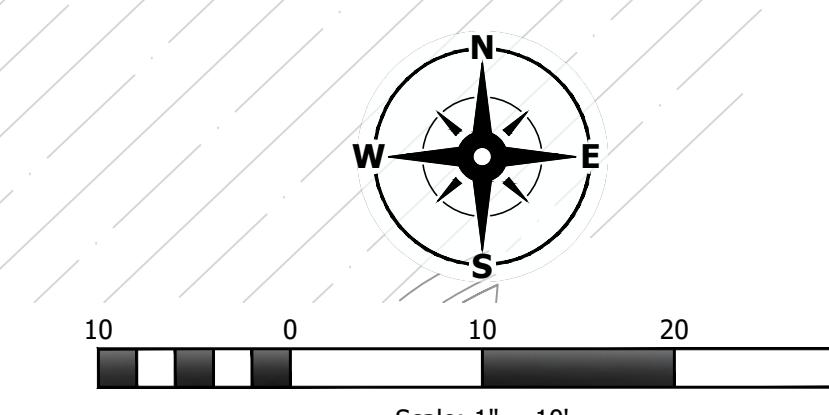
Engineer: T. Hunt
Drawn: R. Hatfield
Date: 03 / 06 / 2025
Proj. No.: 102 - 60

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

C1.00



Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS IS DETERMINED BY THE CONTRACTOR AND NOT BY THE OWNER OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

9930 NORTH STREET

38.0' PUBLIC RIGHT-OF-WAY

PROPOSED BLDG 5,000 SF

5,000 SF

PATIO
19.35'

33.65'

12.40'

12.50'

RS 30'

R 30'



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin
DATE:	May 1, 2025

SUBJECT:	Review/Action and Public Hearing on Preliminary/Final lot split plan for a Commercial development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner

BACKGROUND AND FINDINGS:

Click here to enter text. The owner of parcel 65:434:0001, located at 4773 W Cedar Hills Drive and consisting of 1.47 acres, is proposing that the parcel be split into two separate commercial lots. The lot was previously approved for a credit union in 2014, but the development never took place. The proposal is to have two separate entities come and make application for development on this parcel in the coming months. The lot is ready to be connected to all City utilities except storm water. The development will need to work to capture all storm water of future developments within the parcel. Because of the simple nature of the lot split, staff is recommending that both preliminary and final approvals be granted in one meeting. All commercial proposals will come back to the Planning Commission for future approvals

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Site plan.

RECOMMENDATION:

Planning Commission and staff recommend approval of the preliminary/final plans, subject to any changes required for final approval.

MOTION: To recommend/not recommend the preliminary/final plan approval for the lot split plan for a Commercial development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision subject to:

-Final Engineering Review

Common Access Agreement between lot owners

{LIST ANY CONDITIONS NECESSARY FOR APPROVAL}

ACTION:

Motion:

Second:

Laura Ellison: Yes No Abstain Absent

Mike Geddes: Yes No Abstain Absent

Bob Morgan: Yes No Abstain Absent

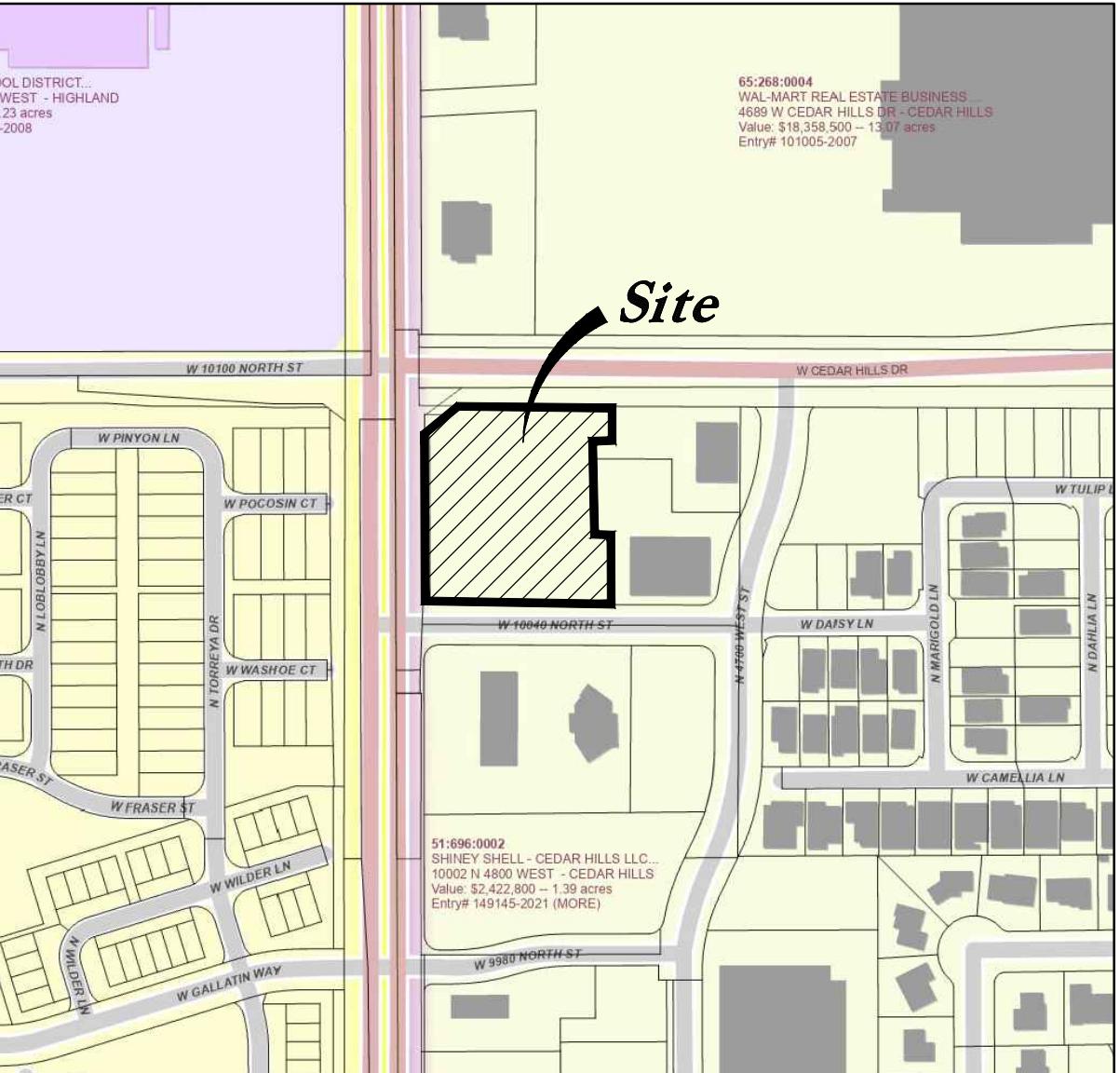
Erika Price: Yes No Abstain Absent

Kelly Smith:

Yes No Abstain Absent

JW Properties - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah County, Utah



Abbreviations

BCR	Begin Curb Return
BOL	Bollard
BRW	Finish Grade - Bottom of Retaining Wall
CATV	Cable Television Box
CB	Catch Basin
CMP	Corrugated Metal Pipe
COB	Cleanout Box
COTG	Cleanout to Grade
EA	Edge of Asphalt
EB	Electrical Box
EC	End of Curve
ECR	End Curb Return
FF	Finished Floor
g	Ground
GB	Grade Break
GM	Gas Meter
HB	Hose Bib
HP	High Point
I	Irrigation Line
ICB	Irrigation Control Box
Lip	Lip of Gutter
LP	Light Pole
MH	Manhole
Mon	Monument
PC	Point of Curvature
PCC	Point of Compound Curvature
PI	Point of Intersection
PM	Power Meter
PP	Power Pole
PT	Point of Tangency
PVC	Polyvinyl Chloride
PVI	Point of Vertical Intersection
RCP	Reinforced Concrete Pipe
RD	Roof Drain
SB	Signal Box
SD	Storm Drain
SDMH	Storm Drain Manhole
SMH	Sewer Manhole
SP	Signal Pole
SS	Sanitary Sewer
SVZ	Sight Visibility Zone
SW	Secondary Water
TA	Top of Asphalt
TB	Telephone Box
TBC	Top Back of Curb
TG	Top of Grate
TMH	Telephone Manhole
TP	Top of Concrete
TRW	Finish Grade - Top of Retaining Wall
TW	Top of Walk
VC	Vertical Curve
VPC	Vertical Point of Curve
VPT	Vertical Point of Tangency
WL	Waterline
WP	Working Point
WV	Water Valve

Vicinity Map
Not to Scale

Civil Sheet Index

C0.0

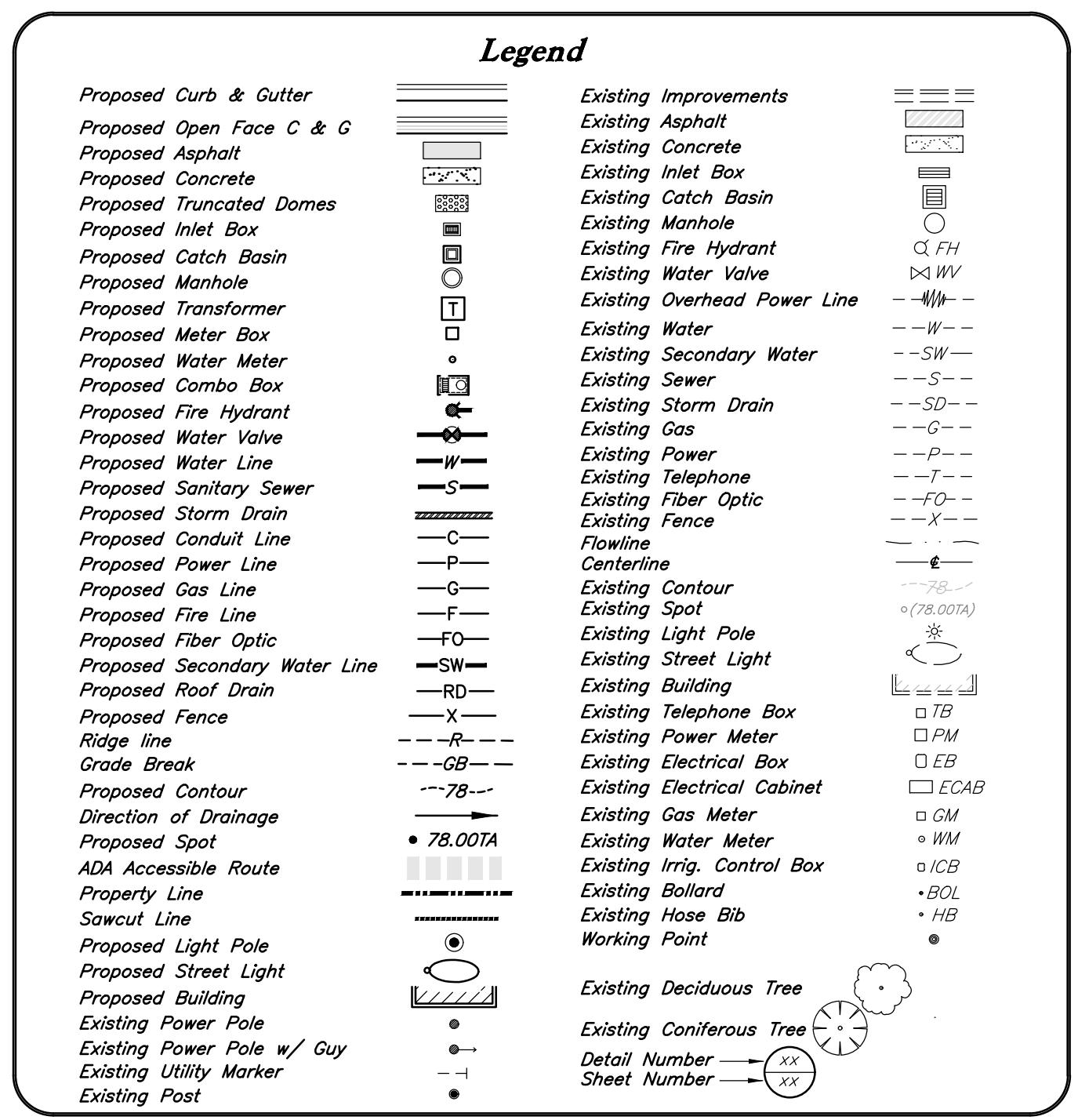
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C0.1

C1.1

C2.1

Cover Sheet
Subdivision Plat
Demolition Plan
Utility Plan
Details



Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0167F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

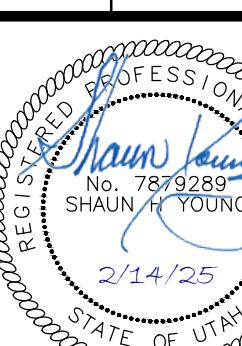
Brass Cap Monuments were found at the West Quarter Corner and the Northwest Corner of Section 6, T5S, R2E, SLB&M U.S. Survey. A line between these two monuments was assigned the bearing of North 002°42' West as the basis of bearings.

Designed by: SY	REV:
Drafted by: NE	DATE:
Client Name: JW Properties	DESCRIPTION:
24-090 CV	
AVVA	
2010 North Redwood Road, Salt Lake City, Utah 84116 (801) 321-5529 - AVVAengineering.net	

Cover Sheet

JW Properties - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah County, Utah



14 Feb, 2025

SHEET NO.

CO.0

Cedar Hills Retail Center Plat B

Vacating and Amending all of Lot 1 of Cedar Hills Retail Center
A part of the Northwest Quarter of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian,
U.S. Survey, City of Cedar Hills, Utah County, Utah

2025

Northwest Corner of Section 6,
T5S, R2E, SLB&M, U.S. Survey
(found Brass Cap monument)

36

31

1

6

Scale: 1" = 30'

30' 0' 30' 60'

30'

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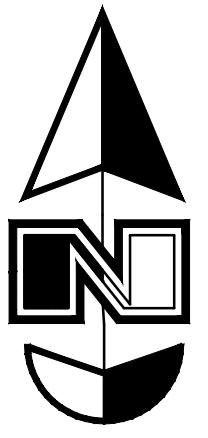
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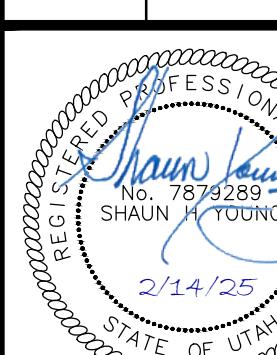
General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
17. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
18. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION:

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Demolition Plan

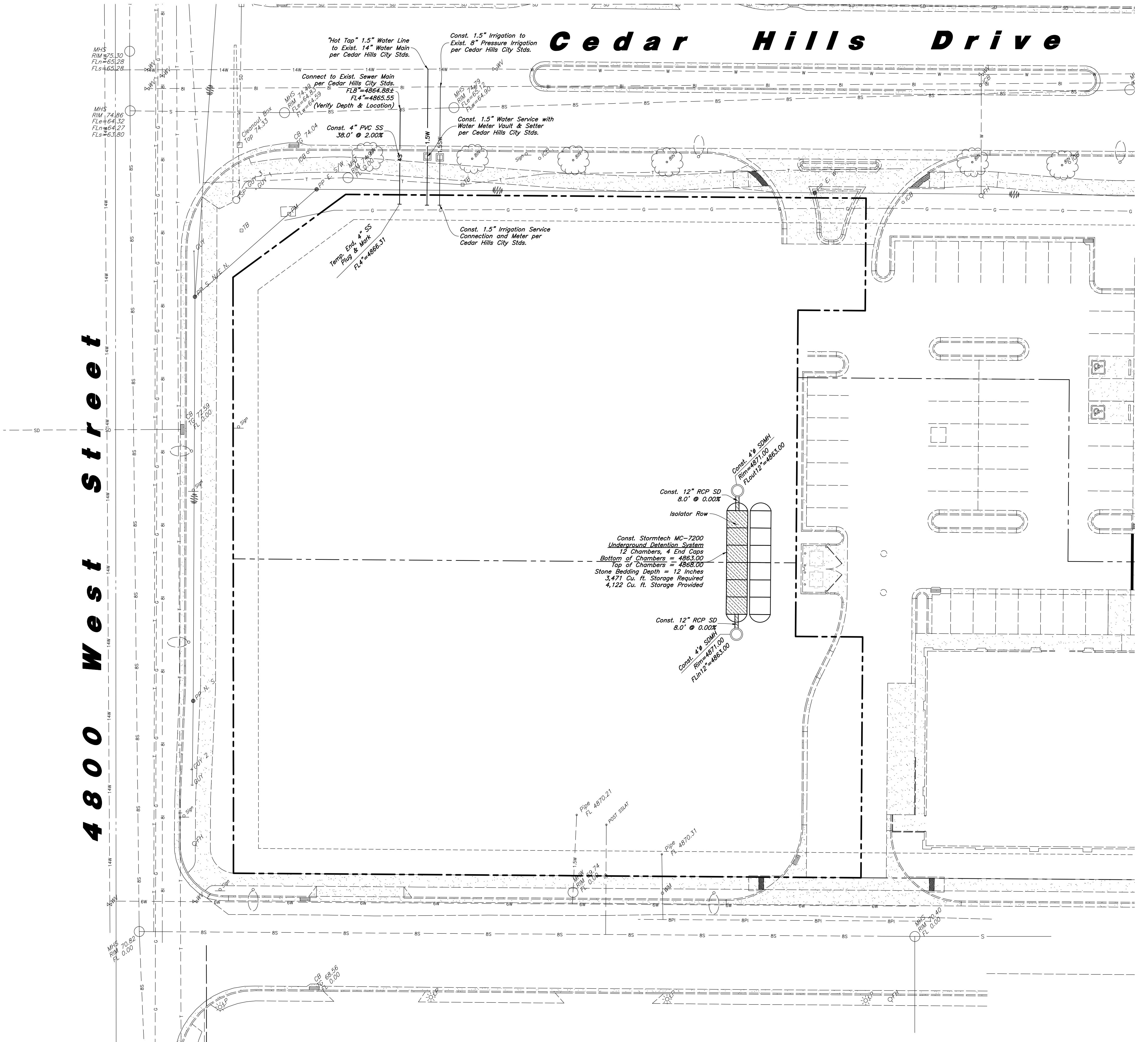


14 Feb, 2025

SHEET NO.

GO 1

4800 West Street



Storm Drain & Sanitary Sewer Note:
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting from the lowest point and be installed prior to any waterline installation.
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.



14 Feb, 2025

JW Properties - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah County, Utah

Utility Plan



14 Feb, 2025
SHEET NO. C1.1

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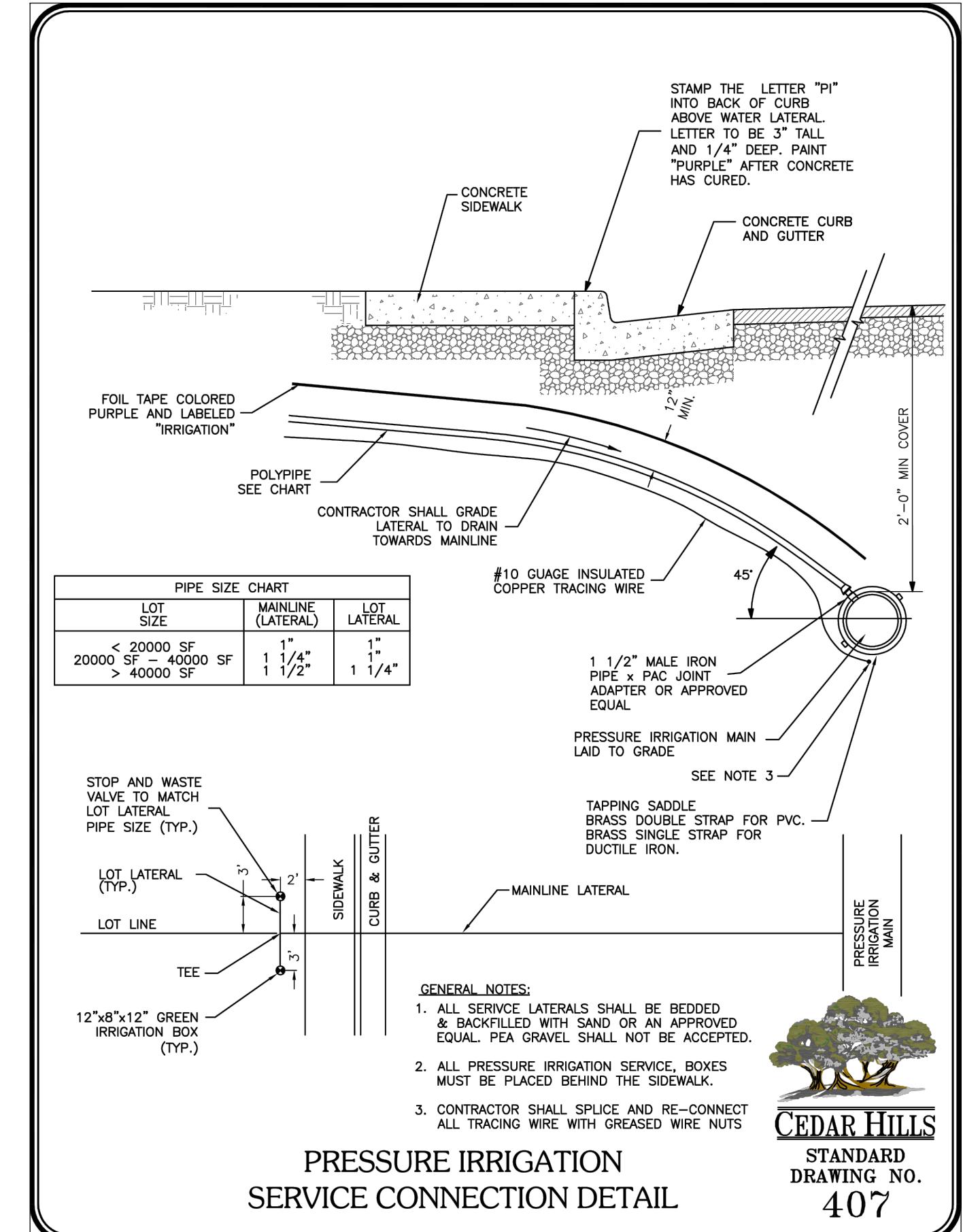
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Culinary Water Service Detail**

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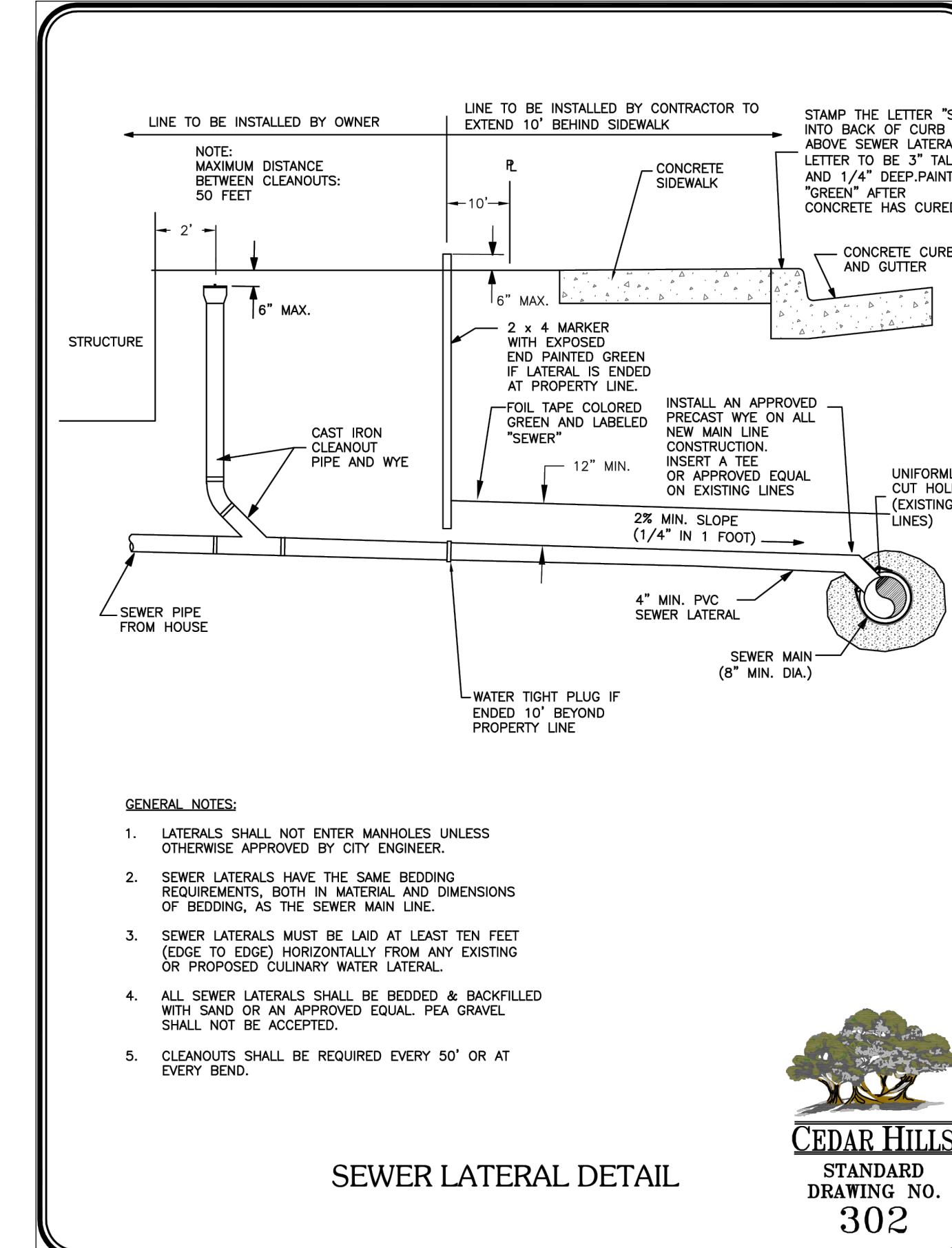
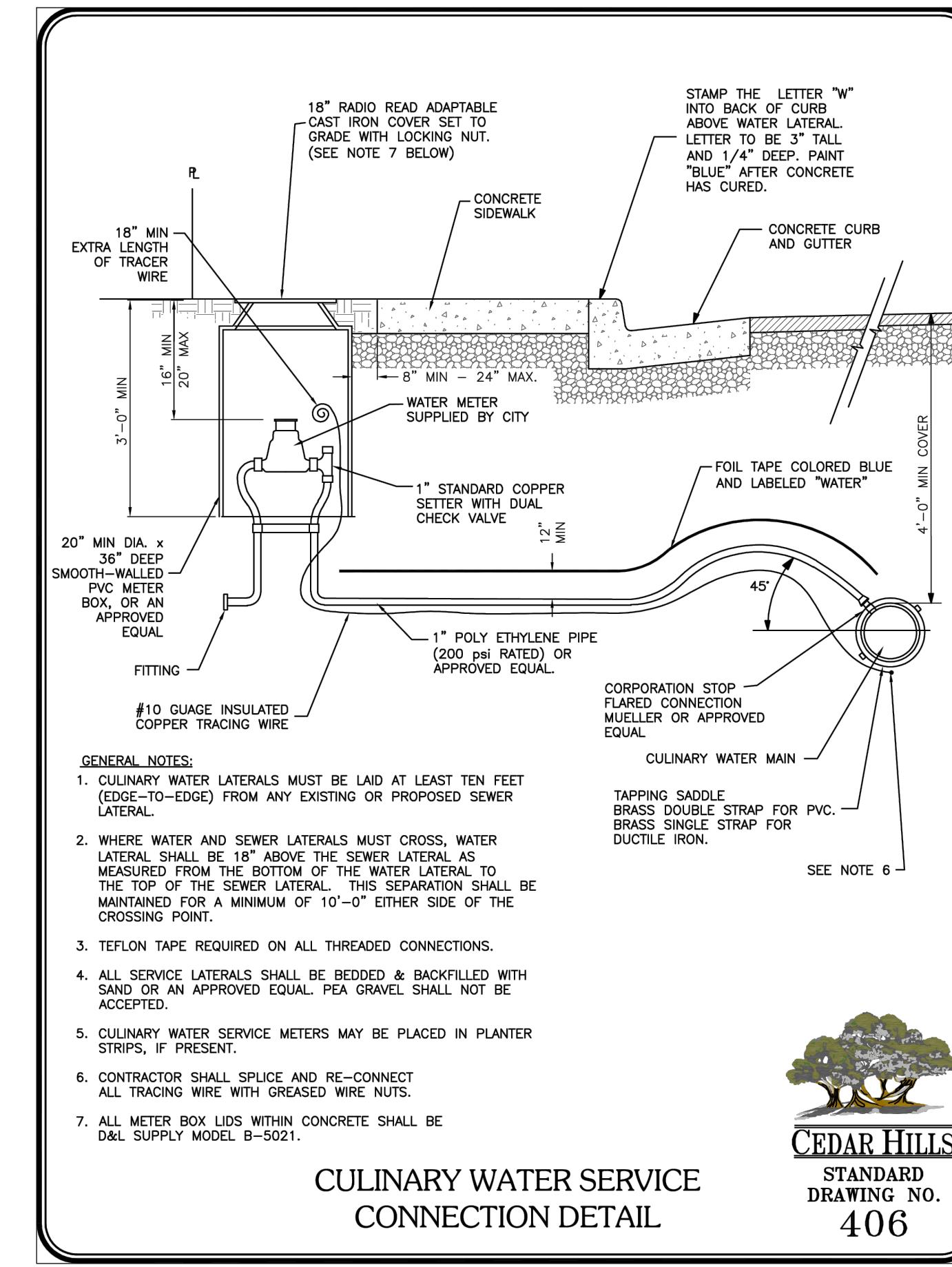
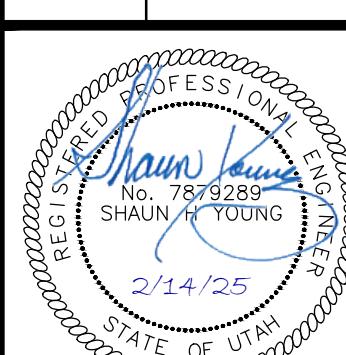
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**Cedar Hills Std. Dwg. No. 407
Pressure Irrigation Service Detail**

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**JW Properties - Cedar Hills**4773 West Cedar Hills Drive
Cedar Hills, Utah County, Utah**Details**

14 Feb, 2025

SHEET NO.

C2.1

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-5529 - AWEngineering.net

Designed by: SY

REV:

Drafted by: NE

DATE:

Client Name:

JW Properties

24-090 DT



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin
DATE:	May 1, 2025

SUBJECT:	Review/Action and Public Hearing on Amendments to the Moderate Income Housing Element of the Cedar Hills General Plan
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner

BACKGROUND AND FINDINGS:

Utah Code Section 10-9a-403 and 17-27a-403 require municipalities and counties to include a moderate income housing element in their general plans. This memo outlines the key requirements and considerations for developing compliant moderate income housing plans.

STATUTORY REQUIREMENTS

1. Plan Integration

The moderate-income housing element must be integrated into the municipality's or county's general plan, with specific strategies to facilitate the development of moderate income housing within the jurisdiction.

2. Required Analysis Components

- An estimate of existing supply of moderate-income housing
- An estimate of the need for moderate income housing in the next 5 years
- A survey of total residential land use
- An evaluation of how existing zoning affects opportunities for moderate income housing
- A description of the municipality's program to encourage moderate income housing

3. Implementation Strategy Selection

Municipalities must select at least three strategies from the menu of options provided in state code. Cities of the first class must select at least five strategies. Key strategies include:

- Rezoning for densities necessary to facilitate moderate income housing
- Reducing impact fees for moderate income housing developments
- Allowing accessory dwelling units in residential zones
- Creating or allowing development of higher density mixed-use zones
- Preserving existing moderate income housing
- Reducing residential building regulations
- Utilizing state or federal funds for moderate income housing projects

DEFINITIONS

Moderate Income Housing

- Housing occupied or reserved for occupancy by households with a gross household income equal to

or less than 80% of the median gross income of the metropolitan statistical area for households of the same size

COMPLIANCE CONSIDERATIONS

1. Public Engagement

- Must include opportunities for public input
- Should engage with stakeholders including developers, housing advocates, and residents
- Documentation of public participation efforts should be maintained

2. Data Requirements

- Current census data
- Local housing market analysis
- Area median income statistics
- Current housing inventory
- Projected population growth

RECOMMENDATIONS

1. Strategy Selection

- Choose strategies that align with local conditions
- Consider administrative capacity for implementation
- Select complementary strategies that work together

2. Implementation

- Designate specific staff responsibilities
- Create detailed action plans for each strategy
- Establish regular internal review processes
- Develop community partnerships

CONCLUSION

A successful moderate income housing plan requires careful attention to statutory requirements, robust data collection, meaningful public engagement, and detailed implementation planning. Regular monitoring and adjustment of strategies will be essential for achieving the plan's objectives and maintaining compliance with state requirements.

PREVIOUS LEGISLATIVE ACTION:

[Click here to enter text.](#)

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

[Moderate Income Housing Plan 2025](#)

RECOMMENDATION:

Planning Commission and staff recommended the amendments to the Moderate Income Housing Element of The General Plan of Cedar Hills to the City Council and Mayor

MOTION:

Review/Recommendation and public Hearing on amendments to the Moderate-Income Housing Element of the General Plan of Cedar Hills

ACTION:

Motion:

Second:

Laura Ellison: Yes No Abstain Absent

Mike Geddes: Yes No Abstain Absent

Bob Morgan: Yes No Abstain Absent

Erika Price: Yes No Abstain Absent

Kelly Smith:

Yes No Abstain Absent



CITY OF CEDAR HILLS

MODERATE-INCOME HOUSING PLAN 2025

The City of Cedar Hills Moderate-Income Housing Plan was amended on _____, 2025

Table of Contents

Acknowledgements.....	3
Executive Summary.....	4
Cedar Hills Housing Plan	6
What is a Housing Plan?	6
Purpose of a Moderate-Income Housing Plan.....	6
Moderate-Income Housing Defined.....	6
Cedar Hills Background	7
Cedar Hills Housing Supply	8
Survey of Residential Zoning & Impact on Housing Opportunities.....	9
.....	10
Moderate Income Housing Strategies.....	10
Strategies Adopted for the Moderate-Income Housing Plan	10
Proposed Five-Year Implementation Plans.....	11
Plan Implementation 2025.....	12
Barriers to Implementation	13
Conclusion	13
APPENDIX A – CURRENT ZONING	14
APPENDIX B – FUTURE LAND USE MAP	15

Acknowledgements

Mayor Denise Andersen
Chandler Goodwin, City Manager
Sarah Sampson, Planning Associate

City Council
Laura Ellison
Mike Geddes
Bob Morgan
Erika Price
Kelly Smith

Planning Commission
Donald Dolenc – Chair
Tyler Dahl – Vice Chair
Jeff Dodge
John Dredge
Steve Thomas
Bari Cruze
Robert Wallace
Troy Newbold

Executive Summary

Cedar Hills, a bedroom community situated at the entrance to American Fork Canyon in northern Utah County, was established in 1977 and experienced rapid growth between 1995 and 2007. However, growth in Cedar Hills has been predominantly curtailed since 2008 due to the following factors:

1. Near-completion of development;
2. Lack of adjacent unincorporated land for annexation;
3. Inadequate development opportunities in hillside residential areas;
4. Limited commercial land suitable for residential mixed-use development.

Despite offering a picturesque view of the surrounding mountains, Utah Lake, and Utah Valley, with a population of approximately 10,000, Cedar Hills remains highly sought after for development. Its proximity to the interstate freeway, approximately seven miles away, presents a challenge in developing moderate-income housing due to the absence of public transit services. As a bedroom community, Cedar Hills is somewhat detached from major commercial centers and transit zones, necessitating commuting and car ownership.

As a community, Cedar Hills strives to provide an exceptional quality of life, offering a range of city services to enhance the well-being of its residents. These amenities include parks, open spaces, trail systems, golf courses, community centers, public schools, and a limited selection of commercial establishments.

During the 2022 Legislative Session, House Bill 462, known as the “Utah Housing Affordability Amendment,” amended Utah State Code 10-9a-403, mandating that cities adopt three moderate-income housing strategies and an implementation plan as part of their comprehensive moderate-income housing plan. The City of Cedar Hills has implemented the following three strategies:

- (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- (I) Amend land use regulations to allow for single room occupancy developments
- (O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency’s funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

These three strategies are extensively discussed within this document, including a comprehensive five-year implementation plan for each strategy. The primary objective of this document is to guide Cedar Hills in developing more vibrant neighborhoods with a strong emphasis on affordable housing options. This is achieved by providing residents with the flexibility to construct accessory dwelling units, promoting single-room occupancy, and collaborating with local agencies whose missions align with the objectives of this plan.

Cedar Hills Housing Plan

What is a Housing Plan?

This housing plan comprises a set of objectives, priorities, and strategies to enhance the availability of moderate-income housing opportunities in Cedar Hills. This document outlines a series of comprehensive policies adopted to address the unique housing requirements of Cedar Hills while acknowledging the constraints associated with housing development within the community. The primary purpose of this housing plan is to serve as a guiding framework for elected and appointed officials, as well as City staff, in the formulation, development, and implementation of housing policies and ordinances.

Purpose of a Moderate-Income Housing Plan

A comprehensive housing plan for Cedar Hills necessitates an in-depth analysis of the current housing market. This involves gathering comprehensive data on demographic trends and the existing housing stock to effectively plan for future housing requirements. By compiling information on the current moderate-income population, housing inventory, and other pertinent data, city leaders can gain a clearer understanding of the market dynamics and prioritize the promotion of moderate-income housing. This will enable them to make informed decisions regarding the supply and demand of housing and ensure a balanced and equitable housing market.

Utah Code 10-9a-103 mandates the creation of a moderate-income housing plan by cities as an integral component of their comprehensive general plan. This housing element serves as a comprehensive assessment of the current state of moderate-income housing within the city, while simultaneously outlining the anticipated future housing requirements. Furthermore, cities are compelled to implement three distinct strategies, as outlined in the State Code, to facilitate the advancement of moderate-income housing development. Cedar Hills commenced the adoption of a Moderate-Income Housing Plan on December 18, 2018.

Since 2019, General Plan requirements have been expanded. Cities are now mandated to include a five-year implementation plan and identify potential obstacles to its implementation. Additionally, cities are required to report on their current housing inventory and assess compliance with HB 462, which was enacted during the 2022 General Legislative Session.

Moderate-Income Housing Defined

Moderate-income housing is defined as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. (Utah Code Annotated 10-9a-103). The 2018 area median income (AMI) for Utah County, as

provided by the Housing and Urban Development Office of Community Development, was \$74,700. The median household income level for Cedar Hills, as provided by the 2012-2016 American Community Survey (ACS), was \$107,840.

To accurately define moderate-income housing in practical terms, it is crucial to comprehend that affordable housing is deemed affordable if the monthly housing expenses do not exceed 30% of the gross household income. The following table provides a comprehensive breakdown of income levels and outlines the corresponding affordable monthly housing expenses, as well as the maximum mortgage or rent amount for each income bracket.

2018 Affordable Housing Calculation

Income Categories Area Median Income (AMI)	Yearly Income	Max. Monthly Income Spent on Housing	Max. Mortgage Amount
≤30%	≤\$22,410	≤\$560	\$114,000
>30% to ≤ 50%	>\$22,410 to ≤ \$37,349	\$934	\$190,000
>50% to ≤ 80%	>\$37,350 to ≤ \$59,759	\$1,494	\$300,000
>80% to ≤100%	>\$59,760 to ≤ \$74,700	\$1,868	\$378,000

Cedar Hills Background

Moderate income housing is defined as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located (Utah State Code 10-9a-103). In this analysis, moderate income housing will be categorized into three groups: 80%, 50%, and 30% of the median gross income. The average household in Utah County was 3.6 persons, rounded to four individuals for statistical purposes. In Utah County, the median gross income for a family of four in 2017 was \$64,321. Based on the AMI thresholds discussed above, the income levels are as follows:

- 80% - \$51,456
- 50% - \$32,160
- 30% - \$19,296

However, the utilization of the Utah County median income level does not adequately reflect current income levels in Cedar Hills. Other demographic data points must be considered when comparing Cedar Hills demographics with Utah County in general. Based on 2017 census data, the Cedar Hills median household income level was approximately 38% higher than the Utah County level. At the 80% threshold, the median household income for Cedar Hills was \$70,988; a difference of 38%. Naturally, higher levels of median household income will correspond to a higher average home value and housing market prices. Furthermore, land availability in Cedar Hills is limited, with available land for larger-scale development situated on the hillsides, which presents development challenges and

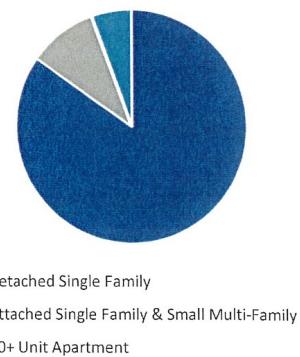
increases development costs. These cost increases would preclude any moderate-income housing from being developed.

Cedar Hills Housing Supply

According to the American Community Survey (2012-2016), Cedar Hills had 2,679 housing units with a 96.5% occupancy rate. The housing stock is relatively young, with approximately 66.8% of the housing units being constructed after 2000, and a full 93% constructed after 1980. Single-family dwellings constituted 84.8% of the housing stock, followed by attached single-family dwellings and small multi-family units (9.7%), and twenty-plus unit apartments (5.5%).

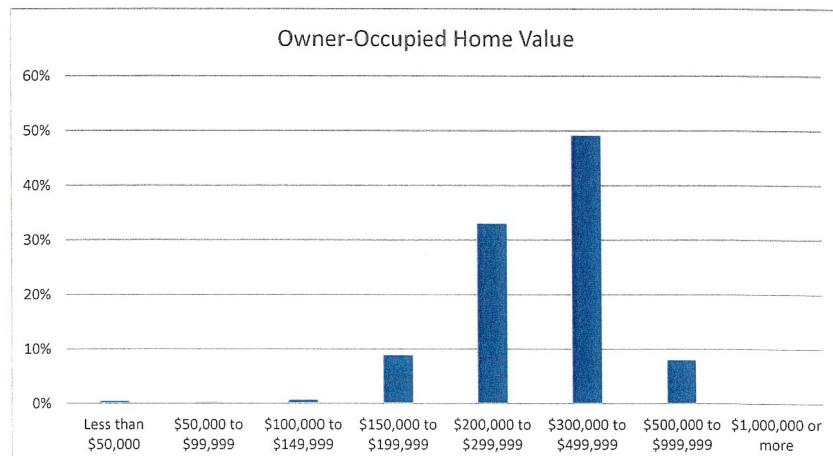
In contrast, the newer homes in Cedar Hills adhere to the national trend of an increasing number of square feet per person. While more established cities tend to have a greater percentage of older, smaller, and more affordable homes, Cedar Hills' relatively recent growth as a bedroom community area has resulted in larger, more expensive homes suitable for larger-than-average families. Notably, Cedar Hills is relatively distant from major employment centers, institutions of higher learning, and transit routes compared to other cities within the county, which has dampened the demand for higher-density housing.

Housing Stock Structure Type



To qualify for an affordable home, an individual earning 80% of the area median income would need to pay less than 30% of their total income towards home expenses. This would equate to approximately \$1,494 per month in home expenses or a mortgage of roughly

\$210,000. This scenario represents approximately 10% of the current housing market.



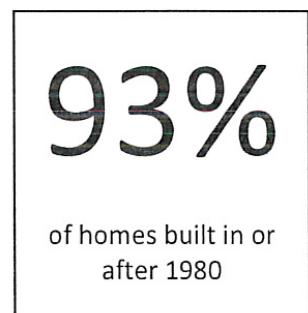
Data from the United States Department of Housing and Urban Development (HUD) reveals a significant disparity between the number of low- and very low-income renter households and the

availability of affordable housing options for both groups, as outlined in the 2017 Comprehensive Housing Affordability Strategy. Rental rates from the 2012-2016 American

Community Survey indicate that renters in Cedar Hills are disproportionately affected by housing costs. Furthermore, extrapolating from the Utah Affordable Housing Forecast Tool's projection, Cedar Hills is projected to require approximately twenty additional dwellings with monthly rent payments less than \$1,494 by 2023.

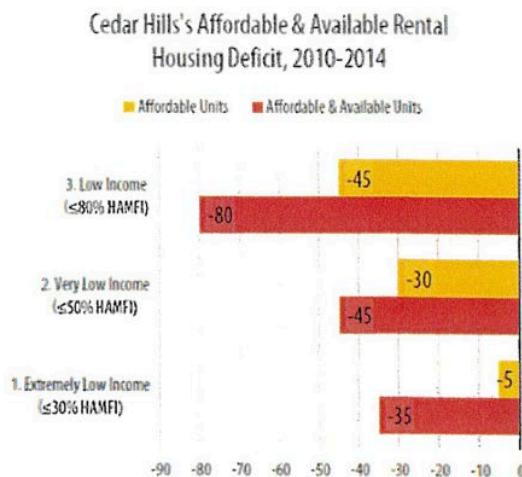
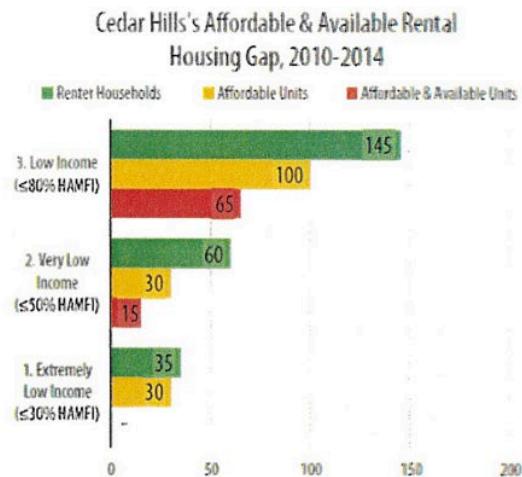
Survey of Residential Zoning & Impact on Housing Opportunities

Cedar Hills was developed under a zoning code that mandated minimum floor areas. The R-1 11,000, R-1 15,000, RR-20,000, H-1, and PR 2.2 zones, which comprise 92% of the land area designated for residential housing, require a minimum of 1,200 square feet of living space. According to Zillow.com, the average price per square foot for a comparable home in other cities is approximately \$205. Consequently, a 1,200 square foot home would typically cost around \$246,000. This price point may not be feasible for individuals earning 80% or less of the average household income (AMI). However, altering requirements for living space alone would not significantly reduce the cost of constructing new homes. This is because the sale price of the lot is not directly proportional to a reduction in lot size. Furthermore, Cedar Hills has a limited supply of available lots for new development.



By eliminating the minimum floor area requirement, Cedar Hills can reduce the cost of new development by providing the option to construct dwellings smaller than the previous threshold of 1,200 square feet. This would enable the creation of more affordable housing options.

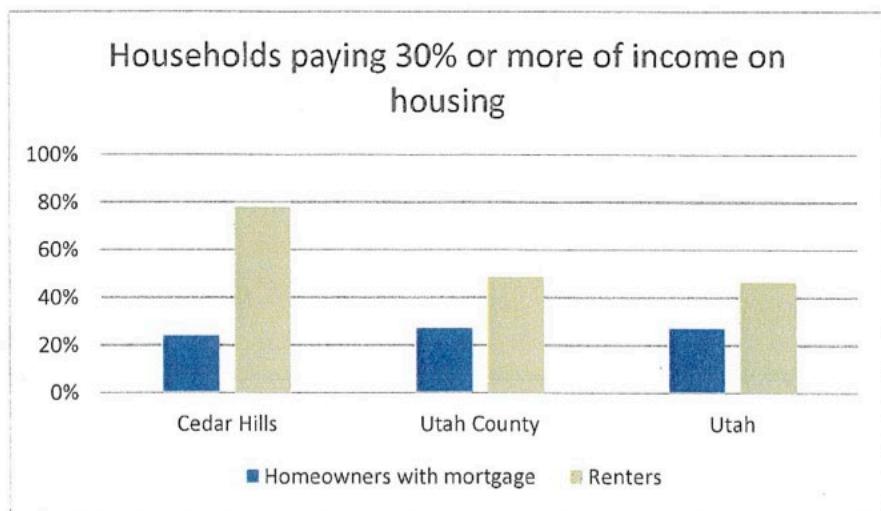
Cedar Hills presents limited opportunities for constructing higher-density housing within its city limits. The majority of the land is either already developed, has submitted development plans, or is unsuitable for development due to its hilly terrain. Consequently, the majority of additional moderate-income housing would need to be developed through demolition or repurposing



existing housing units. Notably, only 7% of Cedar Hills homes were constructed prior to 1980, indicating that the current housing stock is relatively new..

In 2018, Cedar Hills enacted ordinances to foster the development of more moderate-income housing by permitting the construction of accessory dwelling units (ADUs) in virtually every residential zone. Simultaneously, these ordinances eliminated obstacles to registering ADUs with the City, including impact fees and stringent building requirements. Since the adoption of these ordinances, Cedar Hills has witnessed a substantial increase in the number of ADUs registered with the City.

A 2015 survey conducted by Cedar Hills revealed that 7% of the 449 respondents owned ADUs. If this percentage were extrapolated citywide, the total number of single-family homes with ADUs would approximate 160. City staff have consistently estimated the number of ADUs to be significantly higher than those currently registered or reported to the City. It is believed that the primary impediment to registration was the substantial burden associated with impact fees, inspections, and compliance with challenging building requirements, such as separate air flows within the home. Since these requirements were waived by the ordinance, the number of registrations has surged. The registration of additional ADUs would contribute to the closure of the gap in affordable and readily available rental units that is currently meeting the city's demand.



Moderate Income Housing Strategies

Strategies Adopted for the Moderate-Income Housing Plan

- Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones, (E).

- Amend land use regulations to allow for single-room occupancy developments, (I).
- Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate-income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing, (O).

Proposed Five-Year Implementation Plans

(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

- Year 1 Action (2022): Annual letter to residents explaining protection of homeownership rights related to accessory dwelling units in residential zones.
- Year 2 Action (2023): Continuing education to residents in City newsletter including links to City code related to ADU's and ADU opportunities for homeowners.
- Year 3 Action (2024): If applicable, identify key items that help residents and businesses understand that the City has made to zoning regulations and ordinances related to ADUs and how it may affect specific zones within the City.
- Year 4 Action (2025): Provide and advertise to homeowners ADU information and outline the registration process.
- Year 5 Action (2026): Account for how Cedar Hills has monitored ADUs and the City's annual progress toward achieving MIH goals for the number of ADUs; complete new five-year action plan.

(I) Amend land use regulations to allow for single-room occupancy developments.

- Year 1 Action (2023): Study residential zones for the inclusion of single-room occupancy developments as a permitted use.
- Year 2 Action (2024): Draft ordinance language guiding the development and promotion of SROs within Cedar Hills.
- Year 3 Action (2025): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).
- Year 4 Action (2026): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).
- Year 5 Action (2027): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).

(O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate-income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing.

- Year 1 Action (2024): Enter into an interlocal agreement with the Attainable Housing Agency (AHA), appoint an individual to serve as the City's representative on the AHA board, begin to promote the AHA program to residents and homeowners.
- Year 2 Action (2025): Review AHA engagement in Cedar Hills, promote the AHA program within the Cedar Hills community.
- Year 3 Action (2026): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.
- Year 4 Action (2027): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.
- Year 5 Action (2028): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.

Plan Implementation 2025

- Strategy (E)
 - The City passed the ordinance allowing ADUs in nearly each residential zone in 2018. In order to promote the development of ADUs as moderate-income housing, Cedar Hills will continue to educate and advertise to residents their homeowner rights as it pertains to the creation of ADUs.
- Strategy (I)
 - For residents that may not wish to create an ADU on their property but would like a way to generate income through their property, developing their home as a single-room occupancy dwelling is an option. Cedar Hills adopted an ordinance regarding single-room occupancy in 2024. In 2025, the City will promote this type of living arrangement as an option to residents.
- Strategy (O)
 - Cedar Hills entered into an interlocal agreement with the Attainable Housing Agency in December 2024 and appointed the Mayor to serve as a representative on the AHA board. When funding becomes available, the City

will work with the AHA to promote the AHA program to Cedar Hills homeowners.

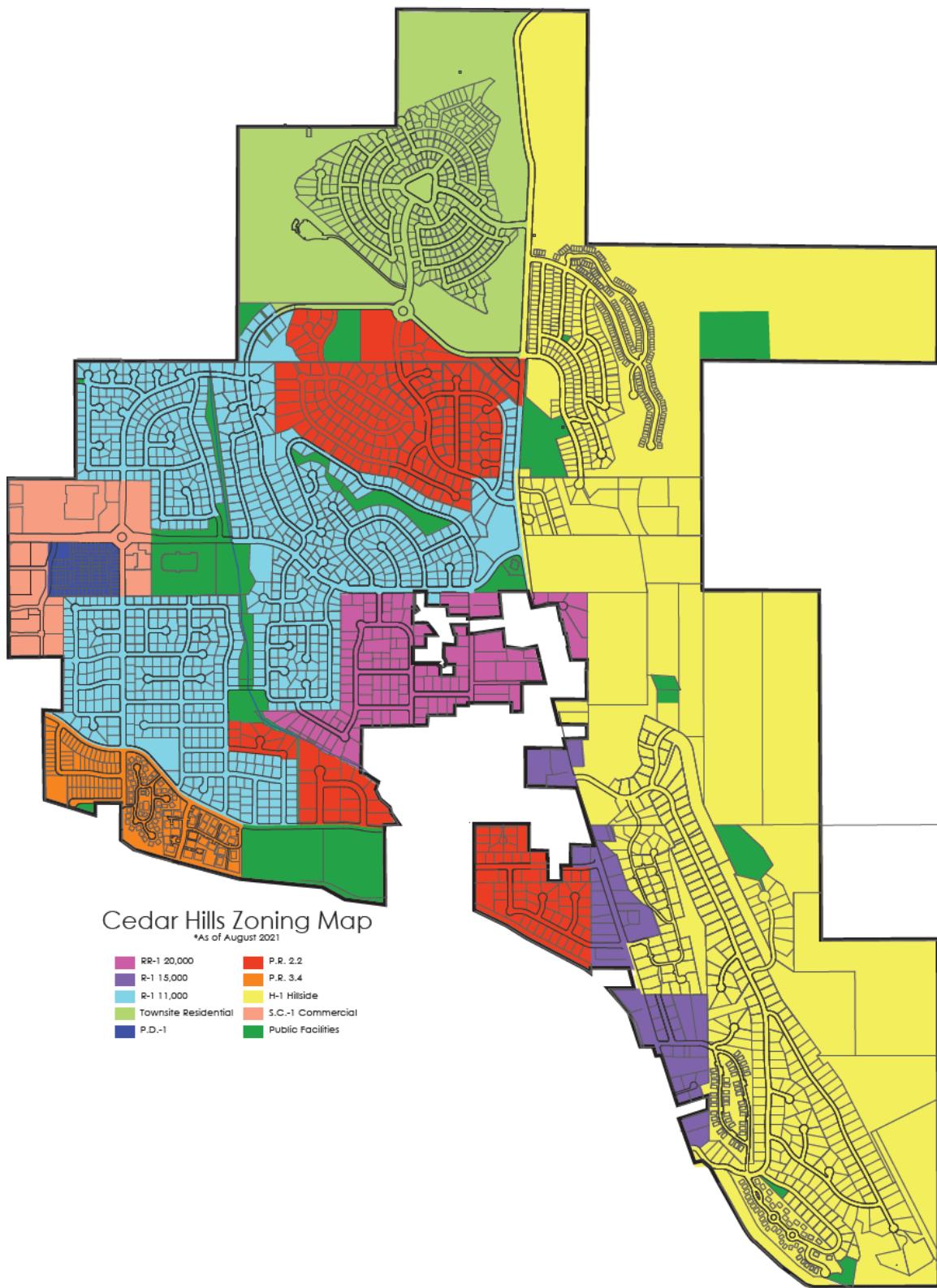
Barriers to Implementation

- ****Strategy (E):****
 - While the number of registered accessory dwelling units (ADUs) in Cedar Hills has increased since the adoption of less stringent regulations governing ADUs, there appears to be some resistance to registration. The City has emphasized the need for registration from public safety and planning perspectives, but the unregistered ADUs seem unwilling to comply.
- ****Strategy (I):****
 - The City does not track or mandate the registration of homes utilizing single-room occupancy (SRO) as a primary living arrangement. Since registration is not required for SROs, the City lacks a clear indication of the number of SRO living situations in Cedar Hills. This absence of data makes it challenging to assess the efficacy of this strategy.
- ****Strategy (O):****
 - The City has not encountered any impediments to implementing this strategy thus far. However, upon the availability of funding for the development of ADUs as moderate-income housing, it will become easier to identify and address the obstacles that may hinder the successful implementation of this program in Cedar Hills. Anticipating potential challenges, it is presumed that design constraints, such as setbacks, size limitations, height restrictions, owner occupancy requirements, addressing specifications, and utility connections, may impede the development of certain lots.

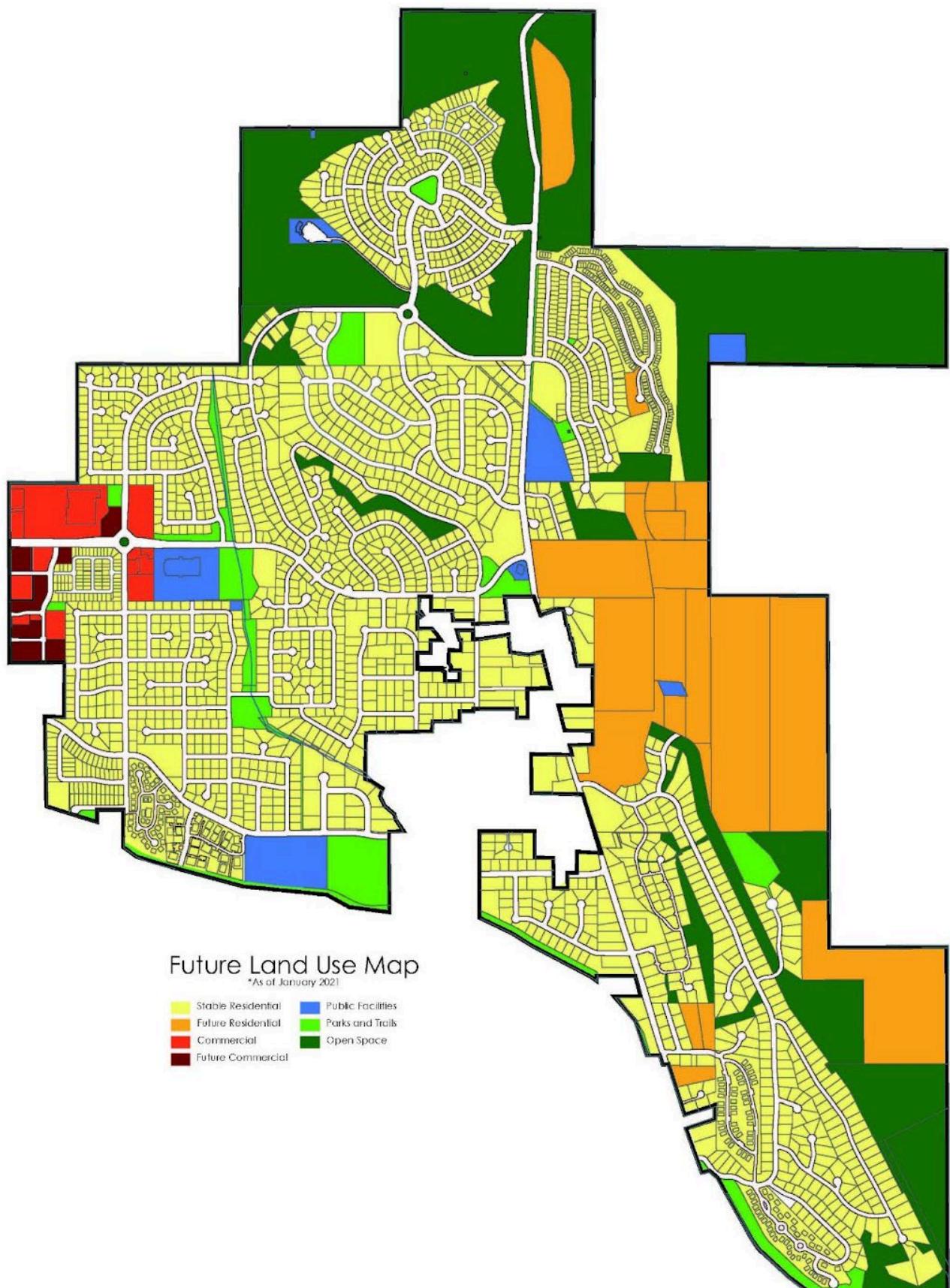
Conclusion

The City of Cedar Hills is dedicated to exploring all feasible and practical housing options that promote equitable housing outcomes. This commitment is evident in its pioneering adoption of an accessory dwelling unit code that simplified development regulations (Ordinance 07-17-2018A). Furthermore, Cedar Hills actively strives to adhere to state codes and newly enacted legislation pertaining to housing. The elected officials of Cedar Hills remain steadfast in their efforts to foster and encourage the development of moderate-income housing within the community.

APPENDIX A – CURRENT ZONING



APPENDIX B – FUTURE LAND USE MAP



How To Register an ADU

- Complete the registration form on our website, www.cedarhillsutah.gov
- Include a site plan (instruction and checklist of items needed on site plan is located on registration form)
- Submit the signed Affidavit (must be notarized)
- Pay the one-time \$40 registration fee

Accessory Dwelling Unit “ADU”



City of Cedar Hills

Community Development
10246 N Canyon Road
Cedar Hills, UT 84062

Phone: 801-785-9668 x 204
www.cedarhillsutah.gov

Building Community

What is an ADU ?

An accessory dwelling unit, or ADU, is a secondary housing unit on a single-family residential lot. ADU's can be

- Detached (a separate building on the same lot)
- Attached (an addition to the main house)
- Internal (a basement or above garage conversion)

ADU's not only provide additional rental income for homeowners, but also offer more housing options for family members and tenants, maximizing the use of existing infrastructure.

By adding an accessory apartment to your property you are opening up housing options to individuals and families who would not otherwise be able to afford to live in our City. Accessory apartments are also a great alternative to high-density housing projects and allow homeowners the opportunity to offset their own housing costs.



Detached



Attached



Interior (Lower Level)



Above Garage



ADU Requirement Checklist

- ◆ Dwelling is owner-occupied
- ◆ Only one ADU on the property
- ◆ One off-street parking space for internal ADU, two for detached ADU
- ◆ Dedicated ADU entrance
- ◆ Certificate of Occupancy or Completion for ADU area
- ◆ No separate utilities
- ◆ ADU contains eating, sleeping and sanitation facilities separate from primary dwelling
- ◆ ADU addressed as "Unit B"

How can AHA Help?

The Attainable Housing Agency (AHA) is a sub-division of the State of Utah, formed through an interlocal agreement between Utah and Weber counties. The purpose of AHA is to provide a conduit to fund attainable housing options. AHA helps homeowners finish their basement to be used as additional housing options for people making 80% or less of the area median income. AHA will help qualify potential host homes, work with the local municipalities to get building permits, allocate funding, and build and rent ADU's in Host Homeowner's properties.

Three reasons you might want to use ADU4U

- You don't have to qualify for a loan to have your ADU built
- You don't have to oversee the construction
- You don't have to become a landlord

For more information or to see if your home qualifies please visit :

attainablehousingagency.org





The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	May 6, 2025

SUBJECT:	Discussion on the 2025 Decisions Survey
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

Cedar Hills Community Survey 2025: Executive Summary

This report summarizes findings from the 2025 Cedar Hills community survey, which gathered resident feedback on quality of life, city priorities, facility usage, service satisfaction, and demographic information. The survey received responses from a diverse cross-section of community members, with the majority being long-term residents and homeowners.

Key Findings:

Community Satisfaction - Cedar Hills residents express high overall satisfaction with their community. Quality of life (4.5/5 average rating), safety (4.4/5), location (4.7/5), and family-friendly environment (4.5/5) all received exceptionally positive ratings. The city's natural setting, mountain views, and small-town atmosphere were frequently praised in open comments.

Top Community Priorities

Parks and Trails Enhancement - The highest-priority improvement area for residents

Fiscal Responsibility - Debt reduction and tax limitation were consistently emphasized

Open Space Preservation - Strong desire to maintain community aesthetics and natural areas

Public Safety Improvements - Particular concerns about vandalism and traffic enforcement

Facility Usage Patterns:

Parks: 70% of residents visit city parks at least 5 times annually, with 45% visiting 20+ times

Trails: 65% use the trail system at least 5 times annually

Golf Course: 60% of respondents reported never using the golf course

City Website: Moderate usage with 65% visiting 1-9 times annually

Service Satisfaction:

Residents reported highest satisfaction with:

Garbage collection (4.2/5)

Park maintenance (4.0/5)

Public safety services (3.9/5)

Areas with lower satisfaction included:

Street construction/maintenance (3.4/5)

Tax/utility rate limitations (3.2/5)

Demographic Insights:

The survey revealed Cedar Hills as a stable community with 75% of respondents having resided there for 7+ years, 90% being homeowners, and 70% planning to remain long-term. Household incomes skew higher than average with 70% reporting \$100,000+. The age distribution is broad with concentrations in the 35-64 range.

Golf Course Perceptions:

Approximately 30-35% of respondents expressed some concern about the golf course, primarily related to:

- Financial sustainability
- Limited community benefit relative to cost
- Water usage concerns
- Alternative use potential

Notably, concerns crossed demographic lines, though slightly higher among those who prioritized fiscal responsibility.

Desired Amenities:

The most frequently requested new facilities were:

Recreation Center/Pool - Strong interest across demographics, even among fiscally conservative respondents

Library - Either a dedicated facility or fully subsidized access to neighboring facilities

Better Commercial Diversity - Particularly sit-down restaurants and non-duplicate businesses

Strategic Recommendations:

Evaluate Golf Course Future - Conduct a comprehensive assessment of the golf course's financial sustainability and potential alternative uses

Explore Recreation Opportunities - Commission a feasibility study for a community recreation center, potentially through partnerships with neighboring municipalities

Enhance Fiscal Communication - Improve transparency around city finances and the value delivered by tax dollars

Prioritize Parks and Trails - Continue investment in these highly-used and valued community assets

Address Infrastructure Concerns - Develop a comprehensive plan for road maintenance and traffic improvements

Improve Youth Engagement - Expand programming and facilities for teenagers, who are currently underserved

Refine Communication Strategy - Leverage preferred channels (newsletter, email, website) for more effective resident engagement

Conclusion

Cedar Hills residents express strong community attachment and satisfaction with the quality of life. The survey reveals a community that values its natural setting, safety, and family-friendly environment, while seeking thoughtful enhancements to amenities and careful management of fiscal resources. Future planning should balance residents' desire for improved facilities with their emphasis on fiscal responsibility and maintaining the community character they highly value..

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Decisions 2023 Data

RECOMMENDATION:

N/A

MOTION:

No motion necessary, discussion item only.

ACTION:

Motion:

Second:

Laura Ellison: Yes No Abstain Absent

Mike Geddes: Yes No Abstain Absent

Erika Price: Yes No Abstain Absent

Bob Morgan: Yes No Abstain Absent

Kelly Smith: Yes No Abstain Absent

Q1 Quality of life

Answered: 361 Skipped: 3

4.5★
average rating



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	1.39% 5	0.83% 3	4.43% 16	32.69% 118	60.66% 219	361	4.50

Q2 Quality of Schools

Answered: 354 Skipped: 10

4.1 
average rating



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	5.37% 19	2.26% 8	14.69% 52	31.64% 112	46.05% 163	354	4.11

Q3 City atmosphere

Answered: 361 Skipped: 3

4.1 
average rating



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	2.77% 10	4.16% 15	16.07% 58	32.41% 117	44.60% 161	361	4.12

Q4 Crime rate

Answered: 361 Skipped: 3

4.3★
average rating



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	3.32% 12	4.43% 16	8.86% 32	25.48% 92	57.89% 209	361	4.30

Q5 Location

Answered: 361 Skipped: 3

4.4 
average rating



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	1.39% 5	0.83% 3	10.53% 38	27.98% 101	59.28% 214	361	4.43

Q6 Recreation options

Answered: 359 Skipped: 5

3.7 ★
average rating



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	6.13% 22	11.70% 42	20.33% 73	31.48% 113	30.36% 109	359	3.68

Q7 Family-friendly community

Answered: 362 Skipped: 2

4.4 

average rating



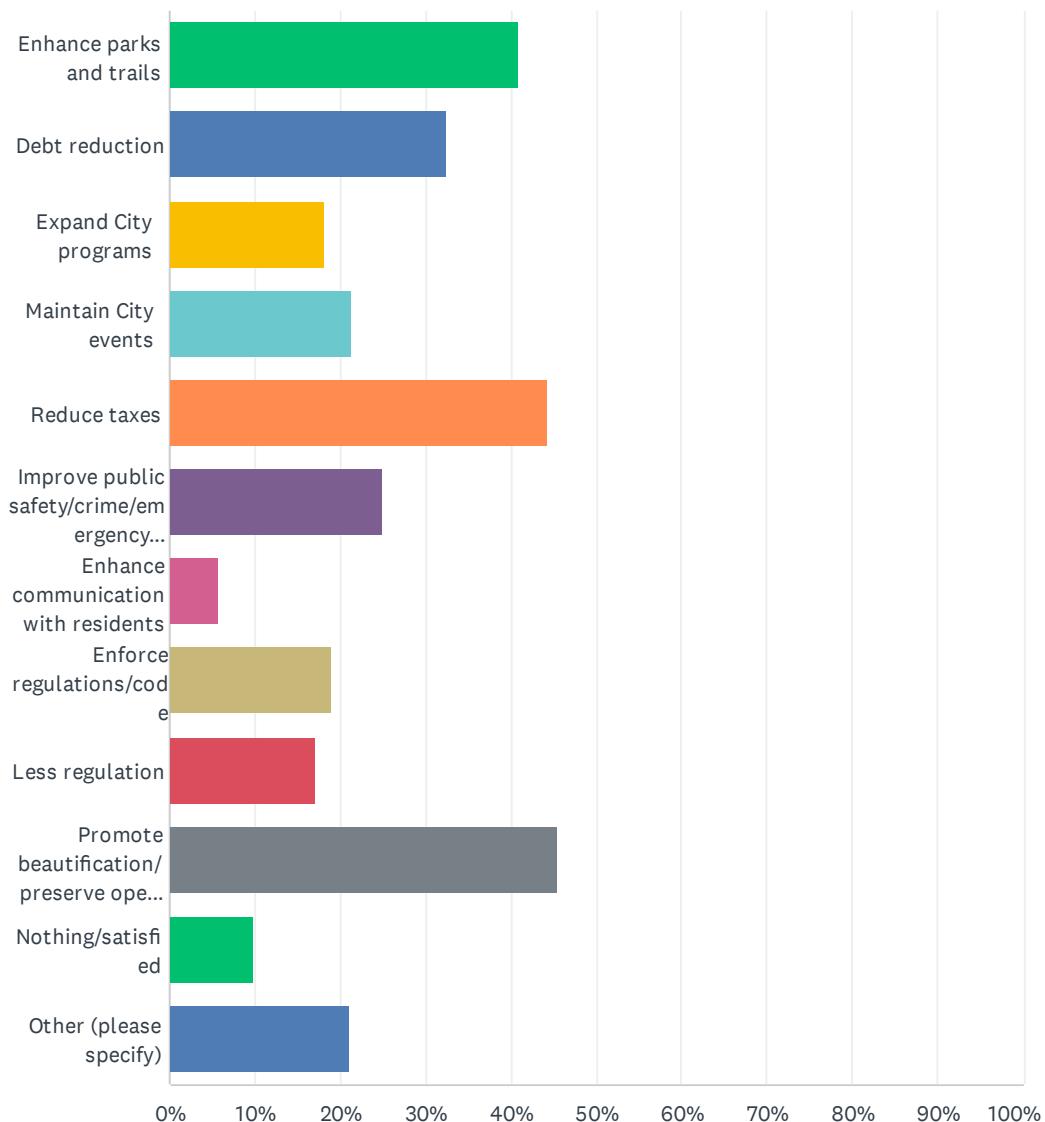
	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	3.31% 12	1.66% 6	8.56% 31	24.31% 88	62.15% 225	362	4.40

Q8 Other reason, please list

Answered: 85 Skipped: 279

Q9 What are your top three priorities to improve the City of Cedar Hills?

Answered: 333 Skipped: 31

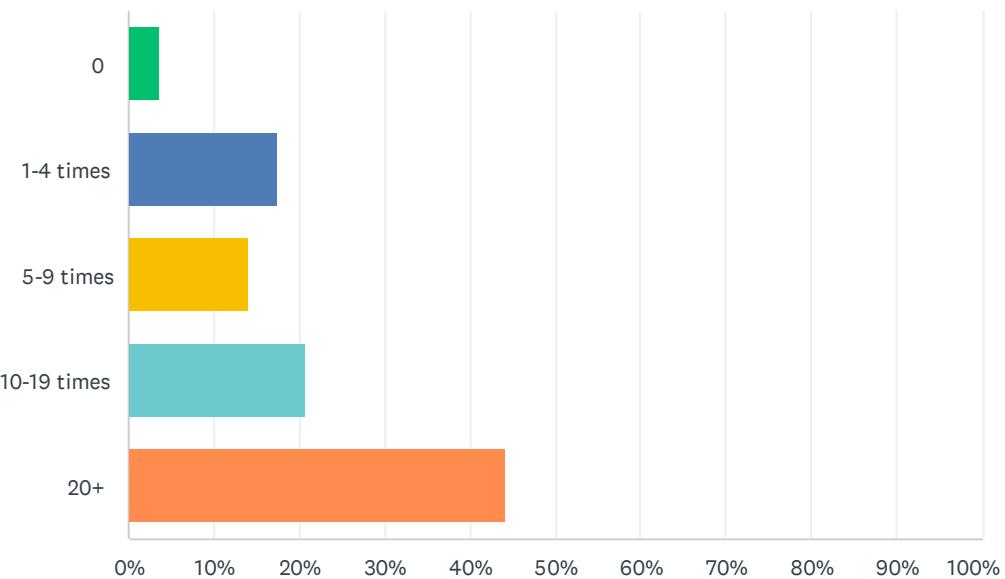


Decisions 2025

ANSWER CHOICES	RESPONSES
Enhance parks and trails	40.84% 136
Debt reduction	32.43% 108
Expand City programs	18.02% 60
Maintain City events	21.32% 71
Reduce taxes	44.44% 148
Improve public safety/crime/emergency services	24.92% 83
Enhance communication with residents	5.71% 19
Enforce regulations/code	18.92% 63
Less regulation	17.12% 57
Promote beautification/preserve open space	45.35% 151
Nothing/satisfied	9.91% 33
Other (please specify)	21.02% 70
Total Respondents: 333	

Q10 How many times in the past year have you visited a City park?

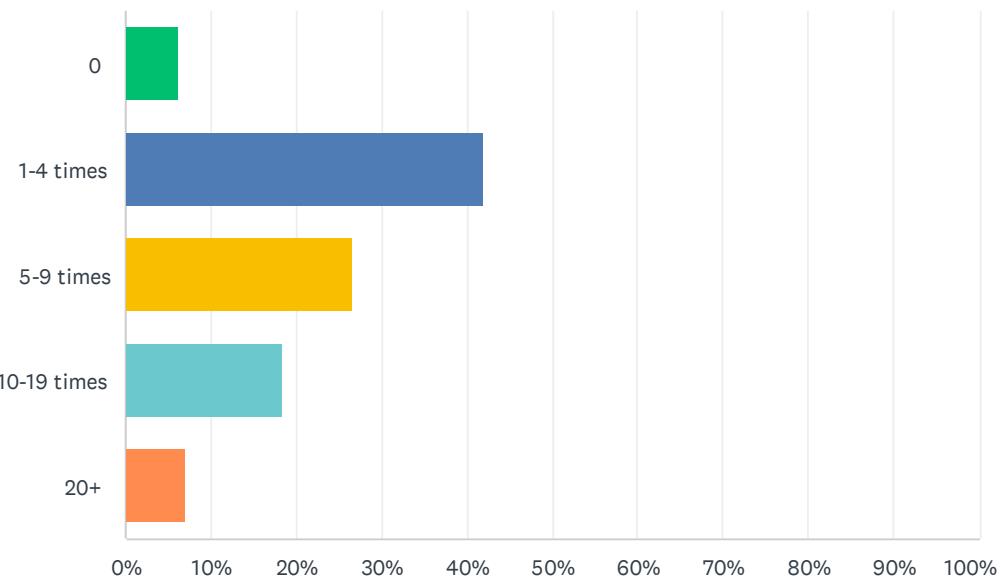
Answered: 328 Skipped: 36



ANSWER CHOICES	RESPONSES	
0	3.66%	12
1-4 times	17.38%	57
5-9 times	14.02%	46
10-19 times	20.73%	68
20+	44.21%	145
TOTAL		328

Q11 How many times in the past year have you visited the City website?

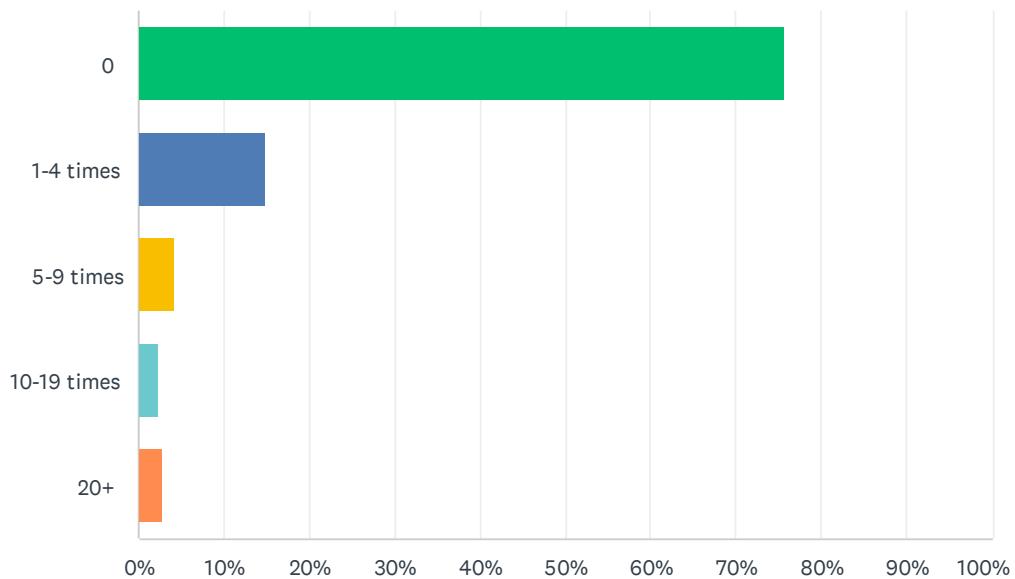
Answered: 329 Skipped: 35



ANSWER CHOICES	RESPONSES	
0	6.08%	20
1-4 times	41.95%	138
5-9 times	26.75%	88
10-19 times	18.24%	60
20+	6.99%	23
TOTAL		329

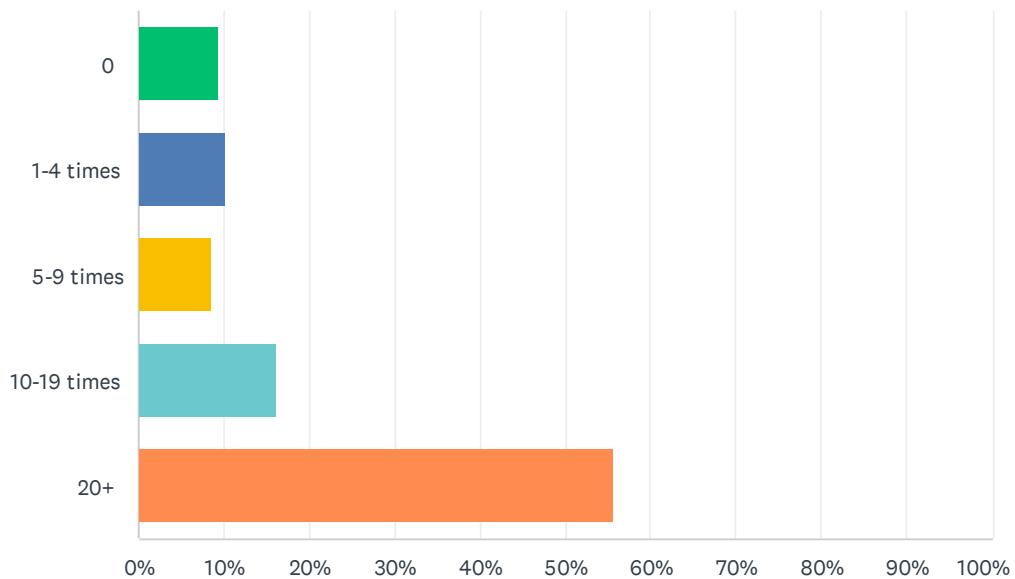
Q12 How many times in the past year have you played golf at the City course?

Answered: 329 Skipped: 35



Q13 How many times in the past year have you used the City trail system?

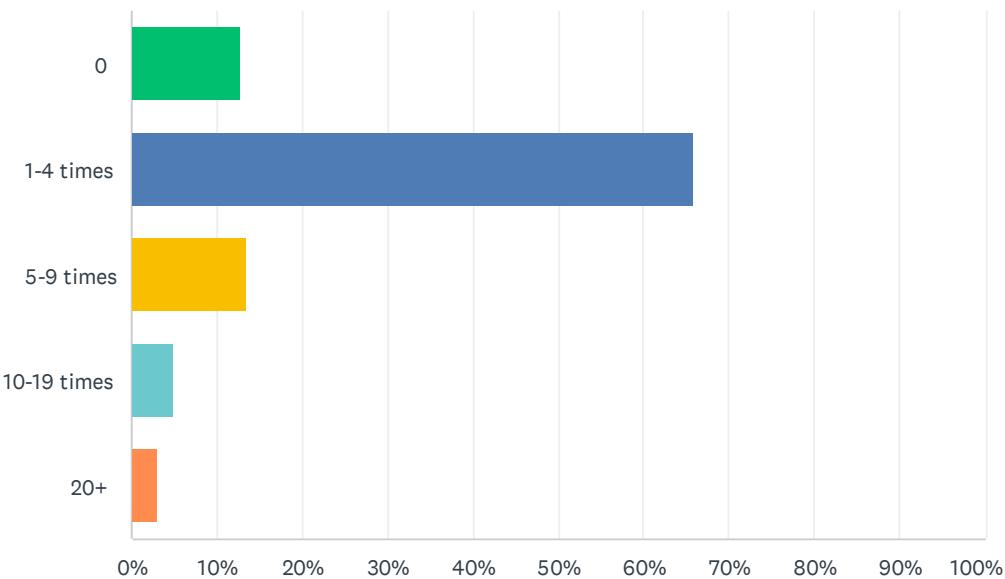
Answered: 329 Skipped: 35



ANSWER CHOICES	RESPONSES	
0	9.42%	31
1-4 times	10.33%	34
5-9 times	8.51%	28
10-19 times	16.11%	53
20+	55.62%	183
TOTAL		329

Q14 How many times in the past year have you visited a City facility?

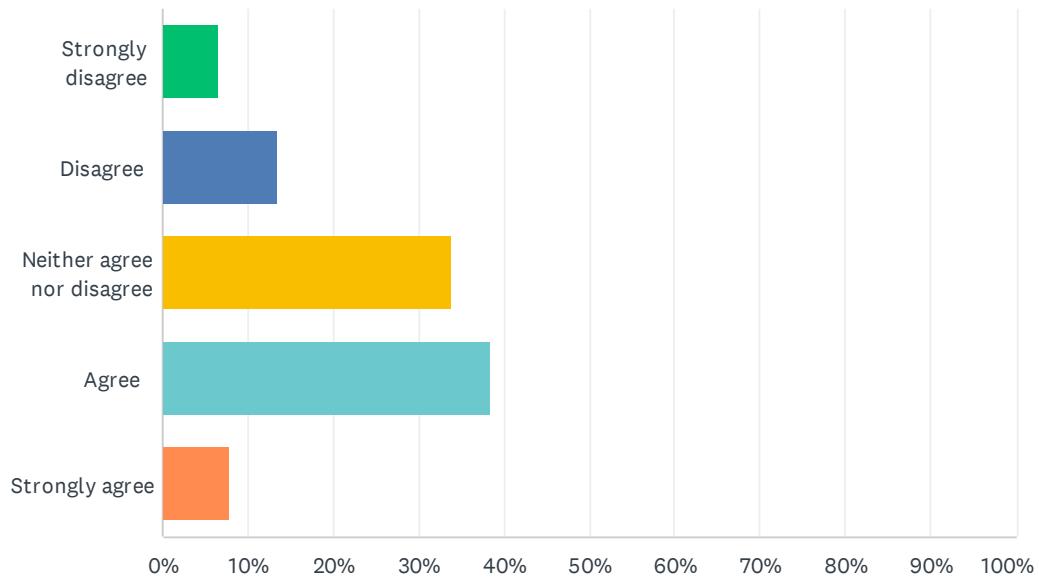
Answered: 329 Skipped: 35



ANSWER CHOICES	RESPONSES	
0	12.77%	42
1-4 times	65.96%	217
5-9 times	13.37%	44
10-19 times	4.86%	16
20+	3.04%	10
TOTAL		329

Q15 Adequate measures to: Reduce crime and vandalism

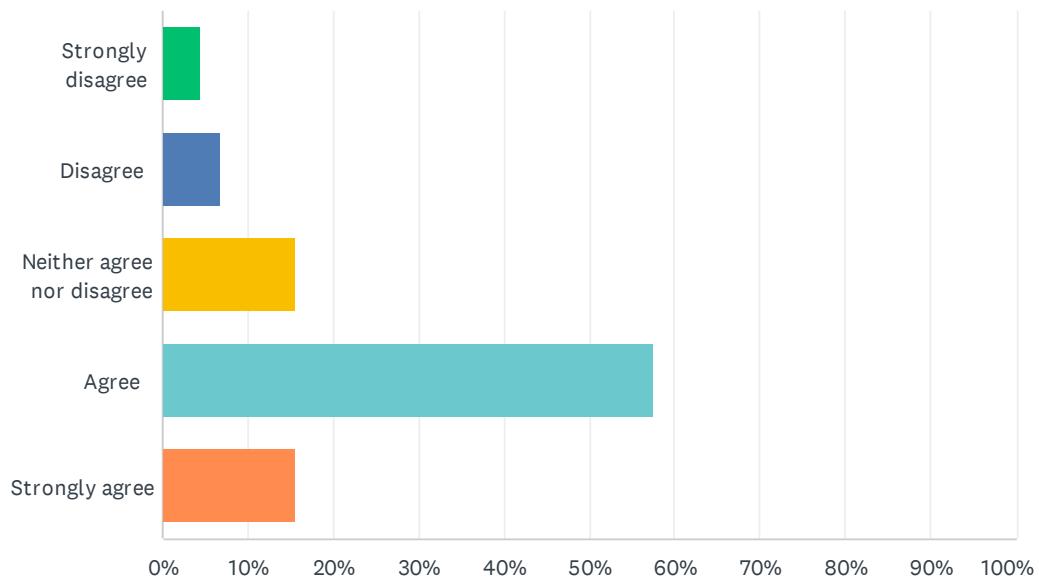
Answered: 321 Skipped: 43



ANSWER CHOICES	RESPONSES	
Strongly disagree	6.54%	21
Disagree	13.40%	43
Neither agree nor disagree	33.96%	109
Agree	38.32%	123
Strongly agree	7.79%	25
TOTAL		321

Q16 Adequate measures to: Maintain the physical appearance of the City

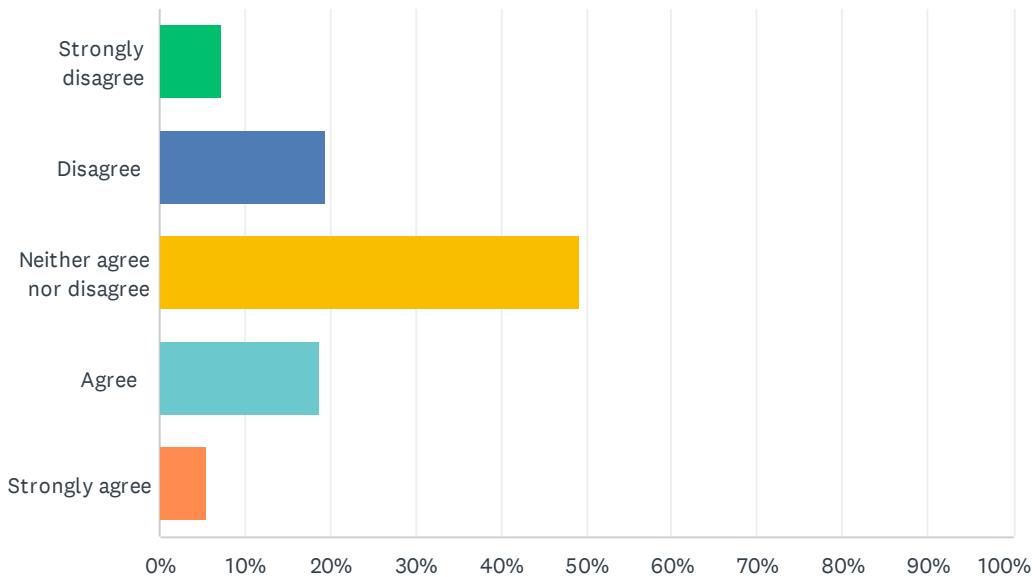
Answered: 320 Skipped: 44



ANSWER CHOICES	RESPONSES	
Strongly disagree	4.38%	14
Disagree	6.88%	22
Neither agree nor disagree	15.63%	50
Agree	57.50%	184
Strongly agree	15.63%	50
TOTAL		320

Q17 Adequate measures to: Limit City taxes

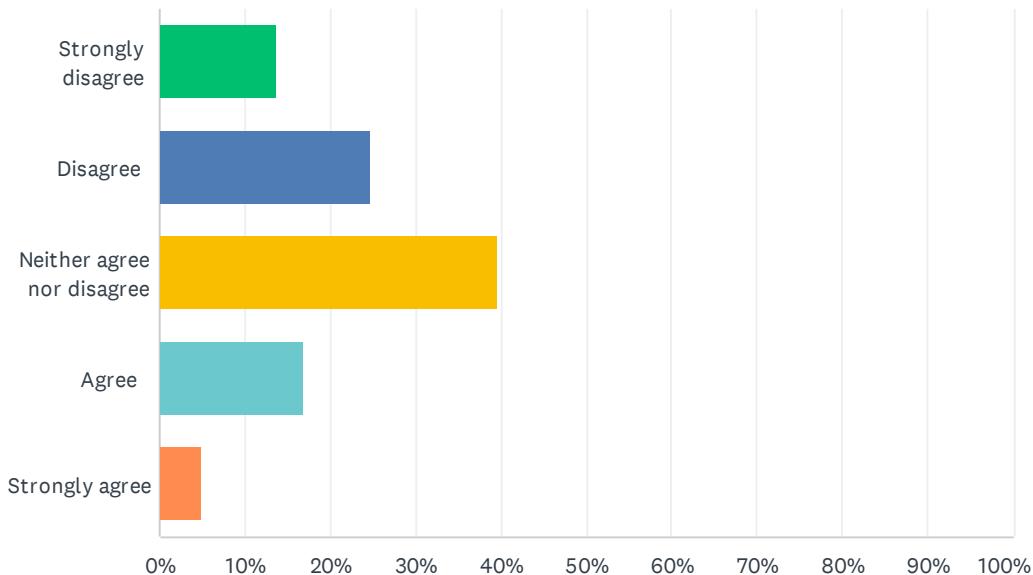
Answered: 321 Skipped: 43



ANSWER CHOICES	RESPONSES	
Strongly disagree	7.17%	23
Disagree	19.31%	62
Neither agree nor disagree	49.22%	158
Agree	18.69%	60
Strongly agree	5.61%	18
TOTAL		321

Q18 Adequate measures to: Limit water rates

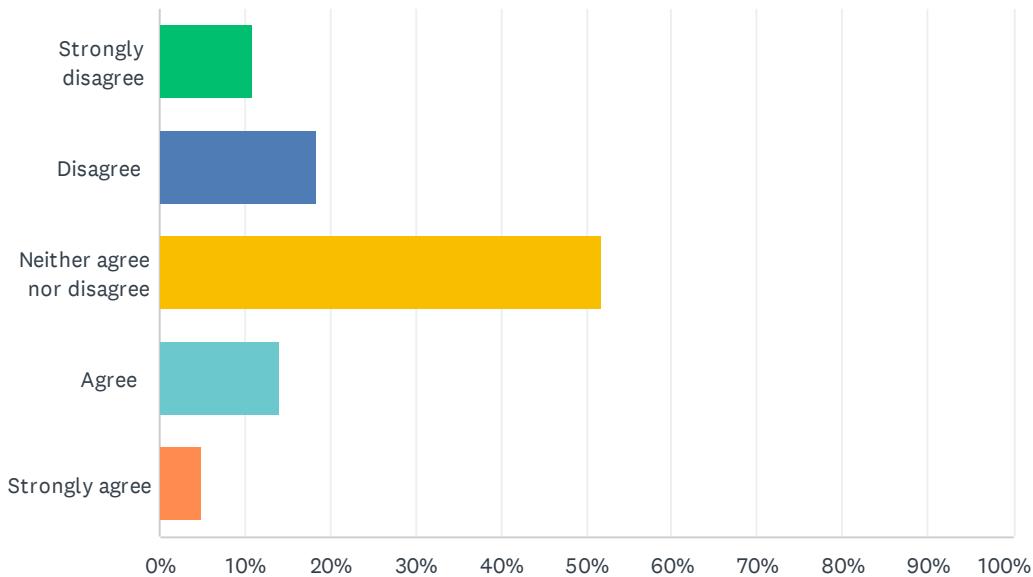
Answered: 320 Skipped: 44



ANSWER CHOICES	RESPONSES	
Strongly disagree	13.75%	44
Disagree	24.69%	79
Neither agree nor disagree	39.69%	127
Agree	16.88%	54
Strongly agree	5.00%	16
TOTAL		320

Q19 Adequate measures to: Limit sewer rates

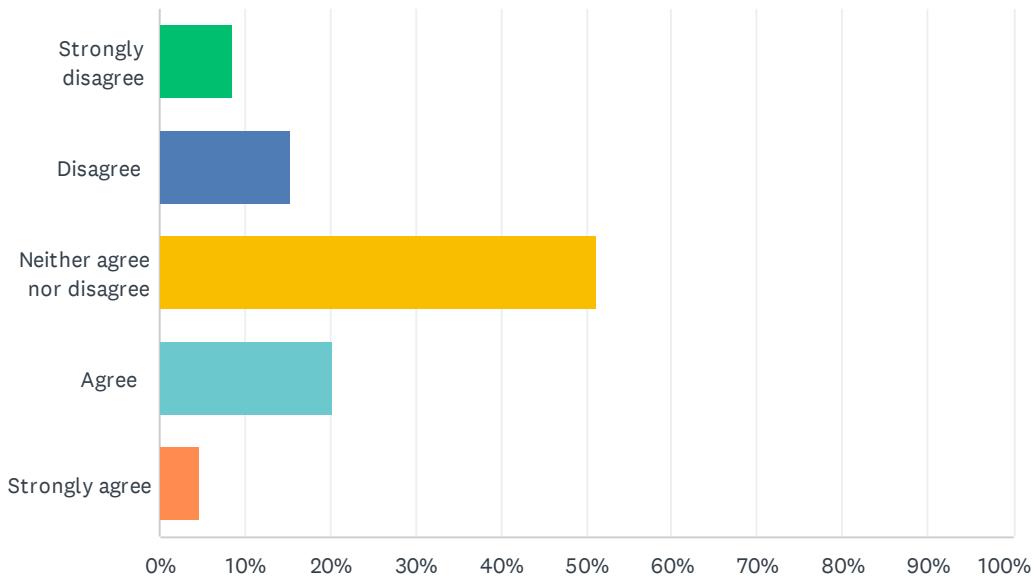
Answered: 321 Skipped: 43



ANSWER CHOICES	RESPONSES	
Strongly disagree	10.90%	35
Disagree	18.38%	59
Neither agree nor disagree	51.71%	166
Agree	14.02%	45
Strongly agree	4.98%	16
TOTAL		321

Q20 Adequate measures to: Limit garbage rates

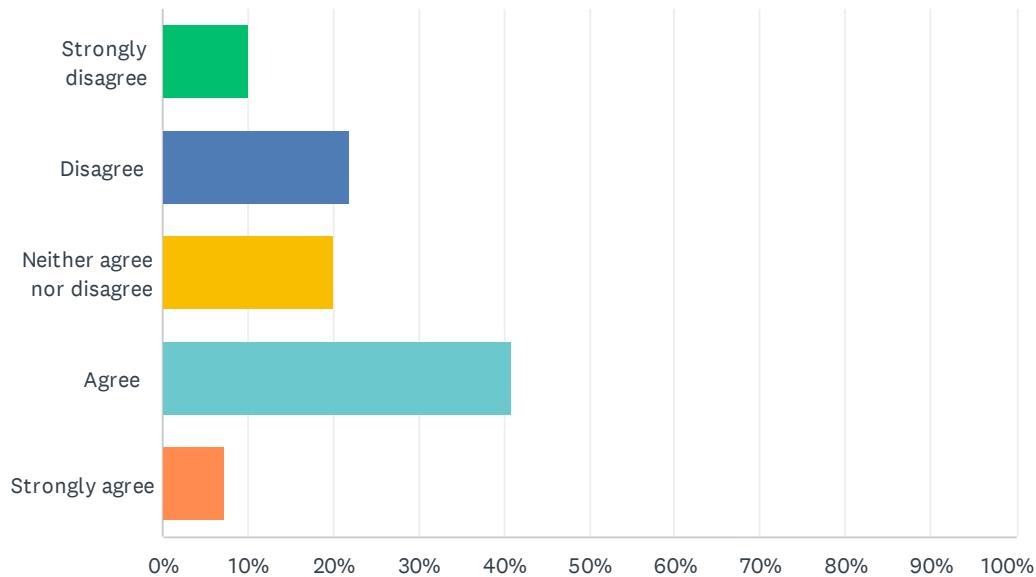
Answered: 320 Skipped: 44



ANSWER CHOICES	RESPONSES	
Strongly disagree	8.44%	27
Disagree	15.31%	49
Neither agree nor disagree	51.25%	164
Agree	20.31%	65
Strongly agree	4.69%	15
TOTAL		320

Q21 Adequate measures to: Maintain street conditions

Answered: 320 Skipped: 44



ANSWER CHOICES	RESPONSES	
Strongly disagree	10.00%	32
Disagree	21.88%	70
Neither agree nor disagree	20.00%	64
Agree	40.94%	131
Strongly agree	7.19%	23
TOTAL		320

Q22 City newsletter

Answered: 310 Skipped: 54

3.9 
average rating



	NOT AT ALL PREFERRED	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY PREFERRED	TOTAL	WEIGHTED AVERAGE
☆	2.90% 9	7.10% 22	21.94% 68	30.32% 94	37.74% 117	310	3.93

Q23 City website

Answered: 310 Skipped: 54

3.7 
average rating



	NOT AT ALL PREFERRED	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY PREFERRED	TOTAL	WEIGHTED AVERAGE
☆	5.48% 17	6.77% 21	28.71% 89	32.90% 102	26.13% 81	310	3.67

Q24 E-mail

Answered: 310 Skipped: 54

3.9 
average rating



	NOT AT ALL PREFERRED	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY PREFERRED	TOTAL	WEIGHTED AVERAGE
☆	3.87% 12	9.35% 29	20.00% 62	29.03% 90	37.74% 117	310	3.87

Q25 Public meetings

Answered: 309 Skipped: 55

3.0 
average rating



	NOT AT ALL PREFERRED	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY PREFERRED	TOTAL	WEIGHTED AVERAGE
☆	11.33% 35	22.65% 70	36.89% 114	18.12% 56	11.00% 34	309	2.95

Q26 Social Media

Answered: 309 Skipped: 55

3.1 
average rating



	NOT AT ALL PREFERRED	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY PREFERRED	TOTAL	WEIGHTED AVERAGE
☆	18.77% 58	14.24% 44	28.48% 88	18.12% 56	20.39% 63	309	3.07

Q27 State of the City annual mailer

Answered: 309 Skipped: 55

3.2 
average rating



	NOT AT ALL PREFERRED	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY PREFERRED	TOTAL	WEIGHTED AVERAGE
☆	15.53% 48	12.62% 39	27.83% 86	22.98% 71	21.04% 65	309	3.21

Q28 Automated phone call

Answered: 307 Skipped: 57

2.2 
average rating



	NOT AT ALL PREFERRED	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY PREFERRED	TOTAL	WEIGHTED AVERAGE
☆	42.35% 130	17.92% 55	23.78% 73	8.79% 27	7.17% 22	307	2.21

Q29 Automated text message

Answered: 310 Skipped: 54

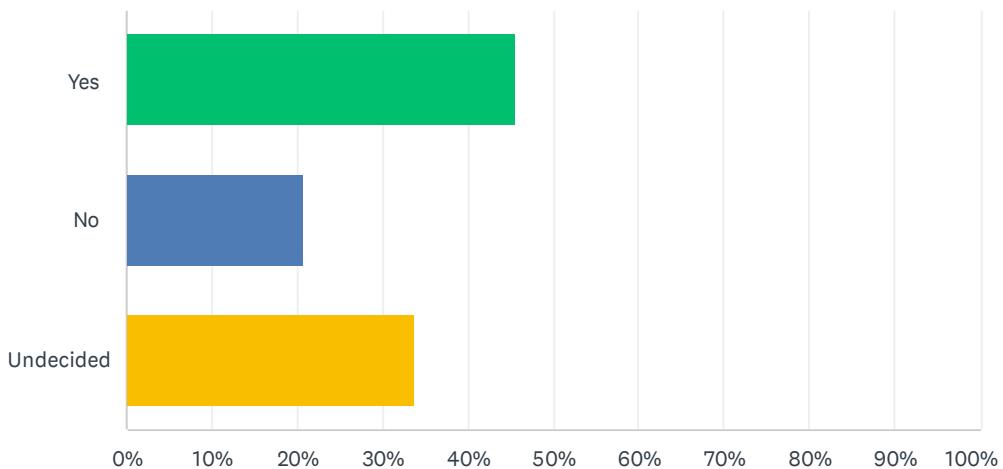
3.1 
average rating



	NOT AT ALL PREFERRED	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY PREFERRED	TOTAL	WEIGHTED AVERAGE
☆	18.71% 58	15.16% 47	25.81% 80	20.32% 63	20.00% 62	310	3.08

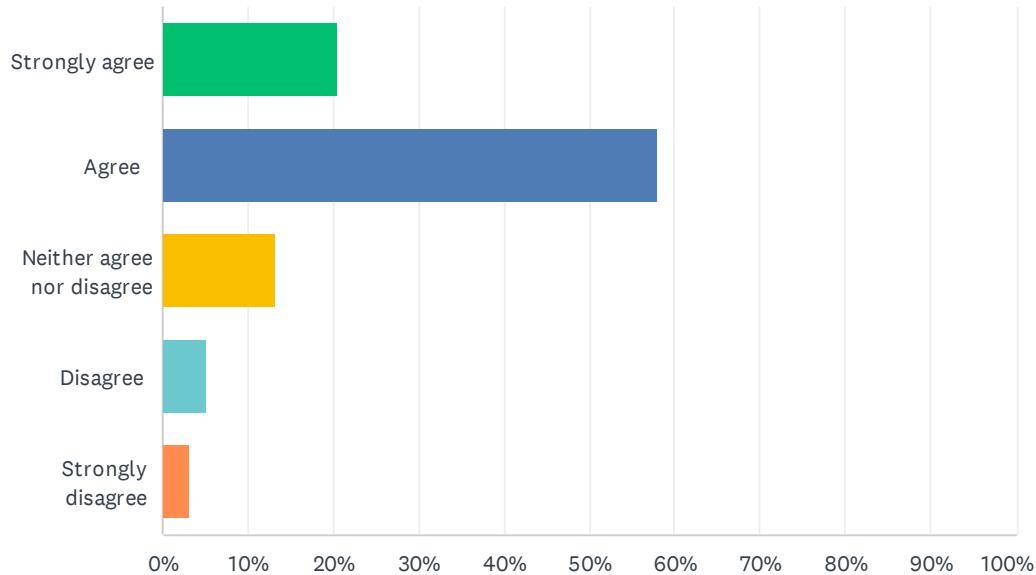
Q30 Would you watch City Council meetings if they were available via live stream?

Answered: 311 Skipped: 53



Q31 How much would you agree with the following statement: "The City of Cedar Hills tries hard to keep residents informed through communication."

Answered: 312 Skipped: 52



ANSWER CHOICES	RESPONSES	
Strongly agree	20.51%	64
Agree	58.01%	181
Neither agree nor disagree	13.14%	41
Disagree	5.13%	16
Strongly disagree	3.21%	10
TOTAL		312

Q32 Please rate how well you feel that your voice is heard by the City when you have a concern, where one star is "not well at all" and five stars means "very well."

Answered: 307 Skipped: 57

3.2 

average rating



	NOT WELL AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY WELL	TOTAL	WEIGHTED AVERAGE
☆	11.73% 36	9.77% 30	39.41% 121	26.06% 80	13.03% 40	307	3.19

Q33 Garbage collection and disposal

Answered: 308 Skipped: 56

4.2 

average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	0.65% 2	2.92% 9	13.96% 43	41.23% 127	41.23% 127	308	4.19

Q34 Pressurized irrigation

Answered: 307 Skipped: 57

3.5★
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	6.84% 21	7.82% 24	31.92% 98	37.13% 114	16.29% 50	307	3.48

Q35 City management staff

Answered: 308 Skipped: 56

3.7 
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	4.87% 15	5.19% 16	29.87% 92	37.99% 117	22.08% 68	308	3.67

Q36 Utility billing department

Answered: 308 Skipped: 56

3.7 
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	2.27% 7	3.90% 12	36.36% 112	37.66% 116	19.81% 61	308	3.69

Q37 Code and nuisance enforcement

Answered: 302 Skipped: 62

3.1 
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	10.60% 32	12.91% 39	40.40% 122	27.15% 82	8.94% 27	302	3.11

Q38 Zoning and building department

Answered: 301 Skipped: 63

3.3★
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	5.32% 16	8.64% 26	44.85% 135	29.24% 88	11.96% 36	301	3.34

Q39 City Council and Mayor

Answered: 303 Skipped: 61

3.7 
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	4.62% 14	5.94% 18	28.71% 87	36.30% 110	24.42% 74	303	3.70

Q40 Street construction and maintenance

Answered: 308 Skipped: 56

3.1 
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	12.99% 40	15.91% 49	32.14% 99	27.27% 84	11.69% 36	308	3.09

Q41 Snow removal

Answered: 306 Skipped: 58

3.4 
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	8.50% 26	11.44% 35	29.08% 89	33.33% 102	17.65% 54	306	3.40

Q42 Recreation Services

Answered: 304 Skipped: 60

3.7 
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	4.93% 15	6.91% 21	27.30% 83	40.13% 122	20.72% 63	304	3.65

Q43 Public safety

Answered: 301 Skipped: 63

3.7 
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	4.32% 13	4.65% 14	28.24% 85	42.19% 127	20.60% 62	301	3.70

Q44 Park maintenance

Answered: 306 Skipped: 58

4.0 
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	1.63% 5	2.94% 9	20.59% 63	43.79% 134	31.05% 95	306	4.00

Q45 Public safety response times

Answered: 301 Skipped: 63

3.6★
average rating



	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	4.65% 14	3.65% 11	32.23% 97	41.86% 126	17.61% 53	301	3.64

Q46 City government response times

Answered: 298 Skipped: 66

3.4 ★
average rating



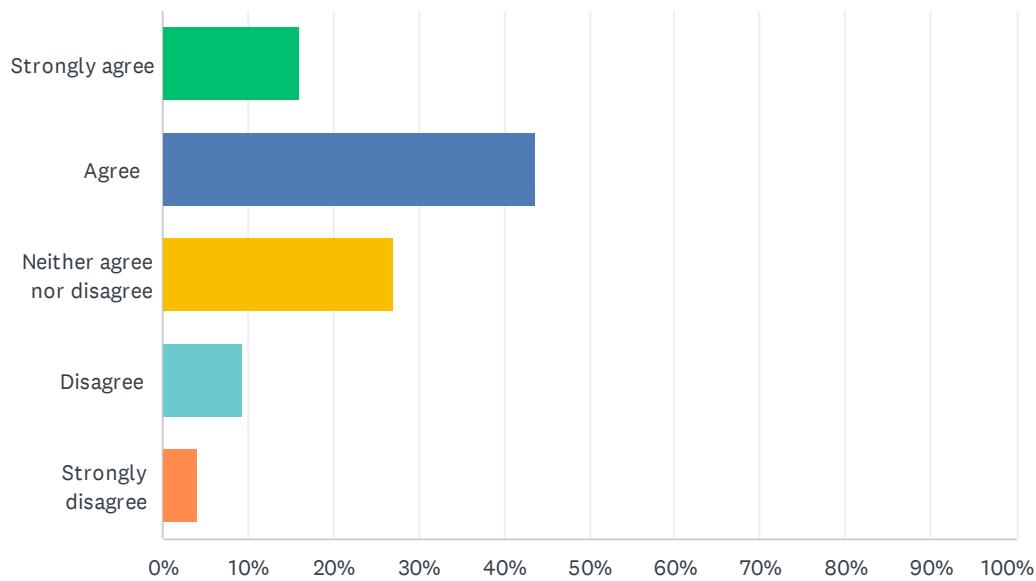
	POOREST	(NO LABEL)	(NO LABEL)	(NO LABEL)	BEST	TOTAL	WEIGHTED AVERAGE
☆	5.03% 15	7.05% 21	41.28% 123	33.22% 99	13.42% 40	298	3.43

Q47 Are there any other amenities or aspects of Cedar Hills you would like to see constructed, improved, or expanded in the future?

Answered: 178 Skipped: 186

Q48 Protect open space

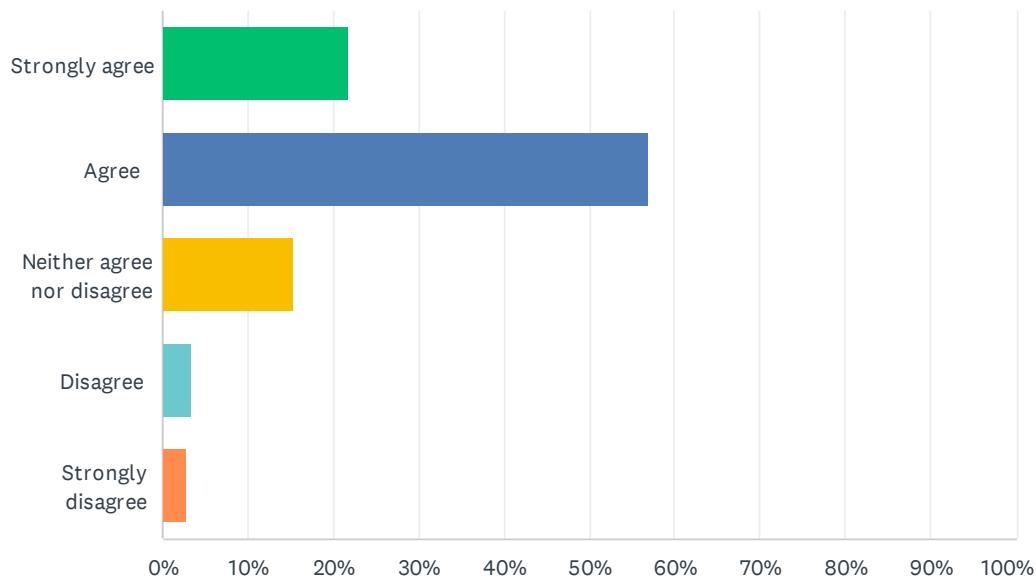
Answered: 300 Skipped: 64



ANSWER CHOICES	RESPONSES	
Strongly agree	16.00%	48
Agree	43.67%	131
Neither agree nor disagree	27.00%	81
Disagree	9.33%	28
Strongly disagree	4.00%	12
TOTAL		300

Q49 Protect quality of life

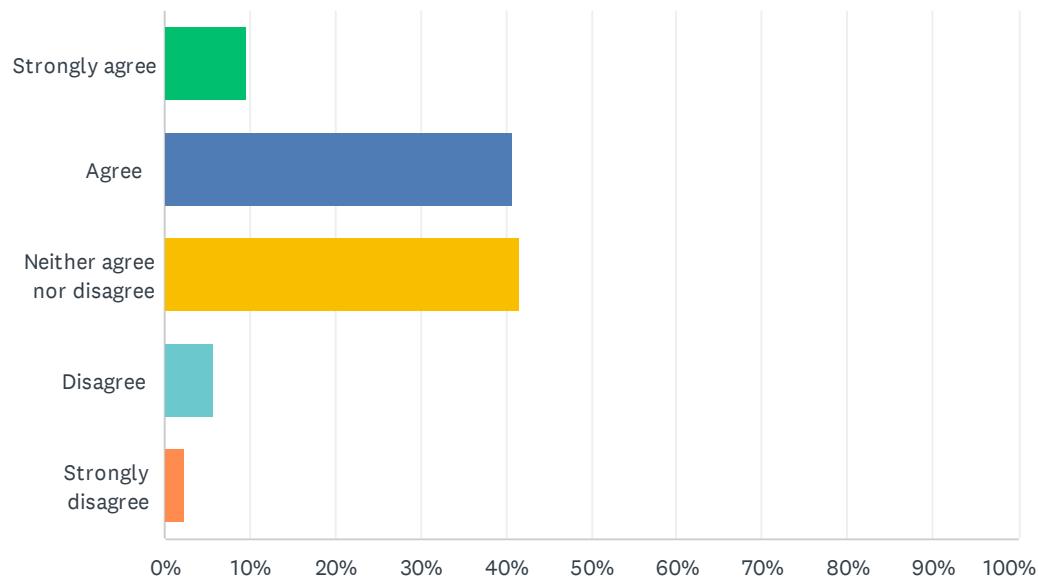
Answered: 300 Skipped: 64



ANSWER CHOICES	RESPONSES	
Strongly agree	21.67%	65
Agree	57.00%	171
Neither agree nor disagree	15.33%	46
Disagree	3.33%	10
Strongly disagree	2.67%	8
TOTAL		300

Q50 Prepare for an emergency

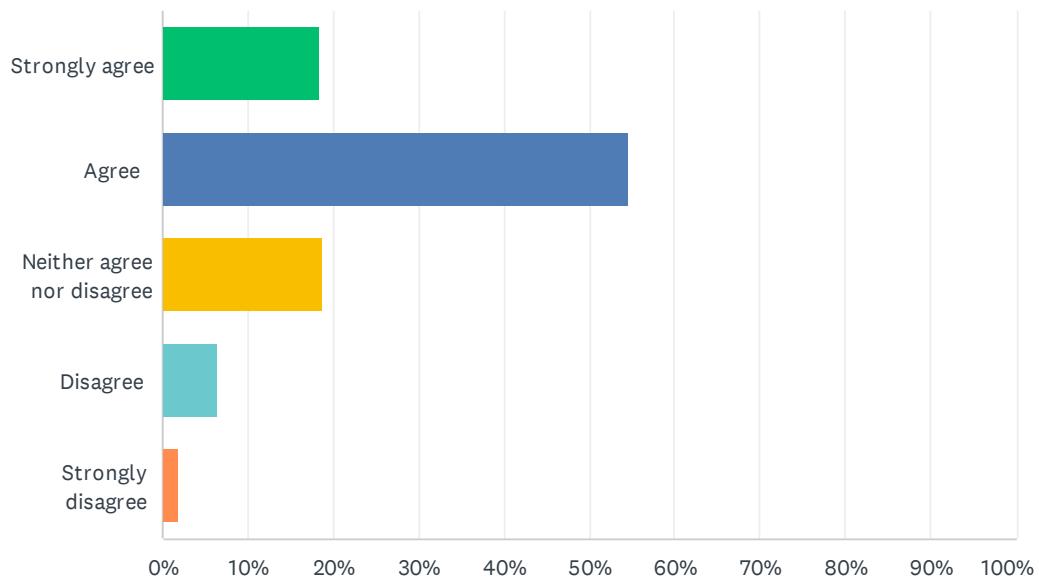
Answered: 300 Skipped: 64



ANSWER CHOICES	RESPONSES	
Strongly agree	9.67%	29
Agree	40.67%	122
Neither agree nor disagree	41.67%	125
Disagree	5.67%	17
Strongly disagree	2.33%	7
TOTAL		300

Q51 Provide recreational opportunities

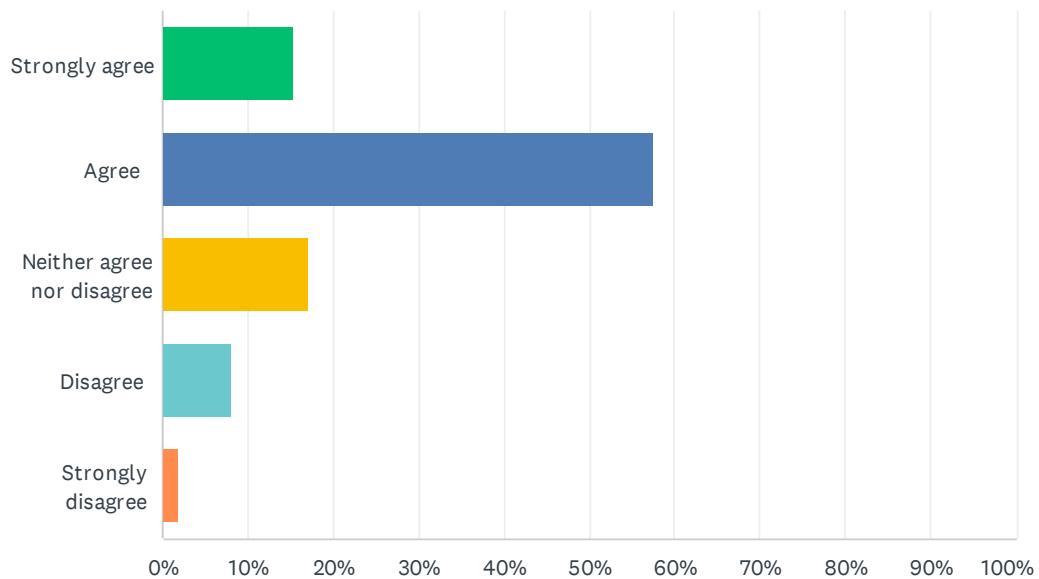
Answered: 299 Skipped: 65



ANSWER CHOICES	RESPONSES
Strongly agree	18.39%
Agree	54.52%
Neither agree nor disagree	18.73%
Disagree	6.35%
Strongly disagree	2.01%
TOTAL	299

Q52 Maintain public infrastructure

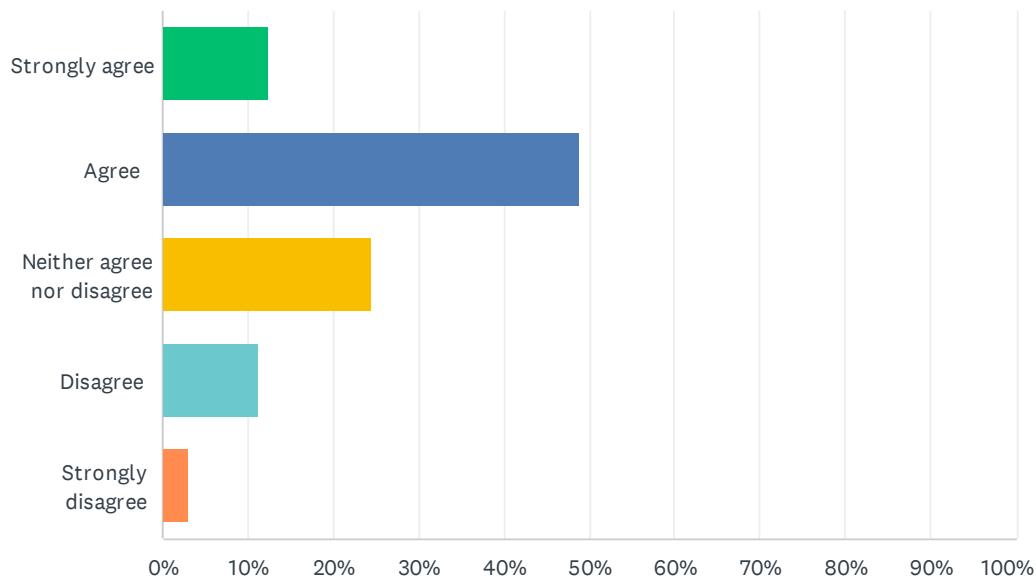
Answered: 300 Skipped: 64



ANSWER CHOICES	RESPONSES	
Strongly agree	15.33%	46
Agree	57.67%	173
Neither agree nor disagree	17.00%	51
Disagree	8.00%	24
Strongly disagree	2.00%	6
TOTAL		300

Q53 Reduce crime and vandalism

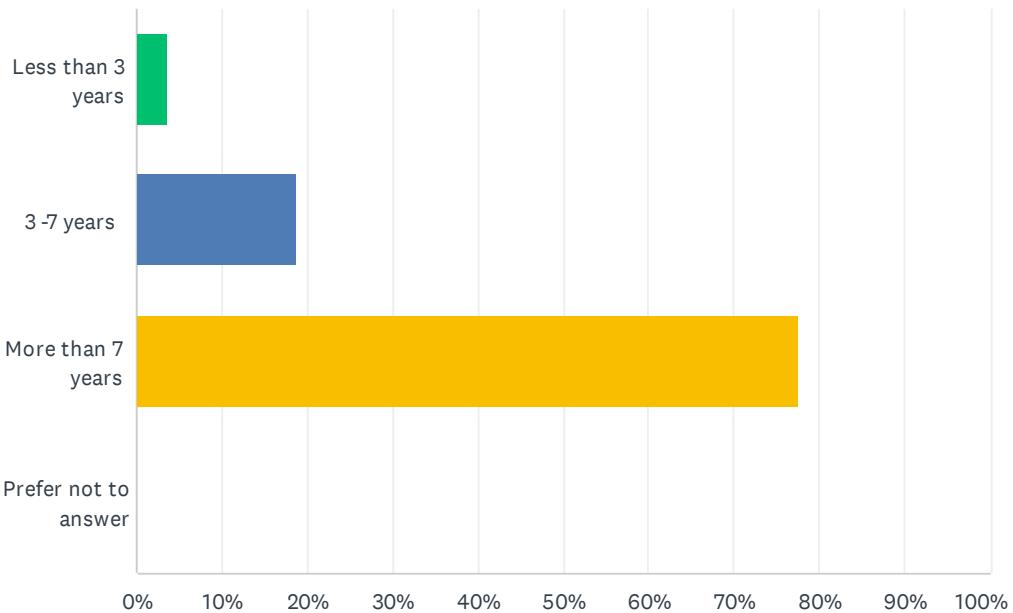
Answered: 301 Skipped: 63



ANSWER CHOICES	RESPONSES	
Strongly agree	12.29%	37
Agree	48.84%	147
Neither agree nor disagree	24.58%	74
Disagree	11.30%	34
Strongly disagree	2.99%	9
TOTAL		301

Q54 How many years have you lived in Cedar Hills?

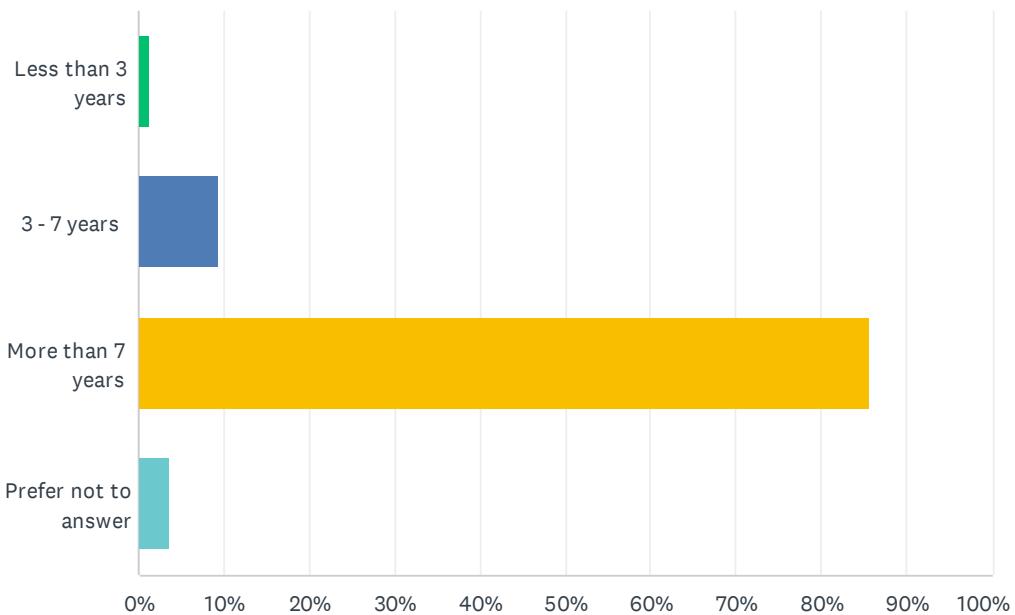
Answered: 300 Skipped: 64



ANSWER CHOICES	RESPONSES	
Less than 3 years	3.67%	11
3 - 7 years	18.67%	56
More than 7 years	77.67%	233
Prefer not to answer	0.00%	0
TOTAL		300

Q55 How many years do you plan to live in Cedar Hills

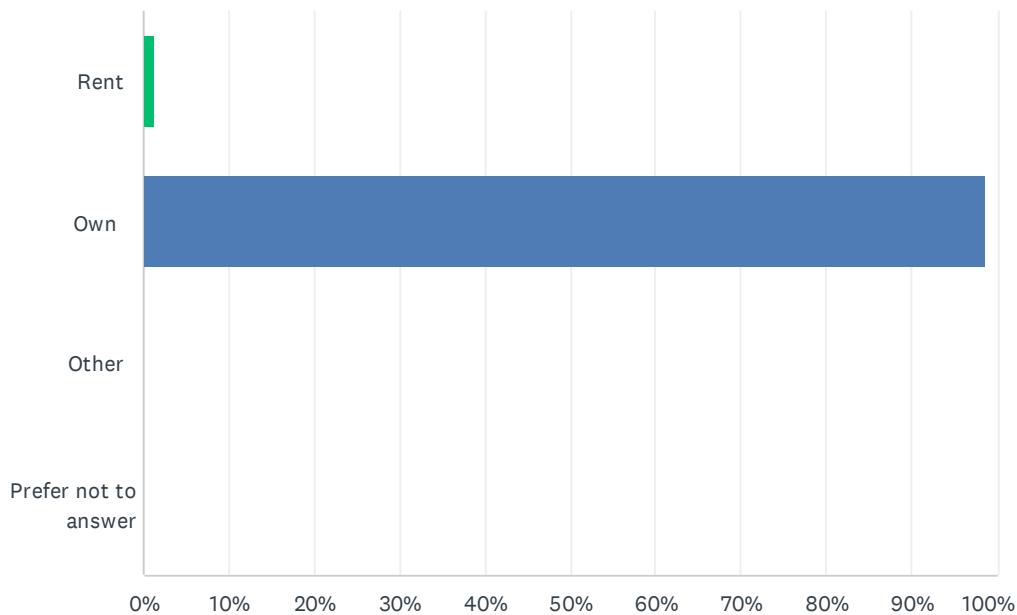
Answered: 299 Skipped: 65



ANSWER CHOICES	RESPONSES	
Less than 3 years	1.34%	4
3 - 7 years	9.36%	28
More than 7 years	85.62%	256
Prefer not to answer	3.68%	11
TOTAL		299

Q56 Do you rent or own your home?

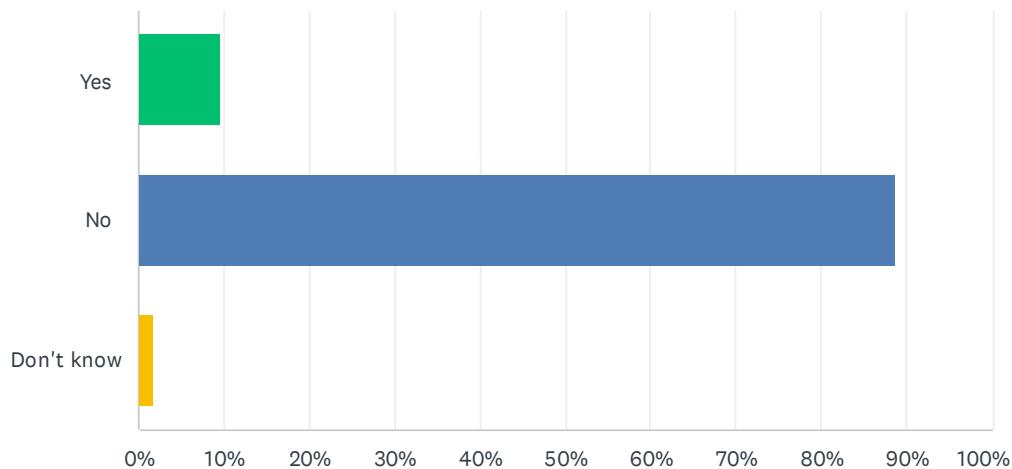
Answered: 300 Skipped: 64



ANSWER CHOICES	RESPONSES	
Rent	1.33%	4
Own	98.67%	296
Other	0.00%	0
Prefer not to answer	0.00%	0
TOTAL		300

Q57 Does your home have an accessory apartment?

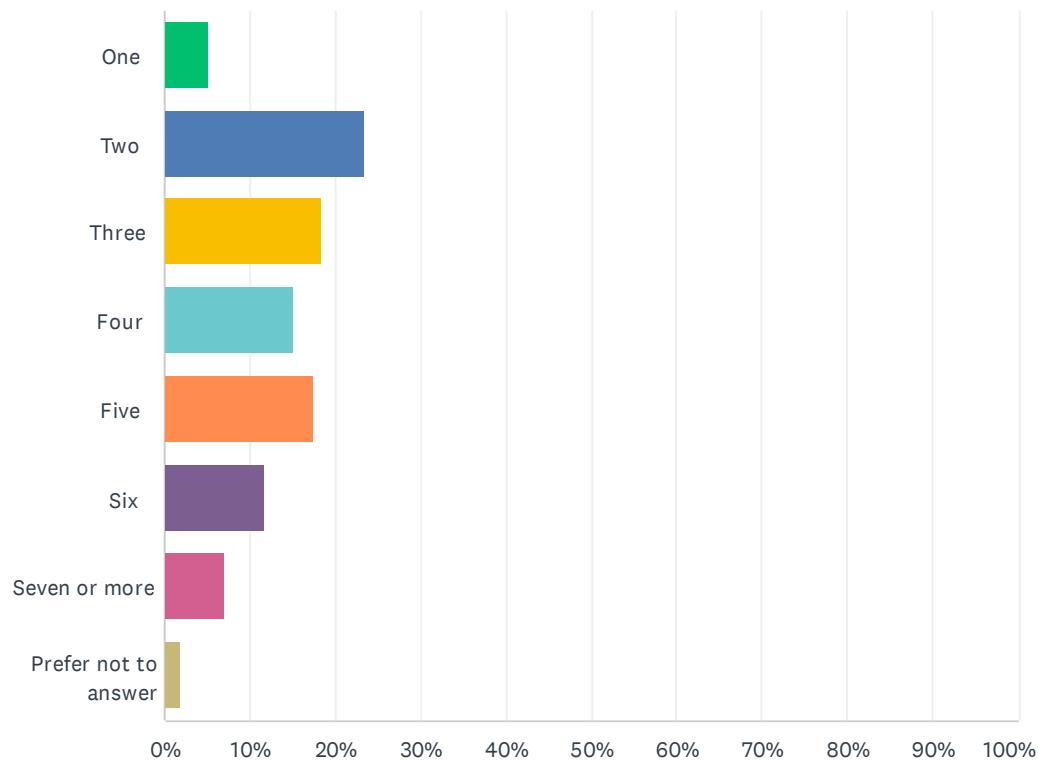
Answered: 299 Skipped: 65



ANSWER CHOICES	RESPONSES	
Yes	9.70%	29
No	88.63%	265
Don't know	1.67%	5
TOTAL		299

Q58 Including yourself, how many people reside in your home?

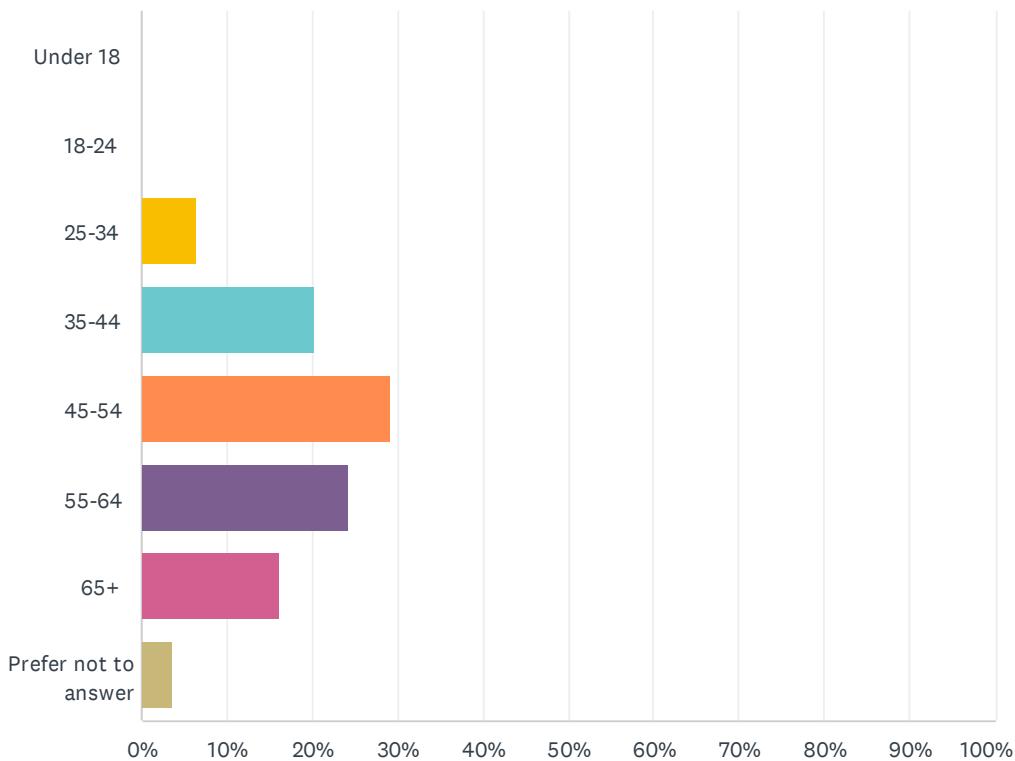
Answered: 299 Skipped: 65



ANSWER CHOICES	RESPONSES	
One	5.02%	15
Two	23.41%	70
Three	18.39%	55
Four	15.05%	45
Five	17.39%	52
Six	11.71%	35
Seven or more	7.02%	21
Prefer not to answer	2.01%	6
TOTAL		299

Q59 What is your age?

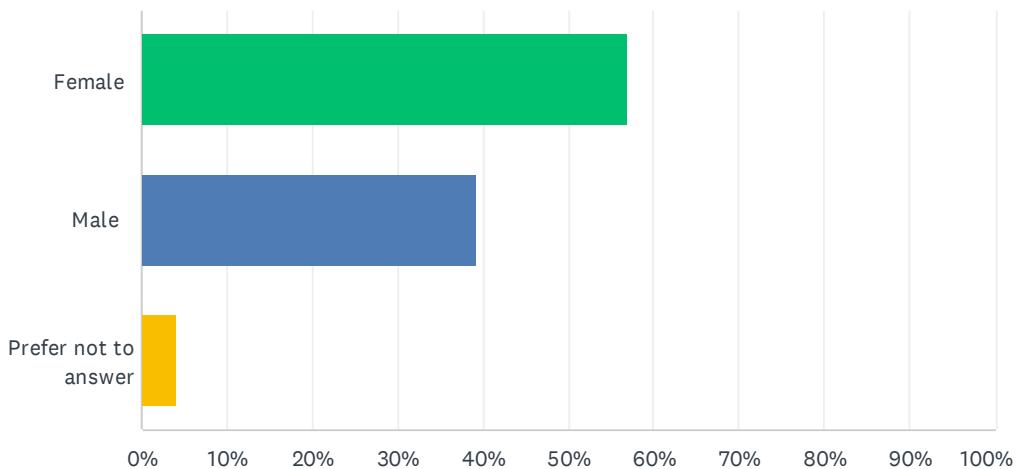
Answered: 297 Skipped: 67



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	6.40%	19
35-44	20.20%	60
45-54	29.29%	87
55-64	24.24%	72
65+	16.16%	48
Prefer not to answer	3.70%	11
TOTAL		297

Q60 What is your gender?

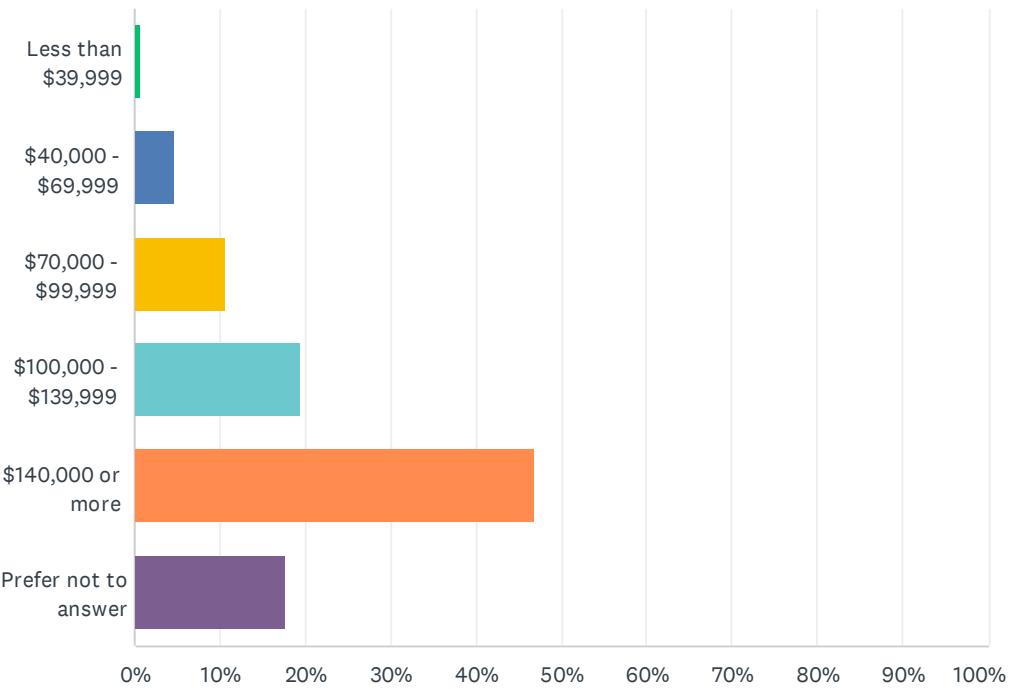
Answered: 299 Skipped: 65



ANSWER CHOICES	RESPONSES	
Female	56.86%	170
Male	39.13%	117
Prefer not to answer	4.01%	12
TOTAL		299

Q61 Which of the following ranges best describes your annual household income?

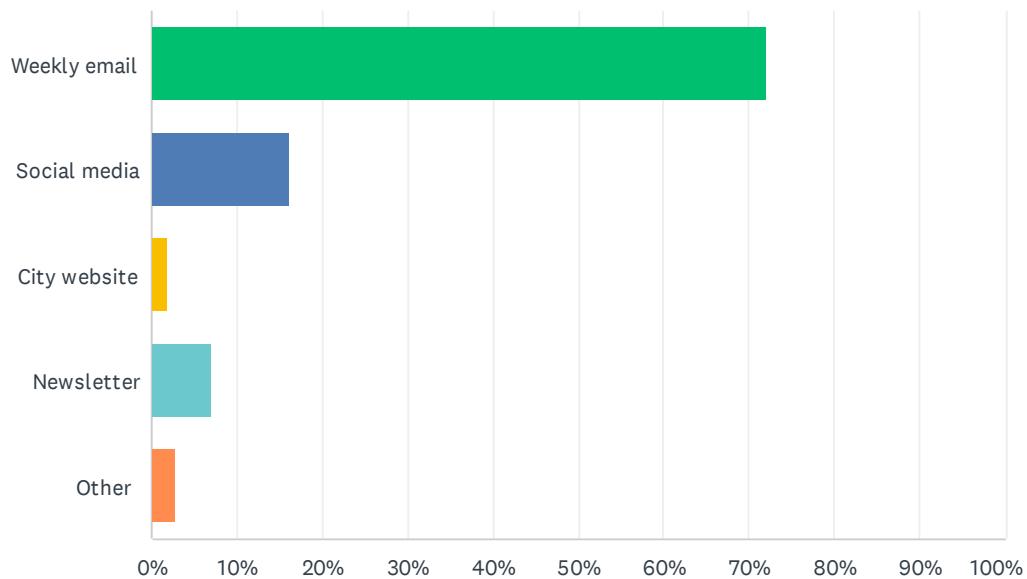
Answered: 299 Skipped: 65



ANSWER CHOICES	RESPONSES	
Less than \$39,999	0.67%	2
\$40,000 - \$69,999	4.68%	14
\$70,000 - \$99,999	10.70%	32
\$100,000 - \$139,999	19.40%	58
\$140,000 or more	46.82%	140
Prefer not to answer	17.73%	53
TOTAL		299

Q62 How did you learn about this survey?

Answered: 298 Skipped: 66



ANSWER CHOICES	RESPONSES	
Weekly email	72.15%	215
Social media	16.11%	48
City website	2.01%	6
Newsletter	7.05%	21
Other	2.68%	8
TOTAL		298



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	May 6, 2025

SUBJECT:	Review/Action on a temporary zoning regulation ordinance related to interjurisdictional road connections
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

This document is a proposed ordinance from the City of Cedar Hills establishing a temporary land use regulation regarding intermunicipal connecting roads. The ordinance would impose a 180-day moratorium on processing or approving any applications that seek to create new connecting roads or access points between Cedar Hills and adjacent municipalities. The City Council cites concerns that new connecting roads could threaten residents' safety, create traffic problems, alter neighborhood character, and decrease property values. The moratorium would allow the City Council time to review and update its General Plan, ordinances, and policies related to intermunicipal connecting roads. The ordinance does not affect applications already filed or pending before the date of adoption, nor does it affect building permits for previously approved developments. The document includes spaces for council member voting and official signatures, with a proposed adoption date in May 2025.

- During the 180-day moratorium period, the City Council will:
 - Review and study potential impacts of intermunicipal connecting roads
 - Seek input from the Planning Commission and city staff on potential issues
 - Update the General Plan and related ordinances/policies to address concerns
 - Consider whether to permanently prohibit new intermunicipal connecting roads
- There are no current applications pending before the City for approval that would be affected by this decision.

PREVIOUS LEGISLATIVE ACTION:

None

FISCAL IMPACT:

None

SUPPORTING DOCUMENTS:

Proposed temporary zoning regulation ordinance

RECOMMENDATION:

To review and adopt the proposed temporary zoning regulation

MOTION:

To approve/not approve the proposed temporary zoning regulation, placing a moratorium on new applications for access points between Cedar Hills and adjacent municipalities, and direct staff and the planning commission to make a recommendation to the City Council.

ACTION:

Motion:

Second:

Laura Ellison: Yes No Abstain Absent

Mike Geddes: Yes No Abstain Absent

Alexandra McEwen: Yes No Abstain Absent

Bob Morgan: Yes No Abstain Absent

Kelly Smith: Yes No Abstain Absent

CITY OF CEDAR HILLS

ORDINANCE No. _____

AN ORDINANCE ESTABLISHING A TEMPORARY LAND USE REGULATION ON APPLICATIONS SEEKING NEW INTERMUNICIPAL CONNECTING ROADS OR ACCESSES

WHEREAS, Utah Code § 10-8-84, grants the authority to municipalities to enact ordinances to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city; and

WHEREAS, Utah Code § 10-9a-501 *et seq* grants a municipal legislative body the authority to enact land use regulations for the safety and general welfare of the citizens of its city; and

WHEREAS, Utah Code § 10-9a-504 allows the City Council of Cedar Hills to enact, without prior consideration of or recommendation from the Planning Commission, an ordinance establishing a temporary zoning regulation for any or all of the part of area within the City if the City Council makes a finding of compelling, countervailing public interest; and

WHEREAS, the City is aware that permitting the development of new intermunicipal connecting roads and accesses within its jurisdiction poses a threat to its residents' safety, and may create significant traffic concerns, radically alter the character and nature of residential neighborhoods within the City, and depreciate property values within the City; and

WHEREAS, the City Council desires to review, study, and consider whether to prohibit any new intermunicipal connecting roads and accesses within the City and to update its General Plan, and related ordinances and policies, in accordance with its conclusions; and

WHEREAS, the City Council desires input from the Planning Commission and city staff on potential issues with permitting further intermunicipal connecting roads and accesses; and

WHEREAS, the City Council desires the Planning Commission to propose changes to its General Plan, ordinances, and policies to address concerns over new intermunicipal connecting roads and accesses within the City; and

WHEREAS, the City Council finds that accepting development and other applications as set forth below within the City during the time that the City is in the

process of revising the General Plan and revising such ordinances, policies and procedures related to intermunicipal connecting roads and accesses will frustrate the comprehensive, long-range planning objectives that should characterize this process, and also may result in unfairly benefiting certain landowners while harming City residents; and

WHEREAS, the City Council believes it is in the best interest of the City to place a temporary moratorium prohibiting the processing, consideration, and approval of all applications which seek, in any way, to create or establish any new intermunicipal connecting road or access between Cedar Hills and any other adjacent municipality or political body that is currently not already recognized by Cedar Hills.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Cedar Hills, Utah as follows:

Section 1. Finding of Compelling Countervailing Public Interest. Pursuant to Utah Code § 10-9a-504, and in addition to the findings already cited herein, the City Council finds that permitting the approval and development of new intermunicipal connecting roads and accesses within its jurisdiction poses a threat to its residents' safety, and may create significant traffic concerns, radically alter the character and nature of residential neighborhoods, and depreciate property values within the City. The City Council finds that many of the City's ordinances, policies and procedures, which include, but are not necessarily limited to, the City's General Plan, zoning ordinance, subdivision ordinance and other similar documents and policies, need to be revised and updated to fully address the potential issues with new intermunicipal connecting roads and accesses. The City Council finds that in order to adequately address these concerns, it needs time to review, study, and consider these potential impacts and to take the necessary steps to ensure that adequate planning has been taken to eliminate these concerns. The City Council further finds that accepting development and other applications as set forth below within the City during the time that the City is in the process of considering these issues and revising the General Plan, and such ordinances, policies and procedures related to new intermunicipal connecting roads and accesses, will frustrate the comprehensive, long-range planning objectives that should characterize this process, and also may result in unfairly benefiting certain landowners while harming City residents. The City Council therefore finds that there is a compelling, countervailing public interest in temporarily prohibiting the consideration and approval of all applications involving new intermunicipal connecting roads and accesses while the City reviews and considers revisions in the General Plan and other ordinances and policies to address these issues.

Section 2. Temporary Land Use Regulation. A 180-day moratorium is hereby imposed prohibiting the processing, consideration, and approval of any application which seeks to create or recognize any new intermunicipal connecting road or access between Cedar Hills and any other adjacent municipality or political body that is currently not recognized by Cedar Hills, whether such new road or access will be used for primary or secondary access. This prohibition includes, but is not limited to, applications for zone

changes, new development, new construction, plat approvals, site plans, subdivision approvals, and plat amendments.

This ordinance does not affect any development application currently filed or pending with the City on or before the date of this ordinance. Further, this ordinance does not affect applications for building permits within developments approved by the City prior to the date of this ordinance or within developments covered by applications described in the previous sentence. Finally, this ordinance does not affect applications that do not seek to create or recognize a new intermunicipal connecting road or access between Cedar Hills and any other adjacent municipality or political body that is not already recognized by Cedar Hills.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date and Duration. The ordinance shall take effect immediately upon passage, and remain in effect for a period of 180 days, unless sooner repealed by the City Council.

PASSED AND APPROVED this ____ day of May, 2025.

CITY OF CEDAR HILLS COUNCIL

By: _____
Denise Anderson, Mayor

[SEAL]

Voting:

Laura Ellison	Yea _____ Nay _____
Erika Price	Yea _____ Nay _____
Mike Geddes	Yea _____ Nay _____
Bob Morgan	Yea _____ Nay _____
Kelly Smith	Yea _____ Nay _____

ATTEST:

Colleen Mulvey, Recorder

DEPOSITED in the office of the City Recorder the _____ day of May, 2025.

RECORDED this _____ day of May, 2025.



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	April 25, 2025

SUBJECT:	Review/Action and Public Hearing on a Resolution adopting Fiscal Year 2025 Budget Amendments
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Charl Louw, Finance Director

BACKGROUND AND FINDINGS:

Staff is proposing the following budget amendments:

\$60,000 increase in professional fees for John Fought Design to create construction documents from his master plan. This one-time expenditure would use Golf fund reserves.

\$50,000 increase to capital outlay for getting increased water pressure to Holes 13-15. This one-time expenditure would use Golf fund reserves.

\$250,000 increase to park renewal to replace equipment that has used its useful life and is developing cracks. This funded from PARC tax revenues and capital project fund unrestricted reserves.

\$1,000,000 decrease for building improvements eliminating the addition at the golf course and converting the public safety building into City Council chambers instead. This is funded from capital project fund unrestricted reserves.

\$50,000 decrease in expenditures because the landscape improvements for the new addition have been eliminated.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

See proposed budget amendments

SUPPORTING DOCUMENTS:

Proposed Budget Amendments

RECOMMENDATION:

To adopt the proposed budget amendments subject to any necessary changes proposed by the Council

MOTION:

To approve Resolution _____, adopting Fiscal Year 2025 Budget Amendments, subject to the following conditions: {LIST ANY CHANGES}

ACTION:

Motion:

Second:

Laura Ellison:	Yes	No	Abstain	Absent
Mike Geddes:	Yes	No	Abstain	Absent
Erika Price:	Yes	No	Abstain	Absent
Bob Morgan:	Yes	No	Abstain	Absent
Kelly Smith:	Yes	No	Abstain	Absent

BUDGET AMENDMENTS - FY 2025		<u>Adjustment</u>	<u>Current Budget</u>	<u>Adj. Budget</u>
Golf Fund				
John Fought	Design master construction documents for Golf Course and water pressure increase to holes 13-15			
20-50-330	Professional Fees	\$ 60,000.00 Increase in Expenditures	30,000.00	90,000.00
20-95-202	Capital Outlay	\$ 50,000.00 Increase in Expenditures	34,000.00	84,000.00
20-29800	Fund Balance/reserves drawdown	\$ 60,000.00 Decrease in Fund Balance	Not applicable	Not applicable
Available unrestricted fund balance in the Golf fund approximately \$460,000.				
Capital Projects Fund				
Mesquite park playground funded with PARC taxes and unrestricted reserves				
40-80-824	Park Renewal	\$ 250,000.00 Increase in Expenditures	107,000.00	357,000.00
Public Safety building conversion into City Council Chambers instead of building addition				
40-95-225	Building Improvements	\$ (1,000,000.00) Decrease in Expenditures	1,400,000.00	400,000.00
Golf Improvements elimination of landscape improvements around addition				



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	April 25, 2025

City Council Agenda Item

SUBJECT:	Review/Action and Public Hearing on adoption of the tentative Fiscal Year 2024-2025 Budget (July 1, 2024 to June 30, 2025)
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Charl Louw, Finance Director
BACKGROUND AND FINDINGS:	
Presentation of the FY 2025-2026 tentative budget for all funds. The City is required to hold a public hearing and approve a tentative budget for 2025-2026 by the first Council Meeting in May pursuant to Utah Code 10-6-135. As the Council is aware, the final budget is not required to be approved until June, so there is still time to review any questions or concerns through June.	
PREVIOUS LEGISLATIVE ACTION:	
City Council has had multiple budget discussions from January through April 2025.	
FISCAL IMPACT:	
See supporting documents	
SUPPORTING DOCUMENTS:	
Tentative Fiscal Year 2025-2026 Budget, Fiscal Year 2025-2026 Budget Presentation	
RECOMMENDATION:	
To review the proposed budget for the next fiscal year, make any necessary changes and direct staff on the preparation of the final Fiscal Year 2025-2026 budget that will need to be approved in June.	
MOTION:	
To approve Resolution _____, adopting the tentative budget for Fiscal Year 2026.	
ACTION:	
Motion:	
Second:	
Laura Ellison:	Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Absent <input type="checkbox"/>
Mike Geddes:	Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Absent <input type="checkbox"/>
Bob Morgan:	Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Absent <input type="checkbox"/>
Erika Price:	Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Absent <input type="checkbox"/>
Kelly Smith:	Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Absent <input type="checkbox"/>

GENERAL FUND REVENUES

TAX REVENUE		FY2023 ACTUAL	FY2024 ACTUAL	FY2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-31-100	Property Tax	\$751,805	\$756,738	\$761,465	\$763,000	\$1,535
10-31-150	Motor Vehicle Tax	\$61,478	\$62,350	\$60,000	\$60,000	\$0
10-31-200	Delinquent Tax	\$27,620	\$34,881	\$30,000	\$30,000	\$0
10-31-250	Penalty & Interest	\$1,747	\$3,491	\$2,000	\$2,000	\$0
10-31-275	Fees in Lieu of Taxes	\$3,138	\$736	\$3,000	\$3,000	\$0
10-31-300	Sales & Use Tax	\$2,099,237	\$2,110,675	\$2,050,000	\$2,086,000	\$36,000
10-31-400	Franchise Tax	\$486,463	\$478,684	\$495,000	\$495,000	\$0
10-31-500	Telecom Tax	\$25,431	\$26,062	\$25,000	\$24,000	(\$1,000)
		\$3,456,918	\$3,473,618	\$3,426,465	\$3,463,000	\$36,535
LICENSES & PERMITS		FY2023 ACTUAL	FY2024 ACTUAL	FY2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-32-190	Business License	\$13,350	\$14,941	\$15,000	\$15,000	\$0
10-32-200	Building Permits	\$84,925	\$81,110	\$84,000	\$75,000	(\$9,000)
10-32-210	Plan Check Fees	\$53,271	\$44,036	\$30,000	\$28,000	(\$2,000)
10-32-260	Miscellaneous Inspection Fees	\$9,147	\$3,771	\$2,000	\$2,000	\$0
		\$160,693	\$143,858	\$131,000	\$120,000	(\$11,000)
INTERGOVERNMENTAL REVENUE		FY2023 ACTUAL	FY2024 ACTUAL	FY2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-33-401	District/County/State Court Split	\$11,402	\$15,788	\$13,000	\$13,000	\$0
10-33-475	Forestry Grant	\$10,388	\$0	\$0	\$0	\$0
		\$21,789	\$15,788	\$13,000	\$13,000	\$0
CHARGES FOR SERVICES		FY2023 ACTUAL	FY2024 ACTUAL	FY2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-34-110	Garbage Fees	\$458,065	\$469,106	\$495,500	\$500,000	\$4,500
10-34-120	Recycling Fees	\$174,467	\$175,257	\$208,000	\$200,000	(\$8,000)
10-34-200	Penalty Fees-Non-Utility	\$18,818	\$0	\$0	\$0	\$0
10-34-300	Processing, Printing & Postage Fees	\$190	\$19,063	\$19,000	\$19,000	\$0
10-34-310	Land-Use Application Fees	\$0	\$160	\$0	\$0	\$0
10-34-325	Passport Fees	\$152,767	\$164,817	\$150,000	\$175,000	\$25,000
10-34-350	Zoning Violation Fees	\$3,363	\$522	\$0	\$0	\$0
10-34-450	AF Public Safety Contract Fees	\$0	\$0	\$302,000	\$303,000	\$1,000
		\$807,670	\$828,924	\$1,174,500	\$1,197,000	\$22,500
RECREATION & CULTURE REVENUE		FY2023 ACTUAL	FY2024 ACTUAL	FY2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-35-100	Family Festival Income	\$45,020	\$53,667	\$50,000	\$50,000	\$0
10-35-105	Youth City Council Fundraisers	\$113	\$207	\$0	\$0	\$0
10-35-110	Recreation Programs	\$209,442	\$208,661	\$195,000	\$200,000	\$5,000
10-35-111	Recreation & Cultural Classes	\$7,435	\$16,252	\$26,000	\$21,000	(\$5,000)
10-35-112	Event Center Rentals	\$300,474	\$328,158	\$0	\$0	\$0
10-35-120	Park Concessions	\$9,718	\$12,185	\$5,000	\$5,500	\$500
10-35-121	Cell Tower Leasing	\$0	\$0	\$2,000	\$26,000	\$24,000
10-35-130	Park Reservations	\$10,167	\$23,499	\$20,000	\$25,000	\$5,000
		\$582,369	\$642,628	\$298,000	\$327,500	\$29,500
MISCELLANEOUS REVENUE		FY2023 ACTUAL	FY2024 ACTUAL	FY2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-36-100	Interest Income	\$58,754	\$64,526	\$45,000	\$40,000	(\$5,000)
10-36-500	Construction Bond Forfeiture	\$0	\$8,000	\$0	\$0	\$0
10-36-700	Sale of Capital Assets	\$0	\$35,000	\$0	\$0	\$0
10-36-900	Other Income	\$33,344	\$32,776	\$50,000	\$33,000	(\$17,000)
10-XX-XXX	Drawdown of reserves	\$0	\$0	\$0	\$10,000	\$10,000
10-36-902	Transfer in from Water & Sewer	\$0	\$0	\$0	\$0	\$0
10-36-903	Transfer in from Capital Projects	\$15,000	\$15,000	\$27,000	\$15,000	(\$12,000)
10-36-903	Transfer in from Golf	\$0	\$0	\$0	\$40,000	\$40,000
		\$107,098	\$155,302	\$122,000	\$138,000	\$16,000
GRAND TOTALS		\$5,136,536	\$5,260,118	\$5,164,965	\$5,258,500	\$93,535

GENERAL FUND EXPENDITURES

GENERAL GOVERNMENT EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-40-200	Materials & Supplies	\$9,205	\$8,446	\$9,000	\$9,000	\$0
10-40-210	Membership Dues	\$14,448	\$14,346	\$17,000	\$18,000	\$1,000
10-40-211	Continuing Education	\$4,929	\$4,148	\$3,000	\$3,500	\$500
10-40-220	Newsletter/Utility Billing	\$19,384	\$19,140	\$18,000	\$18,500	\$500
10-40-221	Legal Advertising	\$0	\$0	\$0	\$1,200	\$1,200
10-40-240	Computer/IT Expenses	\$14,231	\$13,708	\$7,500	\$7,500	\$0
10-40-250	Repairs & Maintenance	\$9,847	\$32,718	\$10,000	\$12,500	\$2,500
10-40-260	Office Equipment	\$7,882	\$6,766	\$8,500	\$8,500	\$0
10-40-275	Motor Pool Charges	\$7,800	\$8,500	\$9,782	\$10,221	\$439
10-40-280	Utilities	\$17,092	\$17,024	\$20,000	\$22,000	\$2,000
10-40-281	Postage	\$12,438	\$13,167	\$13,200	\$13,500	\$300
10-40-290	Communications/Telephone	\$5,780	\$6,641	\$7,000	\$7,000	\$0
10-40-305	Legal Services	\$83,751	\$114,917	\$115,000	\$120,000	\$5,000
10-40-315	Auditing Services	\$14,000	\$14,000	\$14,000	\$14,000	\$0
10-40-330	Professional/Technical	\$32,944	\$45,867	\$50,000	\$50,000	\$0
10-40-350	Other Events	\$4,275	\$4,495	\$5,000	\$5,000	\$0
10-40-510	Insurance	\$31,126	\$32,654	\$36,000	\$37,000	\$1,000
10-40-XXX	Welfare-Homeless & Meals on Wheels	\$0	\$0	\$0	\$19,000	\$19,000
10-40-975	Bad Debt	\$60	\$14	\$750	\$750	\$0
		\$289,193	\$356,550	\$343,732	\$377,171	\$33,439

MAYOR/COUNCIL EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-41-110	Salary & Wages (FT)	\$57,102	\$58,845	\$67,245	\$69,262	\$2,017
10-41-115	Planning Commission	\$2,850	\$3,825	\$4,000	\$4,600	\$600
10-41-150	Employee Benefits	\$4,873	\$5,722	\$6,917	\$7,120	\$203
10-41-200	Materials & Supplies	\$259	\$439	\$200	\$200	\$0
10-41-211	Continuing Education	\$5,566	\$6,010	\$6,000	\$6,500	\$500
10-41-212	Uniforms/Clothing/PPE	\$20	\$22	\$750	\$750	\$0
10-41-213	Water & Food Supplies	\$518	\$1,113	\$1,000	\$1,100	\$100
10-41-290	Communications/Telephone	\$6,213	\$6,300	\$6,300	\$6,300	\$0
		\$77,401	\$82,277	\$92,412	\$95,832	\$3,420

ADMINISTRATIVE SERVICES EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-44-110	Salary & Wages (FT)	\$145,266	\$162,838	\$181,072	\$186,244	\$5,173
10-44-111	Overtime	\$41	\$612	\$827	\$851	\$24
10-44-120	Salary & Wages (PT)	\$39,186	\$47,003	\$43,305	\$44,499	\$1,194
10-44-150	Employee Benefits	\$70,048	\$75,694	\$80,152	\$79,961	(\$191)
10-44-210	Membership Dues	\$981	\$937	\$1,000	\$150	(\$850)
10-44-211	Continuing Education	\$1,558	\$2,483	\$3,600	\$3,600	\$0
10-44-212	Uniforms/Clothing/PPE	\$237	\$151	\$800	\$800	\$0
10-44-213	Water & Food Supplies	\$847	\$942	\$1,200	\$1,100	(\$100)
10-44-290	Communications/Telephone	\$480	\$480	\$800	\$800	\$0
		\$258,644	\$291,139	\$312,755	\$318,005	\$5,250

ADMINISTRATIVE SERVICES - RECORDER		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-45-110	Salary & Wages (FT)	\$55,452	\$60,056	\$65,005	\$66,836	\$1,831
10-45-111	Overtime	\$0	\$599	\$1,083	\$1,115	\$31
10-45-150	Employee Benefits	\$21,125	\$23,537	\$26,291	\$26,263	(\$28)
10-45-200	Materials & Supplies	\$322	\$390	\$500	\$6,000	\$5,500
10-45-210	Membership Dues	\$585	\$775	\$800	\$900	\$100
10-45-211	Continuing Education	\$2,186	\$2,560	\$2,500	\$3,000	\$500
10-45-212	Uniforms/Clothing/PPE	\$0	\$0	\$200	\$200	\$0
10-45-213	Water & Food Supplies	\$138	\$136	\$100	\$100	\$0
10-45-215	Contract Labor	\$6,066	\$5,306	\$6,000	\$500	(\$5,500)
10-45-250	City Code	\$3,082	\$2,458	\$2,500	\$2,500	\$0
10-45-400	Election Expenses	\$0	\$14,013	\$0	\$30,000	\$30,000
		\$88,955	\$109,831	\$104,979	\$137,414	\$32,434

FINANCE DEPARTMENT EXPENDITURES	FY 2023	FY 2024	FY 2025	FY 2026	CHANGE

FINANCE DEPARTMENT EXPENDITURES		ACTUAL	ACTUAL	PROJECTED	BUDGET	CHANGE
10-50-110	Salary & Wages (FT)	\$134,384	\$145,255	\$131,150	\$134,840	\$3,690
10-50-111	Overtime	\$0	\$0	\$996	\$1,030	\$34
10-50-120	Salary & Wages (PT)	\$1,346	\$635	\$1,300	\$912	(\$388)
10-50-150	Employee Benefits	\$67,580	\$76,044	\$73,918	\$74,385	\$467
10-50-200	Materials & Supplies	\$865	\$826	\$1,500	\$1,500	\$0
10-50-210	Membership Dues	\$233	\$195	\$300	\$300	\$0
10-50-211	Continuing Education	\$2,681	\$2,084	\$4,000	\$3,000	(\$1,000)
10-50-212	Uniforms/Clothing/PPE	\$554	\$530	\$300	\$300	\$0
10-50-213	Water & Food Supplies	\$181	\$136	\$400	\$400	\$0
10-50-290	Communications/Telephone	\$790	\$1,051	\$1,000	\$1,000	\$0
		\$208,612	\$226,756	\$214,864	\$217,667	\$2,803

PUBLIC SAFETY EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-55-280	Utilities	\$13,956	\$6,398	\$7,000	\$7,000	\$0
10-55-300	Fire Services	\$731,915	\$788,636	\$1,200,000	\$1,223,168	\$23,168
10-55-400	Police Services	\$566,534	\$577,865	\$990,000	\$1,009,800	\$19,800
10-55-450	Dispatch Fees	\$33,960	\$44,862	\$58,290	\$68,000	\$9,710
10-55-500	Crossing Guard Expenses	\$11,006	\$12,659	\$14,000	\$16,760	\$2,760
10-55-600	Animal Control	\$4,748	\$7,848	\$7,500	\$7,600	\$100
10-55-700	Other Public Safety	\$0	\$0	\$0	\$0	\$0
10-55-975	Bad Debt - Paramedic Fee	\$0	\$0	\$0	\$0	\$0
		\$1,362,119	\$1,438,267	\$2,276,790	\$2,332,327	\$55,537

COMMUNITY DEVELOPMENT/BUILDING & ZONING EXPEN		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-60-110	Salary & Wages (FT)	\$40,152	\$0	\$31,931	\$32,853	\$922
10-60-120	Salary & Wages (PT)	\$92,376	\$67,069	\$12,307	\$6,223	(\$6,084)
10-60-150	Employee Benefits	\$18,106	\$6,207	\$14,853	\$13,177	(\$1,676)
10-60-200	Materials & Supplies	\$685	\$605	\$1,000	\$500	(\$500)
10-60-210	Membership Dues	\$225	\$50	\$300	\$250	(\$50)
10-60-211	Continuing Education	\$1,702	\$1,728	\$3,000	\$3,000	\$0
10-60-212	Uniforms/Clothing/PPE	\$338	\$106	\$600	\$300	(\$300)
10-60-213	Water & Food Supplies	\$467	\$214	\$500	\$500	\$0
10-60-215	Contract Labor	\$34,087	\$39,646	\$26,000	\$35,000	\$9,000
10-60-265	Tools & Equipment	\$0	\$8	\$200	\$100	(\$100)
10-60-275	Motor Pool Charges	\$7,800	\$8,047	\$8,047	\$7,647	(\$400)
10-60-290	Communications/Telephone	\$441	\$650	\$1,000	\$1,000	\$0
10-60-310	Engineering	\$55,290	\$40,860	\$20,000	\$15,000	(\$5,000)
10-60-330	Professional & Technical	\$4,398	\$4,606	\$4,400	\$4,400	\$0
		\$256,066	\$169,795	\$124,137	\$119,950	(\$4,187)

PUBLIC WORKS EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-61-110	Salary & Wages (FT)	\$82,683	\$76,353	\$45,266	\$55,237	\$9,971
10-61-111	Overtime	\$2,653	\$3,913	\$1,247	\$1,677	\$430
10-61-120	Salary & Wages (PT)	\$3,410	\$289	\$7,682	\$5,500	(\$2,182)
10-61-150	Employee Benefits	\$48,949	\$43,826	\$31,778	\$39,989	\$8,211
10-61-200	Materials & Supplies	\$3,101	\$4,205	\$3,000	\$3,000	\$0
10-61-210	Membership Dues	\$30	\$232	\$500	\$500	\$0
10-61-211	Continuing Education	\$2,285	\$1,831	\$3,300	\$3,300	\$0
10-61-212	Uniforms/Clothing/PPE	\$2,305	\$3,496	\$2,500	\$2,500	\$0
10-61-213	Water & Food Supplies	\$978	\$975	\$750	\$750	\$0
10-61-265	Tools & Equipment	\$4,961	\$4,193	\$3,000	\$3,000	\$0
10-61-275	Motor Pool Charges	\$61,174	\$82,175	\$0	\$0	\$0
10-61-290	Communications/Telephone	\$1,436	\$1,311	\$1,600	\$1,600	\$0
10-61-310	Engineering Services	\$23,194	\$15,698	\$15,000	\$15,000	\$0
10-61-330	Professional Services	\$0	\$0	\$5,500	\$5,500	\$0
		\$237,159	\$238,495	\$121,123	\$137,552	\$16,429

SOLID WASTE EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-63-300	Solid Waste Services	\$399,016	\$429,776	\$452,000	\$466,000	\$14,000
10-63-400	Recycling	\$123,000	\$154,792	\$177,000	\$163,000	(\$14,000)
10-63-975	Bad Debt	\$2,001	\$522	\$1,000	\$1,000	\$0
		\$524,017	\$585,091	\$630,000	\$630,000	\$0

PARKS EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-64-110	Salary & Wages (FT)	\$61,294	\$78,498	\$144,506	\$148,652	\$4,146
10-64-111	Overtime	\$998	\$4,153	\$0	\$0	\$0
10-64-120	Salary & Wages (PT)	\$69,676	\$77,292	\$80,000	\$82,538	\$2,538
10-64-150	Employee Benefits	\$34,124	\$55,281	\$95,000	\$99,472	\$4,472
10-64-210	Membership Dues	\$113	\$150	\$200	\$200	\$0
10-64-211	Continuing Education	\$3,215	\$1,430	\$3,500	\$3,500	\$0
10-64-212	Uniforms/Clothing/PPE	\$2,206	\$1,856	\$2,300	\$2,400	\$100
10-64-213	Water & Food Supplies	\$263	\$284	\$600	\$600	\$0
10-64-230	Tree pruning, supplies, planning	\$45,343	\$36,743	\$37,000	\$37,000	\$0
10-64-240	Park Supplies & Maintenance	\$79,092	\$86,713	\$140,000	\$95,000	(\$45,000)
10-64-245	Beautification Committee	\$4,761	\$4,100	\$1,000	\$1,000	\$0
10-64-250	Utilities	\$18,750	\$20,238	\$24,000	\$27,000	\$3,000
10-64-265	Tools & Equipment	\$6,357	\$5,107	\$5,500	\$5,500	\$0
10-64-275	Motor Pool	\$5,387	\$5,387	\$5,387	\$28,560	\$23,173
10-64-290	Communications & Telephone	\$464	\$496	\$1,200	\$1,300	\$100
		\$332,044	\$377,730	\$540,193	\$532,723	(\$7,470)
COMMUNITY SERVICES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-65-110	Salary & Wages (FT)	\$80,766	\$85,981	\$28,162	\$11,580	(\$16,582)
10-65-120	Salary & Wages (PT)	\$129,332	\$138,216	\$65,000	\$67,684	\$2,684
10-65-150	Employee Benefits	\$50,042	\$52,464	\$17,492	\$15,640	(\$1,853)
10-65-200	Materials & Supplies	\$26,366	\$30,561	\$300	\$300	\$0
10-65-210	Membership Dues	\$388	\$270	\$400	\$400	\$0
10-65-211	Continuing Education	\$135	\$0	\$1,000	\$500	(\$500)
10-65-212	Uniforms/Clothing/PPE	\$1,163	\$556	\$1,250	\$1,250	\$0
10-65-213	Water & Food Supplies	\$286	\$275	\$300	\$300	\$0
10-65-250	Utilities	\$26,681	\$27,486	\$0	\$0	\$0
10-65-275	Motor Pool Charges	\$10,000	\$10,167	\$10,667	\$10,146	(\$521)
10-65-290	Communications/Telephone	\$1,816	\$2,227	\$700	\$700	\$0
10-65-300	Recreation & Cultural Classes	\$13,317	\$19,558	\$28,000	\$25,000	(\$3,000)
10-65-400	Recreation Programs	\$66,624	\$82,993	\$75,000	\$76,000	\$1,000
10-65-401	Recreation Equipment	\$2,628	\$1,238	\$2,500	\$2,000	(\$500)
10-65-500	Library Expenses	\$17,070	\$23,400	\$20,000	\$0	(\$20,000)
10-65-550	Credit Card Fees	\$12,409	\$15,348	\$13,000	\$13,000	\$0
10-65-600	Family Festival Celebration	\$82,359	\$90,480	\$96,000	\$96,500	\$500
10-65-601	Cultural Events--Creekside Theater	\$15,248	\$15,144	\$15,000	\$15,000	\$0
10-65-602	Holiday events	\$1,246	\$2,562	\$15,000	\$10,000	(\$5,000)
10-65-605	Youth City Council	\$4,280	\$1,173	\$3,000	\$3,000	\$0
10-65-606	Community Outreach	\$0	\$0	\$2,000	\$2,000	\$0
10-65-610	Advertising	\$1,347	\$2,660	\$0	\$0	\$0
10-65-615	Insurance	\$1,743	\$1,829	\$0	\$0	\$0
10-65-620	Building Maintenance	\$29,929	\$33,563	\$0	\$5,000	\$5,000
		\$575,174	\$638,151	\$394,772	\$356,000	(\$38,772)
TRANSFERS OUT		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
10-69-910	Transfer to Capital Projects Fund	\$1,100,000	\$600,000	\$0	\$0	\$0
10-69-917	Transfer to Class C Roads fund	\$0	\$0	\$100,000	\$0	(\$100,000)
		\$1,100,000	\$600,000	\$100,000	\$0	(\$100,000)
GRAND TOTALS		\$5,309,383	\$5,114,084	\$5,255,757	\$5,254,641	\$1,115
NET TOTALS		\$172,847	\$146,034	\$90,792	\$3,859	
ESTIMATED FUND BALANCE						FY 2026 BUDGET
Estimated Beginning Fund Bal						\$1,000,000
Projected Revenue over Expenditures						\$3,859
Potential Drawdowns from One-Time Capital Project Expenditures						\$0
Remaining Unrestricted Fund Balance						\$1,003,859

GOLF FUND REVENUES

GOLF REVENUE		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
20-30-100	Green Fees	\$1,117,833	\$1,203,443	\$1,330,000	\$1,217,000	(\$113,000)
20-30-300	Short course	\$606	\$91,529	\$72,000	\$80,000	\$8,000
20-30-400	Pro Shop Revenue	\$175,998	\$240,793	\$230,000	\$215,000	(\$15,000)
20-30-450	Golf Simulator	\$0	\$0	\$0	\$170,000	\$170,000
20-30-500	Snack Shack & Concessions	\$22,172	\$30,734	\$25,000	\$25,000	\$0
20-30-600	Season Passes	\$151,676	\$213,888	\$145,000	\$145,000	\$0
20-30-700	Event Rentals	\$0	\$0	\$338,000	\$322,000	(\$16,000)
20-30-750	Event Center Concessions	\$0	\$0	\$3,500	\$3,500	\$0
20-30-800	Other Income	\$280	\$75,000	\$0	\$0	\$0
20-30-900	Interest Income	\$16,704	\$13,840	\$5,000	\$5,000	\$0
20-XX-XXX	Fund Balance Drawdown Appropriated	\$0	\$0	\$0	\$200,000	\$200,000
20-35-300	Transfer from Other Funds	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL		\$1,485,269	\$1,869,227	\$2,148,500	\$2,382,500	\$234,000

GOLF EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
20-42-110	Salary & Wages (FT) Events	\$0	\$0	\$27,112	\$34,396	\$7,284
20-42-120	Salary & Wages (PT) Events	\$0	\$0	\$93,000	\$98,281	\$5,281
20-42-150	Employee Benefits Events	\$0	\$0	\$25,172	\$37,051	\$11,879
20-42-200	Materials & Supplies Events	\$0	\$0	\$26,000	\$26,000	\$0
20-42-211	Continuing Education	\$0	\$0	\$1,000	\$1,000	\$0
20-42-212	Uniforms/Clothing/PPE	\$0	\$0	\$500	\$500	\$0
20-42-213	Water & Food Supplies	\$0	\$0	\$500	\$500	\$0
20-42-250	Utilities Events	\$0	\$0	\$32,000	\$34,000	\$2,000
20-42-290	Communications/Telephone Events	\$0	\$0	\$600	\$600	\$0
20-42-550	Credit Card Fees Events	\$0	\$0	\$10,000	\$10,000	\$0
20-42-610	Advertising	\$0	\$0	\$1,500	\$1,500	\$0
20-42-615	Insurance	\$0	\$0	\$2,000	\$2,200	\$200
20-42-620	Building Maintenance	\$0	\$0	\$55,000	\$40,000	(\$15,000)
20-43-110	Salary & Wages (FT) Golf	\$266,658	\$290,120	\$364,128	\$385,094	\$20,966
20-43-111	Overtime	\$1,817	\$767	\$500	\$500	\$0
20-43-120	Salary & Wages (PT)**	\$149,515	\$184,293	\$250,480	\$250,480	\$0
20-43-150	Employee Benefits	\$167,829	\$186,651	\$258,068	\$245,987	(\$12,081)
20-43-290	Communications/Telephone	\$3,019	\$3,579	\$3,500	\$3,700	\$200
20-50-100	Practice Area & Pro Shop Supplies	\$8,405	\$7,492	\$10,000	\$10,000	\$0
20-50-200	Utilities	\$59,325	\$60,212	\$66,000	\$72,000	\$6,000
20-50-330	Professional/Technical	\$1,556	\$10,708	\$11,000	\$66,500	\$55,500
20-50-500	Snack Shack & Concessions	\$26,907	\$23,365	\$18,000	\$20,000	\$2,000
20-50-600	Credit Card Expenses	\$41,035	\$45,950	\$42,000	\$42,000	\$0
20-50-700	Pro Shop	\$150,392	\$181,381	\$160,000	\$165,000	\$5,000
20-50-800	Building Maintenance	\$4,562	\$14,526	\$20,000	\$16,000	(\$4,000)
20-60-100	Repairs & Maintenance - Course	\$32,316	\$50,180	\$42,000	\$50,000	\$8,000
20-60-200	Fertilizer & Chemicals	\$40,731	\$38,520	\$45,000	\$45,000	\$0
20-60-300	Water & Pumping Costs	\$16,993	\$13,795	\$19,000	\$21,000	\$2,000
20-60-500	Petroleum & Oil	\$9,930	\$12,495	\$11,000	\$12,000	\$1,000
20-60-600	Equipment Repair & Replacement	\$15,306	\$14,893	\$16,000	\$16,000	\$0
20-60-700	Equipment Rental	\$750	\$2,109	\$1,700	\$1,500	(\$200)
20-60-750	Insurance	\$1,868	\$1,959	\$2,200	\$2,500	\$300
20-60-900	Cart Repair & Replacement	\$10,286	\$11,488	\$4,000	\$8,000	\$4,000
20-60-980	Resident Claims	\$1,577	\$7,599	\$2,000	\$2,000	\$0
20-70-100	Membership Dues	\$822	\$1,082	\$1,200	\$1,200	\$0
20-70-212	Uniforms/Clothing/PPE	\$2,067	\$2,940	\$3,000	\$3,000	\$0
20-70-213	Water & Food Supplies	\$472	\$606	\$700	\$700	\$0
20-70-300	Continuing Education	\$1,035	\$970	\$4,500	\$4,500	\$0
20-70-500	Computers/Phones	\$3,186	\$4,981	\$5,000	\$5,000	\$0
20-70-600	Advertising	\$32,500	\$24,000	\$17,000	\$17,000	\$0
20-80-250	Golf Cart Rental	\$107,380	\$107,380	\$157,000	\$157,000	\$0
20-80-275	Motor Pool Charges	\$25,912	\$27,606	\$27,306	\$29,721	\$2,415
20-80-XXX	Irrigation Debt	\$0	\$0	\$0	\$0	\$0
20-80-912	Transfer to Capital Projects Fund	\$300,000	\$250,000	\$0	\$0	\$0
20-80-914	Transfer to General Fund	\$0	\$0	\$0	\$40,000	\$40,000
20-95-202	Capital Outlay	\$204,344	\$201,653	\$50,000	\$400,000	\$350,000
GRAND TOTAL		\$1,688,490	\$1,783,301	\$1,886,667	\$2,379,410	\$492,743
NET TOTAL		\$203,221	\$85,927	\$261,833	\$3,090	\$258,743

ESTIMATED FUND BALANCE	FY 2026 BUDGET
Beginning Unrestricted Fund Bal	\$500,000
Projected operations	\$3,090
Capital Outlay Drawdown	\$400,000
Remaining Unrestricted Fund Balance	\$103,090

CLASS C ROADS FUND REVENUES

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
21-30-100	Class C Roads	\$391,100	\$399,659	\$406,000	\$398,000	(\$8,000)
21-30-110	Highway Sales Tax Distribution	\$182,859	\$183,377	\$184,000	\$183,000	(\$1,000)
21-30-120	Public Transit Sales tax	\$0	\$38,471	\$72,000	\$72,000	\$0
21-30-900	Interest Income	\$32,010	\$32,829	\$10,000	\$10,000	\$0
21-36-900	Other Income	\$51,828	\$0	\$0	\$0	\$0
21-30-801	Transfers in from General Fund	\$0	\$0	\$0	\$0	\$0
21-30-802	Transfers in from Capital Projects Fund	\$0	\$0	\$0	\$0	\$0
		\$657,797	\$654,337	\$672,000	\$663,000	\$9,000

CLASS C ROADS FUND EXPENDITURES

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
21-62-110	Salary & Wages (FT)	\$83,437	\$75,182	\$113,464	\$92,762	(\$20,702)
21-62-111	Overtime	\$1,855	\$3,913	\$3,542	\$2,895	(\$648)
21-62-120	Salary & Wages (PT)	\$0	\$1,806	\$2,160	\$0	(\$2,160)
21-62-150	Employee Benefits	\$44,245	\$44,422	\$83,048	\$66,581	(\$16,467)
21-62-275	Motor Pool Charges	\$0	\$0	\$40,291	\$27,514	(\$12,777)
21-62-310	Engineering	\$4,582	\$3,343	\$10,000	\$10,000	\$0
21-62-330	Professional Fees	\$211	\$1,565	\$1,600	\$1,800	\$200
21-62-410	Street Light Operation	\$35,194	\$35,322	\$42,000	\$46,000	\$4,000
21-62-415	Street Light Maintenance	\$52,618	\$23,338	\$25,000	\$30,000	\$5,000
21-62-420	Street Signs	\$22,904	\$9,337	\$10,000	\$15,000	\$5,000
21-62-440	Street Maintenance	\$16,099	\$755,259	\$400,000	\$400,000	\$0
21-62-450	Snow Removal	\$15,780	\$20,358	\$15,000	\$20,000	\$5,000
21-62-470	Sidewalk Maintenance	\$11,150	\$24,863	\$11,000	\$25,000	\$14,000
		\$288,076	\$998,708	\$757,106	\$737,552	(\$19,554)
NET TOTALS		\$369,722	\$344,371	\$85,106	\$74,552	\$10,554

ESTIMATED FUND BALANCE	FY 2026 BUDGET
Beginning Fund Bal	\$500,000
Change in Fund Balance	\$74,552
Remaining Fund Balance	\$425,448

GOLF DEBT SERVICE FUND

DEBT SERVICE REVENUE		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
30-31-102	2012 GO Bond - Property Tax	\$307,514	\$306,585	\$306,000	\$306,000	\$0
30-31-103	Motor Vehicle Tax	\$25,147	\$25,261	\$24,000	\$23,000	(\$1,000)
30-31-104	Delinquent Tax	\$11,298	\$14,132	\$12,000	\$12,000	\$0
30-31-105	Penalty & Interest	\$715	\$1,415	\$500	\$500	\$0
30-36-100	Interest Income	\$2,977	\$3,424	\$0	\$0	\$0
30-35-300	Transfer In	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL		\$347,649	\$350,816	\$342,500	\$341,500	(\$1,000)

DEBT SERVICE EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
30-98-102	2012 GO Bond Principal	\$260,000	\$270,000	\$275,000	\$280,000	\$5,000
30-98-202	2012 GO Bond Interest	\$98,920	\$93,720	\$88,320	\$82,820	(\$5,500)
30-98-795	Trustee Fees	\$350	\$425	\$425	\$425	\$0
GRAND TOTAL		\$359,270	\$364,145	\$363,745	\$363,245	\$500

NET TOTAL **\$11,621** **\$13,329** **\$21,245** **\$21,745** **\$500**

ESTIMATED FUND BALANCE	FY 2026 BUDGET
Beginning Fund Bal	\$38,000
Change of Unrestricted Fund Balance	\$21,745
Remaining Fund Balance	<u>\$16,255</u>

CAPITAL PROJECTS FUND REVENUES

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
40-30-100	Impact Fees - Park Development	\$6,768	\$2,256	\$4,512	\$0	(\$4,512)
40-30-130	Impact Fees - Public Safety	\$4,046	\$19,964	\$2,413	\$0	(\$2,413)
40-30-140	Impact Fees - Streets	\$38,579	\$47,342	\$2,500	\$0	(\$2,500)
40-30-550	PARC Sales Tax Revenues	\$92,929	\$96,869	\$96,000	\$95,000	(\$1,000)
40-30-600	Interest Income	\$100,450	\$112,483	\$50,000	\$20,000	(\$30,000)
40-30-700	Grant Income	\$19,441	\$21,984	\$4,500	\$4,500	\$0
40-30-750	ARPA Grant	\$596,665	\$0	\$0	\$0	\$0
40-30-801	Transfers in from General Fund	\$1,100,000	\$600,000	\$0	\$0	\$0
40-30-803	Transfers in from Golf Fund	\$300,000	\$250,000	\$30,000	\$0	(\$30,000)
		\$2,258,877	\$1,150,898	\$189,924	\$119,500	(\$70,424)

CAPITAL PROJECTS FUND EXPENDITURES

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
STREET PROJECTS						
40-78-781	Harvey Blvd Widening	\$0	\$2,449	\$10,000	\$270,000	\$260,000
40-78-784	Median and Roundabout Improvements	\$57,959	\$0	\$0	\$0	\$0
		\$57,959	\$2,449	\$10,000	\$270,000	\$260,000
PARK PROJECTS						
40-80-805	Forest Creek Trail	\$0	\$214,342	\$0	\$0	\$0
40-80-824	Park renewal--Mesquite Park	\$1,757,401	\$1,340,559	\$0	\$250,000	\$250,000
		\$1,757,401	\$1,554,900	\$0	\$250,000	\$250,000
MISCELLANEOUS PROJECTS						
40-95-150	Impact Fee Analysis	\$3,872	\$0	\$0	\$0	\$0
40-95-225	Building Improvements	\$97,404	\$32,340	\$50,000	\$400,000	\$350,000
40-95-128	Golf Improvements	\$93,403	\$226,095	\$0	\$0	\$0
		\$194,679	\$258,435	\$50,000	\$400,000	\$350,000
OTHER USES						
40-96-100	Transfer to the Gen Fund	\$15,000	\$15,000	\$27,000	\$15,000	(\$12,000)
		\$15,000	\$15,000	\$27,000	\$15,000	(\$12,000)
GRAND TOTALS		\$ 2,025,038	\$ 1,830,784	\$ 87,000	\$ 935,000	\$ 848,000
NET TOTALS		\$233,839	\$679,886	\$102,924	\$815,500	\$918,424

ESTIMATED FUND BALANCE	FY 2026 BUDGET
Beginning Fund Bal	
Change in Restricted/Nonspendable Fund Bal	
Projected transfer from other funds	
Remaining Fund Balance	\$984,500
	\$1,800,000
	\$815,500

WATER, SEWER, & STORM DRAIN REVENUES

WATER REVENUE		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
51-37-110	Water Fees - Residents	\$739,775	\$781,451	\$808,000	\$850,000	\$42,000
51-37-111	Water Fees - American Fork	\$0	\$5,606	\$0	\$0	\$0
51-37-112	Water Fees - Contractor	\$5,554	\$1,840	\$3,000	\$3,000	\$0
51-37-113	PI Fees - Usage	\$532,475	\$404,426	\$244,091	\$260,659	\$16,568
51-37-114	PI Fees - Base Rate	\$508,872	\$776,709	\$1,101,350	\$1,166,000	\$64,650
51-37-115	CUP	\$156,698	\$78,660	\$0	\$0	\$0
51-37-116	Water Fees from City departments	\$37,750	\$37,750	\$37,750	\$37,750	\$0
51-37-160	Water Lateral Inspections	\$1,229	\$37,750	\$500	\$500	\$0
51-37-190	Water Meters	\$5,420	\$225	\$2,000	\$2,000	\$0
51-37-195	Grants	\$721,469	\$755,610	\$500,000	\$100,000	(\$400,000)
51-37-350	Water Impact Fees	\$10,380	\$11,210	\$3,000	\$3,000	\$0
		\$2,719,621	\$2,891,237	\$2,699,691	\$2,422,909	\$276,782
STORM DRAIN REVENUE		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
51-35-110	Storm Drain - Residents	\$465,849	\$499,278	\$500,000	\$500,000	\$0
51-35-150	Storm Water Violation/Land Disturbance Fees	\$0	\$700	\$500	\$500	\$0
		\$465,849	\$499,978	\$500,500	\$500,500	\$0
SEWER REVENUE		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
51-38-110	Sewer Fees - Residents	\$1,127,616	\$1,264,227	\$1,454,111	\$1,515,972	\$61,861
51-38-111	Sewer Fees from City departments	\$1,750	\$1,750	\$1,750	\$1,750	\$0
51-38-115	Sewer Fees - Nonresidents	\$35,844	\$8,674	\$6,204	\$6,204	\$0
51-38-160	Sewer Lateral Inspections	\$335	\$225	\$150	\$150	\$0
51-38-665	Sewer Impact Fees	\$37,178	\$36,409	\$2,000	\$2,000	\$0
		\$1,202,723	\$1,311,285	\$1,464,215	\$1,526,076	\$61,861
MISCELLANEOUS REVENUE		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
51-39-100	Contribution from Developer	\$245,349	\$58,219	\$0	\$0	\$0
51-39-200	Penalty Fees	\$33,600	\$31,455	\$33,000	\$33,000	\$0
51-39-410	Interest Income	\$62,790	\$114,978	\$35,000	\$35,000	\$0
51-39-600	Utility Setup Fees	\$9,500	\$7,400	\$2,000	\$2,000	\$0
51-39-900	Other Income	\$76,014	\$1,114	\$750	\$750	\$0
51-39-950	Contribution Income	\$99,756	\$28,300	\$5,000	\$5,000	\$0
		\$527,009	\$241,467	\$75,750	\$75,750	\$0
GRAND TOTALS		\$4,915,202	\$4,943,966	\$4,740,156	\$4,525,235	(\$214,921)

WATER, SEWER, & STORM DRAIN EXPENDITURES

STORM DRAIN EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
51-72-110	Salary & Wages (FT)	\$207,826	\$211,083	\$214,579	\$212,265	(\$2,314)
51-72-111	Overtime	\$5,306	\$8,577	\$5,229	\$5,391	\$162
51-72-120	Salary & Wages (PT)	\$10,385	\$12,502	\$8,115	\$3,889	(\$4,226)
51-72-150	Employee Benefits	\$110,785	\$124,169	\$117,009	\$70,942	(\$46,067)
51-72-160	GASB 68 Pension Expense	\$14,446	\$6,465	\$0	\$0	\$0
51-72-200	Storm Drain Supplies	\$1,673	\$437	\$500	\$500	\$0
51-72-210	Membership Dues	\$2,446	\$2,429	\$2,500	\$5,000	\$2,500
51-72-211	Continuing Education	\$3,166	\$2,361	\$2,000	\$3,200	\$1,200
51-72-212	Uniforms/Clothing/PPE	\$505	\$596	\$500	\$500	\$0
51-72-213	Water & Food Supplies	\$551	\$460	\$300	\$500	\$200
51-72-240	Computer Expenses	\$2,000	\$0	\$2,000	\$3,000	\$1,000
51-72-265	Tools & Equipment	\$741	\$3,834	\$2,500	\$2,500	\$0
51-72-290	Communications/Telephone	\$1,454	\$1,448	\$1,500	\$1,500	\$0
51-72-310	Engineering Services	\$2,428	\$9,051	\$15,000	\$5,000	(\$10,000)
51-72-330	Professional/Technical	\$3,978	\$1,695	\$3,000	\$3,000	\$0
51-72-510	Insurance	\$7,856	\$8,242	\$9,015	\$9,500	\$485
51-72-751	Storm Drain Maintenance	\$246,654	\$19,134	\$30,000	\$30,000	\$0
51-72-960	Depreciation - Storm Drain	\$115,418	\$116,527	\$115,000	\$115,000	\$0
51-72-975	Bad Debt	\$1,474	\$405	\$750	\$750	\$0
		\$710,200	\$516,482	\$529,497	\$472,438	(\$57,059)
WATER EXPENDITURES		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
51-73-110	Salary & Wages (FT)	\$265,278	\$276,746	\$305,481	\$392,832	\$87,351
51-73-111	Overtime	\$5,691	\$8,537	\$6,245	\$8,647	\$2,402
51-73-120	Salary & Wages (PT)	\$6,248	\$5,524	\$10,726	\$3,151	(\$7,575)
51-73-150	Employee Benefits	\$139,688	\$157,941	\$193,150	\$253,542	\$60,392
51-73-160	GASB 68 Pension Expense	\$19,308	\$9,348	\$0	\$0	\$0
51-73-200	Water Supplies	\$2,290	\$1,236	\$2,000	\$2,000	\$0
51-73-210	Membership Dues	\$2,601	\$2,623	\$6,000	\$6,500	\$500
51-73-211	Continuing Education	\$3,258	\$6,034	\$3,500	\$6,200	\$2,700
51-73-212	Uniforms/Clothing/PPE	\$1,284	\$1,462	\$2,000	\$1,750	(\$250)
51-73-213	Water & Food Supplies	\$401	\$360	\$500	\$500	\$0
51-73-240	Computer Expenses	\$3,000	\$6,268	\$7,000	\$7,000	\$0
51-73-250	Repairs & Maintenance	\$5,714	\$4,754	\$15,000	\$7,000	(\$8,000)
51-73-260	Office Equipment	\$0	\$0	\$1,000	\$1,000	\$0
51-73-265	Tools & Equipment	\$10,201	\$5,954	\$7,000	\$7,500	\$500
51-73-275	Motor Pool Charges	\$72,561	\$93,562	\$115,915	\$113,400	(\$2,515)
51-73-280	Utilities	\$297,199	\$226,112	\$400,000	\$420,000	\$20,000
51-73-282	Blue Stakes	\$4,025	\$3,104	\$2,500	\$2,000	(\$500)
51-73-290	Communications/Telephone	\$2,321	\$2,236	\$2,200	\$2,300	\$100
51-73-310	Engineering Services	\$22,212	\$25,606	\$10,000	\$20,000	\$10,000
51-73-330	Professional/Technical	\$41,356	\$85,974	\$80,000	\$84,000	\$4,000
51-73-360	Meter Installation & Maintenance	\$0	\$0	\$1,000	\$15,000	\$14,000
51-73-470	Water Purchases - AF	\$4,277	\$0	\$5,000	\$15,000	\$10,000
51-73-471	Water Purchases - PG	\$33,510	\$57,861	\$58,100	\$59,000	\$900
51-73-472	Water Testing/Treatment	\$10,270	\$13,710	\$20,000	\$21,000	\$1,000
51-73-510	Insurance	\$19,634	\$20,598	\$22,600	\$24,000	\$1,400
51-73-751	Water Construction Projects/Repair	\$35,573	\$35,586	\$80,000	\$60,000	(\$20,000)
51-73-800	Supplementary Water	\$159,413	\$163,301	\$170,000	\$177,000	\$7,000
51-73-801	PI Expenses	\$11,671	\$20,190	\$16,000	\$16,000	\$0
51-73-900	Credit Card Fees	\$34,410	\$42,064	\$44,000	\$50,000	\$6,000
51-73-950	Trustee Fees	\$5,800	\$7,450	\$6,700	\$6,700	\$0
51-73-955	Bond Interest	\$99,353	\$125,751	\$193,550	\$185,000	(\$8,550)
51-73-960	Depreciation - Water	\$567,408	\$605,784	\$625,000	\$650,000	\$25,000
51-73-965	Deferred Amortization Costs	\$24,745	\$25,589	\$16,953	\$13,057	(\$3,896)
51-73-975	Bad Debt	\$6,229	\$1,680	\$6,000	\$6,000	\$0
51-73-980	Resident Claims	\$0	\$0	\$6,000	\$6,000	\$0
		\$1,878,312	\$2,024,248	\$2,441,120	\$2,643,078	\$201,958

SEWER EXPENDITURES	FY 2023	FY 2024	FY 2025	FY 2026	CHANGE
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SEWER EXPENDITURES	ACTUAL	ACTUAL	PROJECTED	BUDGET	CHANGE
51-74-110 Salary & Wages (FT)	\$173,357	\$175,078	\$180,000	\$123,132	(\$56,868)
51-74-111 Overtime	\$3,796	\$5,634	\$3,879	\$2,034	(\$1,845)
51-74-120 Salary & Wages (PT)	\$6,160	\$3,608	\$2,182	\$1,151	(\$1,030)
51-74-150 Employee Benefits	\$90,739	\$98,493	\$117,009	\$70,942	(\$46,067)
51-74-160 GASB 68 Pension Expense	(\$13,035)	(\$6,346)	\$0	\$0	\$0
51-74-200 Sewer Supplies	\$388	\$44	\$2,000	\$2,000	\$0
51-74-210 Membership Dues	\$50	\$100	\$100	\$100	\$0
51-74-211 Continuing Education	\$1,901	\$1,341	\$1,750	\$1,750	\$0
51-74-212 Uniforms/Clothing/PPE	\$519	\$778	\$700	\$750	\$50
51-74-213 Water & Food Supplies	\$190	\$249	\$500	\$500	\$0
51-74-240 Computer Expenses	\$2,419	\$0	\$3,000	\$3,000	\$0
51-74-265 Tools & Equipment	\$1,175	\$596	\$1,000	\$1,000	\$0
51-74-280 Utilities	\$127	\$121	\$200	\$200	\$0
51-74-281 Postage	\$745	\$0	\$0	\$0	\$0
51-74-290 Communications/Telephone	\$1,802	\$1,758	\$1,700	\$1,800	\$100
51-74-310 Engineering Services	\$5,333	\$11,622	\$1,000	\$5,000	\$4,000
51-74-330 Professional/Technical	\$2,200	\$2,324	\$3,500	\$4,000	\$500
51-74-470 TSSD Billing	\$573,994	\$657,121	\$825,600	\$891,840	\$66,240
51-74-472 Sewer Television Expenses	\$0	\$0	\$2,000	\$2,000	\$0
51-74-473 Sewer Fee - AF	\$0	\$0	\$1,000	\$1,000	\$0
51-74-510 Insurance	\$11,828	\$12,408	\$13,600	\$15,000	\$1,400
51-74-751 Sewer Maintenance	\$286	\$875	\$1,000	\$2,000	\$1,000
51-74-752 Sewer Construction Projects	\$0	\$0	\$2,000	\$2,000	\$0
51-74-960 Depreciation - Sewer	\$152,818	\$154,761	\$153,000	\$153,000	\$0
51-74-975 Bad Debt	\$3,568	\$1,025	\$2,500	\$2,500	\$0
	\$1,020,359	\$1,121,590	\$1,319,219	\$1,286,699	(\$32,521)
GRAND TOTALS	\$3,608,871	\$3,662,321	\$4,289,836	\$4,402,215	\$112,379
NET TOTALS	\$1,306,331	\$1,281,646	\$450,320	\$123,020	\$327,300

Water, Sewer, & Storm Drain Fund Cash Flow Analysis

NET TOTALS BEFORE CASH ADJUSTMENTS	\$123,020
Less Debt Service	
2014 PI Bond Principal	(\$321,000)
2022 Public Works Building Utility Revenue Bonds	(\$191,000)
2023 Meter bonds	(\$34,000)
2024 Water main and well house bonds	\$0 principal 3/2030
Less Capital Improvements	
Vac truck	(\$616,000)
Trailer	(\$16,500)
Storm drain camera	\$0
Sewer repair oak road	(\$10,000)
Water Main replacement	\$0
Junction wells 4100 to Meadow	\$0
Pipe thickness evaluation	\$0
Transmission line from Pond 10 to Pond 12	\$0
Storage tank with new culinary between zones	\$0
Water lines and hydrants on 4000	\$0
Monson place storm drain, gutter, hydrants	\$0
Storm drain Mesquite park and Heiselt's park	\$0
Water Stock	(\$5,000)
Plus Non-Cash Items	
Depreciation - Storm Drain	\$115,000
Depreciation - Water	\$650,000
Depreciation - Sewer	\$153,000
Amortization - Bond Costs	\$13,057
Accrued Interest Adjustment	(\$4,000)
TOTAL CASH INFLOW	(\$143,423)

ESTIMATED NET POSITION	FY 2025 BUDGET
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Estimated Beginning Unrestricted Net Position	\$3,200,000
Change of Unrestricted Position	\$143,423
Remaining Unrestricted Net Position	\$3,056,577

MOTOR POOL REVENUES

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
60-30-100	Charges to General Fund	\$92,161	\$114,276	\$50,649	\$56,574	\$5,925
60-30-200	Charges to Water & Sewer Fund	\$72,561	\$93,562	\$115,915	\$113,400	(\$2,515)
60-30-300	Charges to Golf Fund	\$25,912	\$27,606	\$27,306	\$29,721	\$2,415
60-30-400	Charges to Roads Fund	\$0	\$0	\$40,291	\$27,514	(\$12,777)
60-70-205	Gain on Sale of Assets	\$153,180	\$15,951	\$10,000	\$40,000	\$30,000
		\$343,814	\$251,395	\$244,161	\$267,209	\$23,048

MOTOR POOL EXPENDITURES

VEHICLE EXPENDITURES	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
60-40-100 Gas & Oil - General	\$3,798	\$815	\$3,000	\$1,500	(\$1,500)
60-40-101 Gas & Oil - Recreation	\$0	\$0	\$0	\$1,500	\$1,500
60-40-102 Gas & Oil - Parks	\$0	\$0	\$0	\$12,000	\$12,000
60-40-200 Vehicle Maintenance - General	\$290	\$81	\$500	\$250	(\$250)
60-40-201 Vehicle Maintenance - Recreation	\$0	\$0	\$0	\$250	\$250
60-40-202 Vehicle Maintenance - Parks	\$0	\$0	\$0	\$10,000	\$10,000
60-40-300 Insurance - General	\$2,973	\$3,052	\$3,500	\$1,000	(\$2,500)
60-40-301 Insurance - Recreation	\$0	\$0	\$0	\$1,000	\$1,000
60-40-302 Insurance - Parks	\$0	\$0	\$0	\$3,000	\$3,000
60-40-400 Gas & Oil - Bldg/Zoning	\$459	\$193	\$400	\$400	\$0
60-40-500 Vehicle Maintenance - Bldg/Zoning	\$290	\$57	\$100	\$100	\$0
60-40-600 Insurance - Bldg/Zoning	\$991	\$1,017	\$1,300	\$900	(\$400)
60-40-700 Gas & Oil - PW/Roads	\$31,018	\$28,958	\$30,000	\$18,000	(\$12,000)
60-40-800 Vehicle Maintenance - PW/Roads	\$24,861	\$33,915	\$25,000	\$20,000	(\$5,000)
60-40-900 Insurance - PW/Roads	\$14,867	\$15,260	\$18,000	\$18,000	\$0
60-40-930 Gas & Oil - Golf	\$4,161	\$2,703	\$3,500	\$3,500	\$0
60-40-940 Vehicle Maintenance - Golf	\$725	\$308	\$500	\$500	\$0
60-40-950 Insurance - Golf	\$991	\$1,017	\$1,300	\$1,000	(\$300)
	\$85,426	\$87,376	\$87,100	\$92,900	\$5,800

EQUIPMENT EXPENDITURES	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 PROJECTED	FY 2026 BUDGET	CHANGE
60-60-100 Capital Outlay	\$0	\$0	\$0	\$0	\$0
60-60-400 Rent Expense	\$19,412	\$19,852	\$21,000	\$21,000	\$0
60-70-200 Depreciation	\$98,587	\$116,873	\$136,061	\$153,309	\$17,248
	\$117,999	\$136,725	\$157,061	\$174,309	\$17,248

GRAND TOTAL	\$203,426	\$224,101	\$244,161	\$267,209	\$23,048
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NET TOTALS	\$140,388	\$27,294	\$0	\$0	\$0
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ESTIMATED NET POSITION	FY 2023 BUDGET
Beginning Unrestricted Net Position	\$520,000
Change of Unrestricted Position	\$120,000
Remaining Unrestricted Net Position	\$400,000

CAPITAL OUTLAY

2026 Pickup Crewcab \$45k
2026 Pickup Crewcab \$45k

RESOLUTION No. _____

**A RESOLUTION OF THE MUNICIPAL COUNCIL OF
CEDAR HILLS, UTAH ACKNOWLEDGING RECEIPT OF AND ADOPTION OF THE
2025-2026 FISCAL YEAR TENTATIVE BUDGET FOR THE CITY OF CEDAR HILLS.**

WHEREAS, Section 10-6-111, Utah Code requires the city manager to submit a tentative budget for each upcoming fiscal year on or before the first regularly scheduled Municipal Council meeting in May; and

WHEREAS, the City Manager has submitted the required budget in a timely fashion to the Municipal Council; and

WHEREAS, the Municipal Council has proposed to schedule a public hearing for June 10, 2025 at 6:00 p.m. to receive citizen comments regarding the proposed budget; and

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Cedar Hills as follows:

(1) That the FY 2025-2026 Tentative Budget for the City of Cedar Hills submitted by the city manager is adopted.

(2) That a public hearing to consider the proposed Budget be set for June 10, 2025 at 6:00 p.m. or as soon thereafter as possible at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, UT 84062.

(3) That the Tentative Budget shall be made available for inspection by the general public for a minimum of 10 days prior to the scheduled public hearing.

ADOPTED by the Municipal Council of the City of Cedar Hills, Utah this 6th day of May, 2025.

CITY OF CEDAR HILLS COUNCIL

By: _____
Denise Andersen, Mayor

VOTING:

Laura Ellison	Yes	No	Absent
Mike Geddes	Yes	No	Absent
Bob Morgan	Yes	No	Absent
Erika Price	Yes	No	Absent
Kelly Smith	Yes	No	Absent

ATTEST:

Colleen A. Mulvey, MMC, UCC
City Recorder

DEPOSITED in the office of the City Recorder the 7th day of May, 2025.

Golf Fund Review

The Tale of Three Golf Cities
Cedar Hills, Springville, and Payson

Tentative Budget

Per State code 10-5-107 the
tentative budget needs to be
passed by the first meeting of May



GLADSTAN

Book A Tee Time



Financial transition for
Payson City Gladstan
Golf Course FY 2014
(Negative \$3.5 million
Unrestricted Net
Position) ten years later
positive \$3.3 million net
position due to eight
years of transfers from
other funds and
maintaining some
margins the last three
years

PAYSON CITY CORPORATION
Statement of Net Position
Proprietary Funds
June 30, 2014

	Business Type Activities - Enterprise Funds							Internal Service Funds	
	Major		Non Major			Total			
	Water	Electric	Sewer	Golf Course	Enterprise Funds				
Assets									
Current Assets:									
Cash and Cash Equivalents	\$ 1,057,329	\$ 530,125	\$ -	\$ 2,022	\$ 688,393	\$ 2,277,869	\$ -	\$ -	
Accounts Receivable (Net of Allowance for Uncollectables)	415,140	1,012,715	252,984	-	523,305	2,204,144	-	-	
Due From Other Funds	-	1,003,009	-	-	1,920,217	2,923,226	127,964	-	
Prepaid Items	-	136,000	-	-	-	136,000	-	-	
Total Current Assets	1,472,469	2,681,849	252,984	2,022	3,131,915	7,541,239	127,964		
Noncurrent Assets:									
Restricted Assets:									
Cash and Cash Equivalents	634,200	1,355,404	657,439	-	551,237	3,198,280	-	-	
Equity in Joint Venture	-	-	825,157	-	-	825,157	-	-	
Capital Assets:									
Water Shares	198,400	-	-	-	-	198,400	-	-	
Land	6,711,439	116,337	157,482	833,376	55,123	7,873,757	-	-	
Buildings	-	279,792	13,199	245,950	290,506	829,447	-	-	
Improvements	19,569,384	18,300,161	21,794,993	4,337,896	5,047,635	69,050,069	-	-	
Machinery and Equipment	344,865	2,072,799	1,329,882	1,309,843	3,054,018	8,111,407	1,336,900	-	
Construction in Progress	293,728	-	-	-	-	293,728	-	-	
Less Accumulated Depreciation	(8,717,783)	(12,709,015)	(9,728,409)	(3,789,139)	(3,682,002)	(38,626,348)	(1,299,914)	-	
Total Capital Assets, Net	18,400,033	8,060,074	13,567,147	2,937,926	4,765,280	47,730,460	36,986	-	
Total Noncurrent Assets	19,034,233	9,415,478	15,049,743	2,937,926	5,316,517	51,753,897	36,986		
Total Assets	20,506,702	12,097,327	15,302,727	2,939,948	8,448,432	59,295,136	164,950		
Deferred Outflows of Resources:									
Deferred Charge on Refunding (Net)	550,447	-	270,538	-	-	820,985	-	-	
Liabilities									
Current Liabilities:									
Accrued Liabilities	18,480	826,180	15,192	21,653	33,294	914,799	11,317	-	
Due to Other Funds	-	-	322,623	3,378,162	-	3,700,785	-	-	
Compensated Absences Payable	13,057	181,600	41,465	75,697	69,680	381,499	52,306	-	
Bonds Payable	525,000	-	679,000	-	-	1,204,000	-	-	
Interest Payable	65,019	-	66,756	-	-	131,775	-	-	
Capital Leases Payable	-	-	-	54,805	77,499	132,304	1,904	-	
Total Current Liabilities	621,556	1,007,780	1,125,036	3,530,317	180,473	6,465,162	65,527		
Current Liabilities Payable from Restricted Assets:									
Customer Deposits Payable	-	468,757	-	-	-	468,757	-	-	
Total Current Liabilities Payable from Restricted Assets	-	468,757	-	-	-	468,757	-		
Long-Term Liabilities:									
Unamortized Bond Premiums (Net)	231,022	-	-	-	-	231,022	-	-	
Revenue Bonds Payable (net of current portion)	9,355,000	-	6,797,000	-	-	16,152,000	-	-	
Capital Leases Payable (net of current portion)	-	-	-	72,035	97,490	169,525	8,215	-	
Closure and Postclosure Liability	-	-	-	-	952,107	952,107	-	-	
Water Share Liability	153,423	-	-	-	-	153,423	-	-	
Total Long-Term Liabilities	9,739,445	-	6,797,000	72,035	1,049,597	17,658,077	8,215		
Total Liabilities	10,361,001	1,476,537	7,922,036	3,602,352	1,230,070	24,591,996	73,742		
Net Position									
Net Investment in Capital Assets	8,337,115	8,060,074	6,091,147	2,811,086	4,590,291	29,889,713	26,867	-	
Restricted for:									
Bond and Lease Requirements	48,102	-	300,111	-	-	348,213	-	-	
Capital Projects	1,201,084	-	-	-	-	1,201,084	-	-	
Landfill Closure Costs	-	-	-	-	551,237	551,237	-	-	
Impact Fees	370,976	1,389,112	373,794	-	-	2,133,882	-	-	
Unrestricted	738,871	1,171,604	886,177	(3,473,490)	2,076,834	1,399,996	64,341	-	
Total Net Position	\$ 10,696,148	\$ 10,620,790	\$ 7,651,229	\$ (662,404)	\$ 7,218,362	\$ 35,524,125	\$ 91,208		

PAYSON CITY CORPORATION
Combining Statement of Net Position
Nonmajor Proprietary Funds
June 30, 2015

Business Type Activities - Enterprise Funds					
	Solid Waste	Golf Course	Storm Drain	Ambulance	Total
Assets					
Current Assets:					
Cash and Cash Equivalents	\$ 1,310,474	\$ -	\$ 773,600	\$ 542,594	\$ 2,626,668
Accounts Receivable (Net of Allowance for Uncollectables)	180,343	-	130,916	176,975	488,234
Due From Other Funds	-	-	-	-	-
Total Current Assets	1,490,817	-	904,516	719,569	3,114,902
Noncurrent Assets:					
Restricted Cash and Cash Equivalents	554,062	-	-	-	554,062
Net Pension Asset	1,097	933	700	-	2,730
Capital Assets:					
Land	55,123	833,376	-	-	888,499
Buildings	138,136	245,950	152,370	-	536,456
Improvements	516,064	4,337,896	4,670,620	10,254	9,534,834
Machinery and Equipment	2,469,164	1,385,592	285,785	548,230	4,688,771
Less Accumulated Depreciation	(2,440,689)	(3,971,384)	(1,070,470)	(449,586)	(7,932,129)
Total Capital Assets, Net	737,798	2,831,430	4,038,305	108,898	7,716,431
Total Noncurrent Assets	1,292,957	2,832,363	4,039,005	108,898	8,273,223
Total Assets	2,783,774	2,832,363	4,943,521	828,467	11,388,125
Deferred Outflows of Resources					
Relating to Pensions	27,949	23,787	17,841	-	69,577
Liabilities					
Current Liabilities:					
Accrued Liabilities	39,945	47,575	16,806	20,135	124,461
Outstanding Checks in Excess of Deposits	-	457,988	-	-	457,988
Compensated Absences Payable	28,273	85,728	32,172	-	146,173
Performance Bond	-	-	-	-	-
Matured Bonds Payable	-	-	-	-	-
Matured Interest Payable	-	-	-	-	-
Capital Leases Payable	40,264	58,166	-	31,538	129,968
Total Current Liabilities	108,482	649,457	48,978	51,673	858,590
Noncurrent Liabilities:					
Capital Leases Payable (net of current portion)	84,497	89,340	-	35,953	209,790
Closure and Postclosure Liability	952,107	-	-	-	952,107
Net Pension Liability	117,721	100,188	75,141	-	293,050
Total Noncurrent Liabilities	1,154,325	189,528	75,141	35,953	1,454,947
Total Liabilities	1,262,807	838,985	124,119	87,626	2,313,537
Deferred Inflows of Resources					
Deferred Inflows Relating to Pensions	19,141	16,290	12,218	-	47,649
Net Position					
Net Investment in Capital Assets	613,037	2,683,924	4,038,305	41,407	7,376,673
Restricted for:					
Landfill Closure Costs	554,062	-	-	-	554,062
Unrestricted	362,676	(683,049)	786,720	699,434	1,165,781
Total Net Position	\$ 1,529,775	\$ 2,000,875	\$ 4,825,025	\$ 740,841	\$ 9,096,516

PAYSON CITY CORPORATION
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Nonmajor Proprietary Funds
For the Year Ended June 30, 2015

Business Type Activities - Enterprise Funds					
	Solid Waste	Golf Course	Storm Drain	Ambulance	Total
Operating Revenues					
Charges for Services	\$ 1,891,615	\$ 630,186	\$ 647,891	\$ 471,043	\$ 3,640,735
Miscellaneous	92,424	64,674	0	-	157,098
Total Operating Revenues	1,984,039	694,860	647,891	471,043	3,797,833
Operating Expenses					
Costs of Sales and Services	474,180	389,593	78,428	275,303	1,217,504
Maintenance Operations and Contractual Services	724,354	91,386	394,167	99,598	1,309,505
Materials and Supplies	79,666	157,831	8,491	41,519	287,507
Depreciation	97,013	182,245	133,800	47,933	460,991
Total Operating Expenses	1,375,213	821,055	614,886	464,353	3,275,507
Operating Income (Loss)	608,826	(126,195)	33,005	6,690	522,326
Non-Operating Revenues (Expenses)					
Interest Income	2,824	10	2,822	-	5,656
Gain (Loss) on Sale of Fixed Assets	-	691	-	-	691
Interest and Fiscal Charges	(1,313)	(3,664)	-	(3,895)	(8,872)
Total Non-Operating Revenues (Expenses)	1,511	(2,963)	2,822	8,448	9,818
Income (Loss) before Capital Contributions and Transfers					
	610,337	(129,158)	35,827	15,138	532,144
Capital Contributions	-	-	-	-	-
Transfers In	-	2,900,000	-	-	2,900,000
Transfers Out	(542,965)	0	0	(34,000)	(576,965)
Change in Net Position	67,372	2,770,842	35,827	(18,862)	2,855,179
Net Position Beginning of Year	1,588,789	(662,404)	4,869,870	759,703	6,555,958
Adjustment for GASB 68 (Note 17)	(126,386)	(107,563)	(80,672)	0	(314,621)
Net Position End of Year	\$ 1,529,775	\$ 2,000,875	\$ 4,825,025	\$ 740,841	\$ 9,096,516

PAYSON CITY CORPORATION
Combining Statement of Net Position
Nonmajor Proprietary Funds
June 30, 2018

Business Type Activities - Enterprise Funds					
	Solid Waste	Golf Course	Storm Drain	Ambulance	Total
Assets					
Current Assets:					
Cash and Cash Equivalents	\$ 2,081,634	\$ 128,133	\$ 1,052,943	\$ 895,554	\$ 4,158,264
Accounts Receivable (Net of Allowance for Uncollectables)	198,430	-	75,598	185,298	459,326
Due From Other Funds	-	-	-	-	-
Total Current Assets	2,280,064	128,133	1,128,541	1,080,852	4,617,590
Noncurrent Assets:					
Restricted Cash and Cash Equivalents	575,050	-	-	-	575,050
Net Pension Asset	1,074	871	670	-	2,615
Capital Assets:					
Land	55,123	1,258,621	-	-	1,313,744
Buildings	138,136	297,874	152,370	-	588,380
Improvements	568,991	4,337,896	5,097,585	10,254	10,014,726
Machinery and Equipment	4,107,857	1,588,918	315,761	860,170	6,872,706
Less Accumulated Depreciation	(2,950,755)	(4,427,399)	(1,474,914)	(547,642)	(9,400,710)
Total Capital Assets, Net	1,919,352	3,158,727	4,090,802	322,782	9,491,663
Total Noncurrent Assets	2,495,476	3,159,598	4,091,472	322,782	10,069,328
Total Assets	4,775,540	3,287,731	5,220,013	1,403,634	14,686,918
Deferred Outflows of Resources					
Relating to Pensions	105,483	93,140	69,117	-	267,740
Liabilities					
Current Liabilities:					
Accrued Liabilities	42,583	59,000	19,162	22,630	143,375
Compensated Absences Payable	50,176	86,242	39,992	-	176,410
Capital Leases Payable	175,635	53,114	-	-	228,749
Total Current Liabilities	268,394	198,356	59,154	22,630	548,534
Noncurrent Liabilities:					
Capital Leases Payable (net of current portion)	617,884	132,879	-	-	750,763
Closure and Postclosure Liability	952,107	-	-	-	952,107
Net Pension Liability	125,674	110,401	81,604	-	317,679
Total Noncurrent Liabilities	1,695,665	243,280	81,604	-	2,020,549
Total Liabilities	1,964,059	441,636	140,758	22,630	2,569,083
Deferred Inflows of Resources					
Deferred Inflows Relating to Pensions	79,282	83,515	63,550	-	226,347
Net Position					
Net Investment in Capital Assets	1,125,833	2,972,734	4,090,802	322,782	8,512,151
Restricted for:					
Landfill Closure Costs	575,050	-	-	-	575,050
Unrestricted	1,136,799	(117,014)	994,020	1,058,222	3,072,027
Total Net Position	\$ 2,837,682	\$ 2,855,720	\$ 5,084,822	\$ 1,381,004	\$ 12,159,228

PAYSON CITY CORPORATION
**Combining Statement of Revenues,
Expenses and Changes in Fund Net Position**
Nonmajor Proprietary Funds
For the Year Ended June 30, 2018

Business Type Activities - Enterprise Funds					
	Solid Waste	Golf Course	Storm Drain	Ambulance	Total
Operating Revenues					
Charges for Services	\$ 2,164,578	\$ 673,637	\$ 701,873	\$ 849,329	\$ 4,389,417
Miscellaneous	74,389	27,122	500	-	102,011
Total Operating Revenues	2,238,967	700,759	702,373	849,329	4,491,428
Operating Expenses					
Costs of Sales and Services	535,592	443,609	154,607	263,663	1,397,471
Maintenance Operations and Contractual Services	844,909	116,139	320,299	159,417	1,440,764
Materials and Supplies	112,416	127,803	9,094	46,745	296,058
Depreciation	224,030	154,996	129,820	101,609	610,455
Total Operating Expenses	1,716,947	842,547	613,820	571,434	3,744,748
Operating Income (Loss)	522,020	(141,788)	88,553	277,895	746,680
Non-Operating Revenues (Expenses)					
Interest Income	10,378	38	15,075	-	25,491
Gain (Loss) on Sale of Fixed Assets	-	16,735	12,100	(1,407)	27,428
Interest and Fiscal Charges	(3,077)	(4,442)	-	-	(7,519)
Total Non-Operating Revenues (Expenses)	7,301	12,331	27,175	(1,407)	45,400
Income (Loss) before Capital Contributions and Transfers					
	529,321	(129,457)	115,728	276,488	792,080
Capital Contributions					
Transfers In	-	680,830	-	-	680,830
Transfers Out	(256,399)	0	0	(65,340)	(321,739)
Change in Net Position	272,922	551,373	262,458	211,148	1,297,901
Net Position Beginning of Year	2,564,760	2,304,347	4,822,364	1,169,856	10,861,327
Net Position End of Year	\$ 2,837,682	\$ 2,855,720	\$ 5,084,822	\$ 1,381,004	\$ 12,159,228

PAYSON CITY CORPORATION
Combining Statement of Net Position
Nonmajor Proprietary Funds
June 30, 2019

	Enterprise Funds					Total Non-major Enterprise funds
	Solid Waste	Storm Drain	Golf Course	Ambulance		
Assets						
Current assets:						
Cash and cash equivalents	\$ 1,707,183	\$ 923,540	\$ 612,801	\$ 793,508	\$ 4,037,032	
Cash equivalents and investments, restricted	591,356					591,356
Accounts receivable (net of allowance for uncollectables)	294,356	83,157	-	419,786	797,299	
Total current assets	2,592,895	1,006,697	612,801	1,213,294	5,425,687	
Noncurrent assets:						
Capital assets:						
Land	55,123		1,258,621	-	1,313,744	
Buildings	138,136	152,370	297,874		588,380	
Improvements	568,991	6,589,353	4,337,896	10,255	11,506,495	
Machinery and equipment	3,924,908	78,743	1,238,186	167,734	5,409,571	
Vehicles	1,141,326	520,416	327,972	571,600	2,561,314	
Construction in progress	-		199,408	61,949	261,357	
Less: accumulated depreciation	(3,090,417)	(1,636,063)	(4,400,212)	(509,567)	(9,636,259)	
Total capital assets, net	2,738,067	5,704,819	3,259,745	301,971	12,004,602	
Total noncurrent assets	2,738,067	5,704,819	3,259,745	301,971	12,004,602	
Total assets	5,530,962	6,711,516	3,872,546	1,515,265	17,430,289	
Deferred outflows of resources:						
Deferred outflows relating to pensions	104,830	68,711	92,606	-	266,147	
Total deferred outflows of resources	104,830	68,711	92,606	-	266,147	
Liabilities:						
Current liabilities:						
Accrued liabilities	64,623	17,809	54,411	9,162	146,005	
Compensated absences payables	57,151	44,112	89,026	-	190,289	
Capital leases payable	202,999	-	87,594	-	290,593	
Total current liabilities	324,773	61,921	231,031	9,162	626,887	
Noncurrent liabilities:						
Net pension liability	219,454	139,817	186,901	-	546,172	
Capital lease payable	720,989	-	285,156		1,006,145	
Closure and postclosure liability	952,107	-	-	-	952,107	
Total noncurrent liabilities	1,892,550	139,817	472,057	-	2,504,424	
Total liabilities	2,217,323	201,738	703,088	9,162	3,131,311	
Deferred inflows of resources:						
Deferred inflows relating to pensions	(4,144)	11,764	15,461	-	23,081	
Total deferred inflows of resources	(4,144)	11,764	15,461	-	23,081	
Net position:						
Net investment in capital assets	1,814,079	5,704,819	2,886,995	301,971	10,707,864	
Restricted for:						
Capital projects	-	1,066,013	-	-	1,066,013	
Landfill closure costs	591,356	-	-	-	591,356	
Unrestricted	817,178	(204,107)	359,608	1,204,132	2,176,811	
Total net position	\$ 3,222,613	\$ 6,566,725	\$ 3,246,603	\$ 1,506,103	\$ 14,542,044	

PAYSON CITY CORPORATION
Combining Statement of Revenues,
Expenses and Changes in Fund Net Position
Nonmajor Proprietary Funds
For the Year Ended June 30, 2019

	Enterprise Funds					Total Non-major Enterprise funds
	Solid Waste	Storm Drain	Golf Course	Ambulance		
Operating Revenues						
Charges for Services	\$ 2,356,626	\$ 777,795	\$ 686,169	\$ 850,714	\$ 4,671,304	
Miscellaneous	185,487	-	31,274	-	-	216,761
Total operating revenues	2,542,113	777,795	717,443	850,714	4,888,065	
Operating Expenses						
Costs of Sales and Services	648,301	152,775	476,860	400,509	1,678,445	
Maintenance Operations and Contractual Services	783,187	259,885	92,221	151,491	1,286,784	
Materials and Supplies	110,303	4,035	140,025	43,845	298,208	
Depreciation	254,254	161,149	179,093	82,760	677,256	
Total Operating Expenses	1,796,045	577,844	888,199	678,605	3,940,693	
Operating Income (Loss)	746,068	199,951	(170,756)	172,109	947,372	
Non-Operating Revenues (Expenses)						
Interest income	16,306	29,395	34	-	45,735	
Interest and fiscal charges	(64,797)	-	(6,045)	-	(70,842)	
Grant revenue	-	-	-	9,922	9,922	
Gain (loss) on sale of capital assets	(37,381)	35,000	56,650	10,208	64,477	
Total Non-Operating Revenues (Expenses)	(85,872)	64,395	50,639	20,130	49,292	
Income (loss) before capital contributions and transfers	660,196	264,346	(120,117)	192,239	996,664	
Capital contributions	-	1,217,557	-	-	1,217,557	
Transfers In	-	-	511,000	-	511,000	
Transfers Out	(275,265)	-	-	(67,140)	(342,405)	
Changes in net position	384,931	1,481,903	390,883	125,099	2,382,816	
Net Position, Beginning of year	2,837,682	5,084,822	2,855,720	1,381,004	12,159,228	
Net Position, End of year	\$ 3,222,613	\$ 6,566,725	\$ 3,246,603	\$ 1,506,103	\$ 14,542,044	

Payson City
Golf Cash
\$3.8 million
FY 2023-2024
\$ 3 million
cash FY 2022-
2023



Payson City
Combining Statement of Net Position
Nonmajor Proprietary Funds
June 30, 2024

	Enterprise funds				
	Solid Waste	Ambulance	Golf Course	Storm Drain	Total Nonmajor Funds
ASSETS					
Current Assets					
Combined Cash and cash equivalents					
Unrestricted	\$ 3,715,138	\$ 1,138,143	\$ 3,834,597	\$ 380,858	\$ 9,068,736
Accounts Receivable	505,809	724,822	-	112,103	1,342,734
Total Current Assets	4,220,947	1,862,965	3,834,597	492,961	10,411,470
Non Current Assets					
Combined Cash and cash equivalents					
Restricted	668,518	-	-	-	668,518
Total noncurrent assets	5,764,748	83,585	2,996,726	11,835,229	20,680,288
Total assets	9,985,695	1,946,550	6,831,323	12,328,190	31,091,758
LIABILITIES					
Current Liabilities					
Accounts payable and accrued liabilities	49,891	15,648	35,554	6,760	107,853
Total liabilities	2,478,114	51,008	597,809	440,411	3,567,342
NET POSITION					
Net investment in capital assets	4,168,523	83,585	3,012,540	11,501,656	18,766,304
Impact fees	-	-	-	-	-
Unassigned	3,367,270	1,811,957	3,335,946	502,816	9,017,989
Total net position	\$ 7,535,793	\$ 1,895,542	\$ 6,348,486	\$ 12,004,472	\$ 27,784,293

Payson City Budget had substantial fund transfer subsidies from General fund and other funds through FY 2021-2022, then strong operating margins maintained through FY 2025

	Actual FY 2022	Actual FY 2023	Final FY 2024	Projection FY 2024	Requests FY 2025	Final FY 2025	Percent Change
Golf Course							Fund 56
Revenues							
Sale Of Surplus Property	-	5,304	-	8,263	-	-	-
Golf Course Fees	703,430	823,022	750,000	1,154,856	950,000	950,000	
Golf Passes	104,102	113,414	100,000	109,040	110,000	110,000	
Golf Cart Revenue	464,064	519,288	500,000	693,574	625,000	625,000	
Driving Range Revenue	40,269	45,823	47,000	57,426	50,000	50,000	
Rv Rental Revenue	57,341	89,913	80,000	95,715	85,000	85,000	
Punch Ticket Sales	77,626	81,316	73,000	105,114	90,000	90,000	
Gladstan Grill Revenue	4,244	-	-	71	-	-	
Prepared Food Restaurant-Grill	39,648	54,525	44,000	94,638	70,000	70,000	
Grocery Food Restaurant-Grill	44,692	67,099	74,000	51,242	70,000	70,000	
Gain (Loss)	-	(77,873)	-	5,000	-	-	
Miscellaneous Donations	20,326	1,019	-	4,790	-	-	
Miscellaneous	14,167	35,154	3,000	37,867	-	-	
Transfer From General Fund	163,733	-	-	-	-	-	
Beg Approp Fund Bal	-	-	185,926	-	-	-	
Total Revenues	\$ 1,733,642	\$ 1,758,004	\$ 1,856,926	\$ 2,417,596	\$ 2,050,000	\$ 2,050,000	
Expenditures (Continued)							
Pension Benefit Expense	(74,015)	(53,909)	-	-	-	-	-
Actuarial Calc Pension Expense	(2,752)	33,089	-	-	-	-	-
Depreciation Expense	348,876	196,663	185,900	-	185,900	185,900	
Pro Shop							
Payroll Expenses	296,411	154,132	308,888	159,526	291,991	292,391	
Educational/Training Services	550	239	1,000	881	1,500	1,500	
Other Professional Services	-	301	6,000	-	6,000	6,000	
Bank Charges	34,919	46,728	40,000	64,333	52,000	52,000	
Indirect Services	-	88,361	105,120	105,120	142,139	142,139	
Over/Under	(1,613)	1,791	-	4,541	-	-	
Utility Services	9,052	1,135	1,500	878	1,500	1,500	
Repair And Maintenance Service	2,543	1,281	3,000	4,532	6,000	6,000	
Communications/Telephone-Paper	23	(170)	1,500	346	1,500	1,500	
Advertising/Legal And Nonlegal	1,200	1,000	2,000	-	2,000	2,000	
Travel	-	382	600	485	1,000	1,000	
City Utilities	3,708	5,304	6,700	1,092	6,500	6,500	
General Supplies	12,334	-	11,000	35,743	14,000	14,000	
Electricity	-	92	4,200	-	4,200	4,200	
Bottled Gas	2,672	-	-	-	-	-	
Gasoline	13,053	(194)	500	(175)	-	-	
Subscriptions And Memberships	1,096	-	1,400	-	1,500	1,500	
Improvements Other Than Buildi	-	-	28,000	266	25,000	25,000	
Improvements (To Be Reimb)	-	-	-	-	100,000	-	
Machinery, Vehicles, And Equip	-	-	5,000	-	15,000	15,000	
Interest	10,397	7,356	-	-	-	-	



\$1.2 million margin projected for FY 2024 but ended up with \$804k cash balance increase, admin overhead \$142,139

Golf Fund (Continued)

	Actual FY 2022	Actual FY 2023	Final FY 2024	Projection FY 2024	Requests FY 2025	Final FY 2025	Percent Change
Golf Course							Fund 56
Expenditures (Continued)							
Golf Greens							
Payroll Expenses	307,457	329,070	393,541	382,850	379,159	380,159	
Educational/Training Services	2,507	1,850	2,600	2,345	4,155	4,200	
Indirect Services	73,792	-	-	-	-	-	
Utility Services	-	-	-	3,692	7,300	7,300	
Repair And Maintenance Service	30,670	22,893	55,500	35,066	51,800	51,800	
Communications/Telephone-Paper	3,425	3,390	3,600	2,868	3,500	3,500	
Travel	2,024	1,342	2,600	2,096	3,450	3,450	
City Utilities	-	1,113	-	6,928	-	-	
General Supplies	64,145	81,746	80,200	93,343	83,400	84,000	
Electricity	54,179	64,126	89,800	52,152	60,000	84,400	
Bottled Gas	1,638	2,632	1,500	1,655	1,700	1,700	
Gasoline	19,604	23,714	25,000	18,644	24,000	24,000	
Subscriptions And Memberships	140	1,010	1,200	985	1,100	1,100	
Rv Park Expenditures	7,176	3,618	30,000	33,928	25,000	45,000	
Improvements Other Than Building	-	-	5,000	-	5,000	10,000	
Machinery, Vehicles, And Equipment	-	-	20,000	19,604	40,000	40,000	
Lease Purchase	(1)	-	131,700	-	122,616	122,700	
Interest	7,070	13,105	15,700	15,686	13,830	13,900	
Restaurant							
Payroll Expenses	35,148	39,602	40,262	41,877	31,596	31,996	
Educational/Training Services	-	315	300	-	300	300	
Other Professional Services	52	-	1,500	-	1,500	1,500	
Bank Charges	298	1,246	1,000	1,023	1,500	1,500	
Repair & Maintenance	-	-	7,500	3,650	7,500	7,500	
Communications & Telephone	1	-	-	-	-	-	
Advertising/Legal And Nonlegal	-	-	100	-	100	100	
General Supplies	65,126	76,977	70,000	91,033	80,000	98,000	
Bottled Gas	2,788	4,423	3,000	5,290	3,500	3,500	
Subscriptions And Memberships	-	438	-	-	-	-	
Machinery And Equipment	-	-	10,000	-	-	-	
Machinery And Equipment	-	-	-	-	10,000	10,000	
Contribution to Fund Balance	-	-	153,015	-	230,264	260,265	
Total Expenditures	\$ 1,335,693	\$ 1,156,191	\$ 1,856,926	\$ 1,199,646	\$ 2,050,000	\$ 2,050,000	10.398%
Net Profit (Loss)	\$ 397,949	\$ 601,813	\$ -	\$ 1,217,950	\$ -	\$ -	-

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www.springville.org/golf

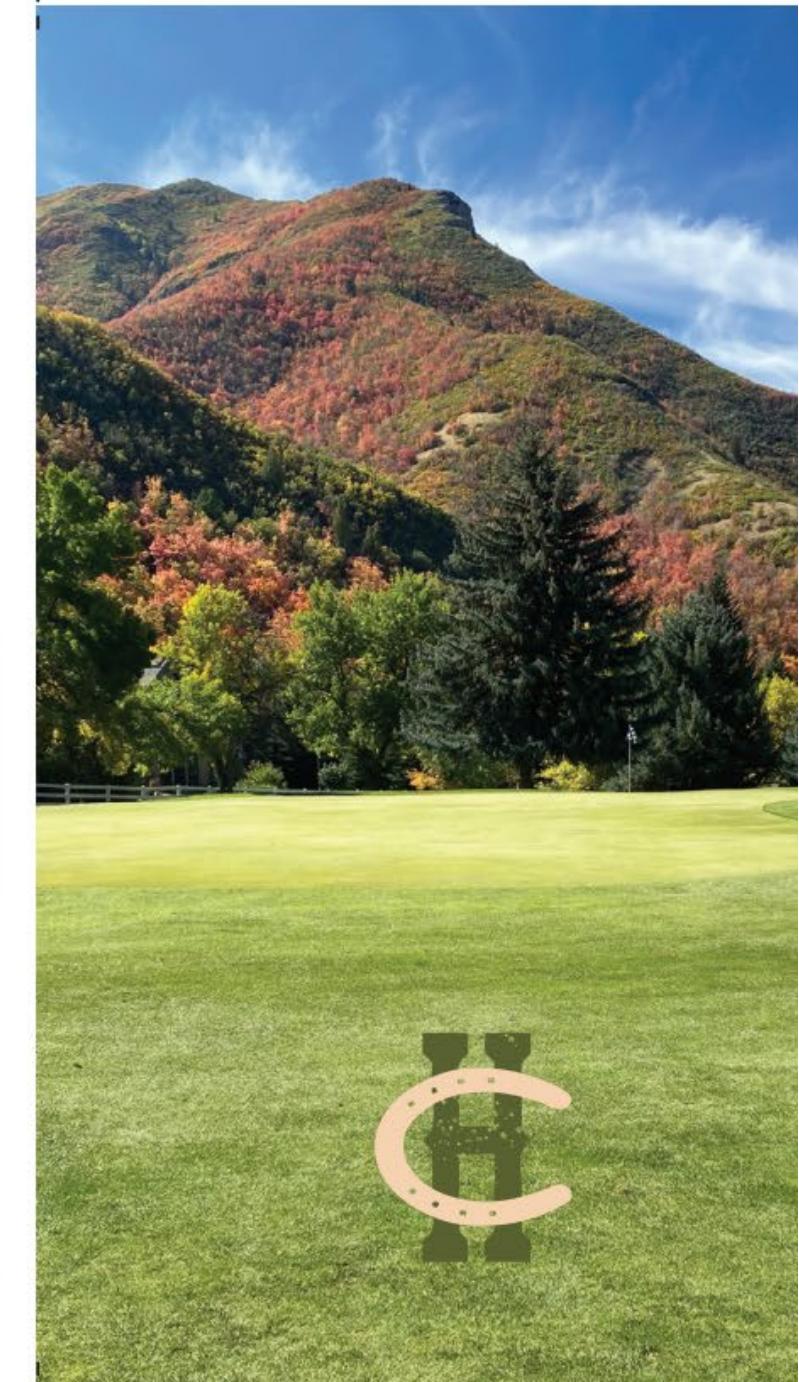
COURSE SLOPE & RATING

Men's Slope & Rating

Tournament: 69.5/123
Back: 68.4/120
Middle: 67.1/116
Front: 64.9/110

Women's Slope & Rating

Back: 73.6/141
Middle: 70.4/137;
Middle/Front: 70.3/129
Front: 69.9/126



Springville City
FY 2009-2010
Hobble Creek Golf Course
was previously looked as a
resource/cash cow to help
the General fund

SPRINGVILLE CITY CORPORATION
COMBINING STATEMENT OF NET ASSETS
NONMAJOR ENTERPRISE FUNDS
JUNE 30, 2010

	Storm Water	Solid Waste	Golf Course	Total Nonmajor Enterprise Funds
ASSETS				
CURRENT ASSETS				
Cash and Cash Equivalents	\$ -	\$ 465,674	\$ -	\$ 465,674
Accounts Receivable, Net of Allowance for Uncollectibles	64,978	116,860	-	181,838
Due from Other Fund	341,547	680,128	268,265	1,289,940
TOTAL CURRENT ASSETS	406,525	1,262,662	268,265	1,937,452
NONCURRENT ASSETS				
Restricted Assets				
Cash and Cash Equivalents	301,406	-	-	301,406
Capital Assets				
Land	-	487,433	341,520	828,953
Buildings and Structures	-	254,635	1,472,128	1,726,763
Improvements	1,660,858	-	-	1,660,858
Machinery, Equipment and Vehicles	221,487	1,218,685	808,237	2,248,409
Less Accumulated Depreciation	(222,859)	(1,278,389)	(1,894,542)	(3,395,790)
Other Assets				
Investment In Joint Venture	-	1,939,905	-	1,939,905
TOTAL NONCURRENT ASSETS	1,960,892	2,622,269	727,343	5,310,504
TOTAL ASSETS	2,367,417	3,884,931	995,608	7,247,956
LIABILITIES				
CURRENT LIABILITIES				
Accounts Payable	31,255	33,336	12,203	76,794
Accrued Interest	2,751	-	-	2,751
Compensated Absences	6,935	23,958	92,513	123,406
Current Portion of Long-Term Debt	24,572	-	135,000	159,572
TOTAL CURRENT LIABILITIES	65,513	57,294	239,716	362,523
NONCURRENT LIABILITIES				
Lease Payable	25,911	-	-	25,911
TOTAL NONCURRENT LIABILITIES	25,911	-	-	25,911
TOTAL LIABILITIES	91,424	57,294	239,716	388,434
NET ASSETS				
Investment in Capital Assets,				
Net of Related Debt	1,609,003	682,364	592,343	2,883,710
Restricted				
Community Improvements	332,374	-	-	332,374
Investment In Joint Venture	-	1,939,905	-	1,939,905
Designated for Construction	-	-	123,964	123,964
Unrestricted	334,616	1,205,368	39,585	1,579,569
TOTAL NET ASSETS	\$ 2,275,993	\$ 3,827,637	\$ 755,892	\$ 6,859,522

Springville City
Cash \$1.8
million and
\$892k loan from
other funds to
pay for irrigation
FY2023-2024

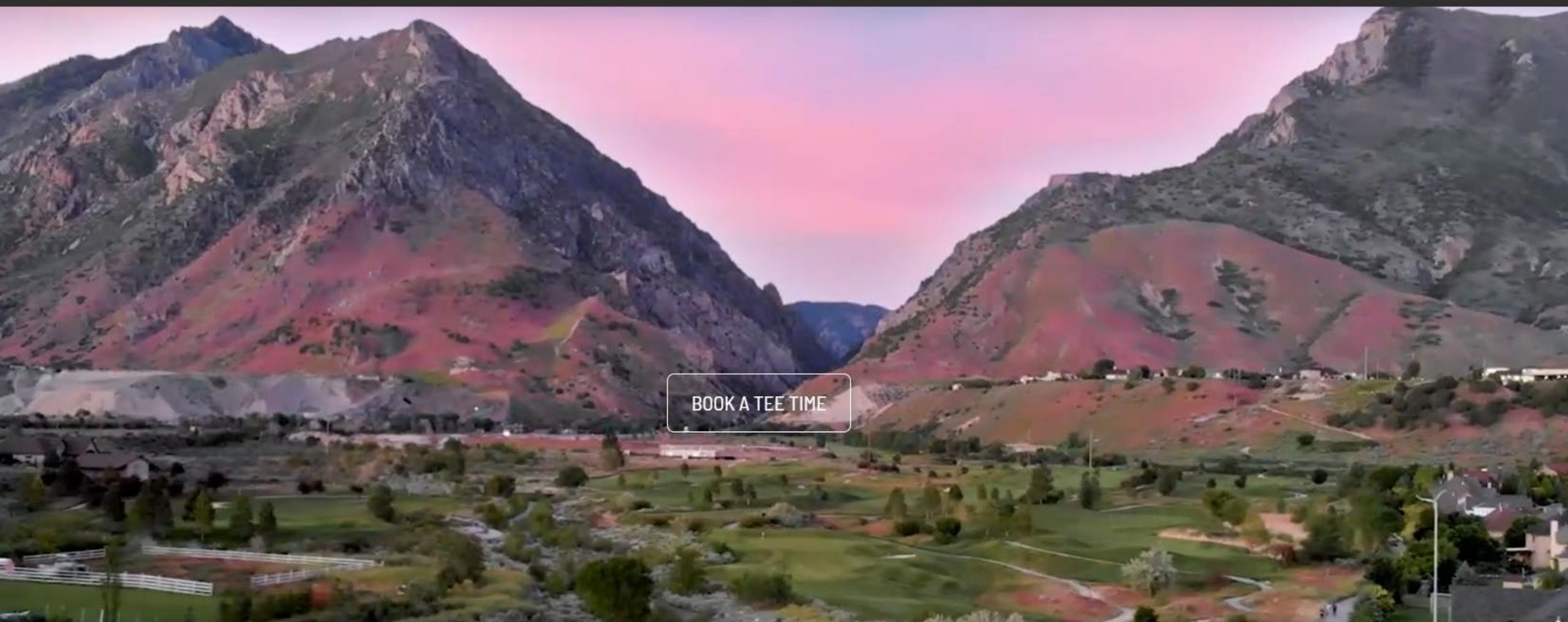
SPRINGVILLE CITY CORPORATION
Combining Statement of Net Position
Nonmajor Enterprise Funds
June 30, 2024

	Business-type Activities			Total Nonmajor Enterprise Funds
	Storm Water	Solid Waste	Golf Course	
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 3,624,062	\$ 1,344,375	\$ 1,856,297	\$ 6,824,734
Accounts receivable, net	186,858	254,402	56	441,316
Total current assets	<u>3,810,920</u>	<u>1,598,777</u>	<u>1,856,353</u>	<u>7,266,050</u>
Noncurrent assets:				
Capital assets:				
Land	374,929	487,433	341,520	1,203,882
Construction in progress	580,674	-	3,055	583,729
Buildings	-	850,266	5,946,842	6,797,108
Infrastructure	10,199,426	-	-	10,199,426
Vehicles and equipment	63,685	727,426	167,741	958,852
Intangible right-to-use lease assets	-	-	241,589	241,589
Less: accumulated depreciation/amortization	(1,639,444)	(593,173)	(1,972,786)	(4,205,403)
Net capital assets	<u>9,579,270</u>	<u>1,471,952</u>	<u>4,727,961</u>	<u>15,779,183</u>
Equity investment in joint venture	-	2,601,260	-	2,601,260
Total noncurrent assets	<u>9,579,270</u>	<u>4,073,212</u>	<u>4,727,961</u>	<u>18,380,443</u>
Total assets	<u>13,390,190</u>	<u>5,671,989</u>	<u>6,584,314</u>	<u>25,646,493</u>
DEFERRED OUTFLOWS OF RESOURCES				
Pension related	30,182	89,965	106,547	226,694
LIABILITIES				
Current liabilities:				
Accounts payable	\$ 366,763	\$ 53,132	\$ 26,705	\$ 446,600
Accrued liabilities	789	1,470	23,460	25,719
Compensated absences	1,703	11,065	34,580	47,348
Leases payable	-	-	56,191	56,191
Interfund notes payable	-	-	37,002	37,002
Total current liabilities	<u>369,255</u>	<u>65,667</u>	<u>177,938</u>	<u>612,860</u>
Noncurrent liabilities:				
Compensated absences	1,234	8,012	29,812	39,058
Interfund notes payable	-	-	892,988	892,988
Net pension liability	16,728	49,864	59,054	125,646
Total noncurrent liabilities	<u>17,962</u>	<u>57,876</u>	<u>981,854</u>	<u>1,057,692</u>
Total liabilities	<u>387,217</u>	<u>123,543</u>	<u>1,159,792</u>	<u>1,670,552</u>
DEFERRED INFLOWS OF RESOURCES				
Pension related	131	392	464	987
NET POSITION				
Net investment in capital assets	9,394,080	1,471,952	4,660,781	15,526,813
Restricted for impact fee projects	1,450,815	-	-	1,450,815
Restricted for construction projects	-	-	3,188	3,188
Unrestricted	2,188,129	4,166,067	866,636	7,220,832
Total net position	<u>\$ 13,033,024</u>	<u>\$ 5,638,019</u>	<u>\$ 5,530,605</u>	<u>\$ 24,201,648</u>

Springville FY 2024-2025 Budget

Transfer from General fund of \$725k and \$850k FY 2023 and FY 2024 respectively, \$700k less revenue than Payson, admin overhead \$100,419

Account Title	Account Number	Prior Year Actual (FY 2023)	Current Year Estimated (FY 2024)	Future Year Budget (FY 2025)	OPERATING EXPENDITURES			Account Title	Account Number	Prior Year Actual (FY 2023)	Current Year Estimated (FY 2024)	Future Year Budget (FY 2025)
GOLF FUND					PERSONNEL			PERSONNEL				
REVENUES					58-5861-110	PAYROLL - GOLF COURSE	253,598	58-6080-216	NEW EQUIPMENT	-	20,500	
58-3700-335	SODA POP VENDING MACHINE-GOLF	-	-	-	58-5861-120	PART-TIME EMPLOYEE SALARIES	119,334	58-6080-217	GOLF COURSE IRRIGATION SYSTEM	986,078	150,000	
58-3700-371	GOLF TAX EXEMPT	11,000	-	-	58-5861-130	EMPLOYEES BENEFITS	141,326	58-6080-218	GOLF COURSE FENCING	217,818	-	52,000
58-3700-372	GOLF FEES	927,681	1,040,000	1,155,000	58-5861-140	OVERTIME PAY	8,770	58-6080-219	ASPHALT MAINTENANCE	-	5,500	
58-3700-374	SUNDRY REVENUES	306	-	-	58-5861-160	EMPLOYEE RECOGNITION	1,402	58-6080-220	BRIDGE REPLACEMENT	-	50,000	50,000
58-3700-376	ROAD UTILITY REVENUE	720	780	780		TOTAL PERSONNEL	524,430	58-6080-221	CART PATH REPLACEMENT	-	35,000	46,000
58-3700-378	GOLF CART RENTAL FEES	405,699	451,638	512,000	58-5861-200	BUSINESS LUNCHES	55	58-6080-222	MAINTENANCE BUILDING REPLACEMENT	-	50,000	50,000
58-3700-379	GOLF RANGE FEES	18,055	20,000	25,000	58-5861-230	TRAVEL, DUES & MEETINGS	685	58-6080-new	DRIVING RANGE TEE RAMP	-	15,000	
58-3700-380	PRO SHOP MERCHANT FEE REIMBURS	5,185	5,000	6,000	58-5861-236	TRAINING & EDUCATION	300		TOTAL PROJECT EXPENDITURES	1,203,896	311,000	213,000
58-3700-381	ADVERTISING SALES	-	5,000	5,000	58-5861-240	OFFICE EXPENSE	1,235					
58-3700-700	LEASE REVENUES	20,985	20,000	11,000	58-5861-241	DEPARTMENTAL SUPPLIES	53,597	58-6080-223	INTEREST ON INTERFUND LOAN	15,000	15,000	36,501
58-3700-701	GRANT REVENUE	100,000	-		58-5861-245	MERCHANT CREDIT CARD FEES	26,035	58-9000-705	PRINCIPAL ON INTERFUND LOAN	43,246	43,246	35,654
58-3700-702	PROCEEDS FROM BONDS	-	-		58-5861-250	EQUIPMENT EXPENSE	22,964	58-9000-710	ADMINISTRATIVE FEE TO GENERAL FUND	79,205	81,831	100,419
58-3700-883	DONATIONS				58-5861-251	FUEL	10,873	58-9000-712	TRANSFER TO VEHICLE FUND	84,474	86,391	
58-3900-001	TRANSFER FROM GENERAL FUND	725,004	850,000	-	58-5861-252	VEHICLE EXPENSE	-	58-9000-714	TRANSFER TO DEBT SERVICE FUND			
					58-5861-253	CENTRAL SHOP	2,423	58-9000-716	TRANSFER TO FACILITIES FUND	40,008	41,521	
					58-5861-260	BUILDING & GROUNDS	25,030	58-9000-734	TRANSFER FOR PUBLIC ARTS PROGRAM	4,720	3,000	4,260
					58-5861-265	COMMUNICATION/TELEPHONE	5,864	58-9000-720	OPERATING TRANSFER TO GENERAL FUND			
					58-5861-310	PROFESSIONAL & TECHNICAL SERVI	13,435		INCREASE FUND BALANCE			4,927
					58-5861-312	PUBLIC RELATIONS	3,698		TOTAL TRANSFERS, OTHER	266,653	270,989	181,761
					58-5861-510	INSURANCE & BONDS	8,966		TOTAL EXPENDITURES AND TRANSFERS	2,284,777	1,688,025	1,714,780
					58-5861-550	UNIFORMS	2,397		NET TOTAL GOLF FUND	-70,141	704,393	0
					58-5861-650	ELECTRIC UTILITIES	43,015					
					58-5861-651	GOLF OPERATED SODA SALES						
					58-5861-652	GOLF CART LEASE	69,179					
					58-5861-new	INTERNAL SERVICES CHARGE						
					58-5861-new	VEHICLE & EQUIPMENT LEASE						
					58-5861-710	COMPUTER EQUIPMENT AND SOFTWARE						
						TOTAL OPERATIONS	50					
						TOTAL GOLF COURSE EXPENDITURES	950					
							289,798					
							355,996					
							531,130					
							814,228					
							1,106,036					
							1,320,019					



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Financial Low
Point for Cedar
Hills Golf FY
2010-2011 No
Cash (Short-term
liabilities) \$2
million

PROPRIETARY FUNDS

Statement of Net Assets

June 30, 2011

With Comparative Totals for June 30, 2010

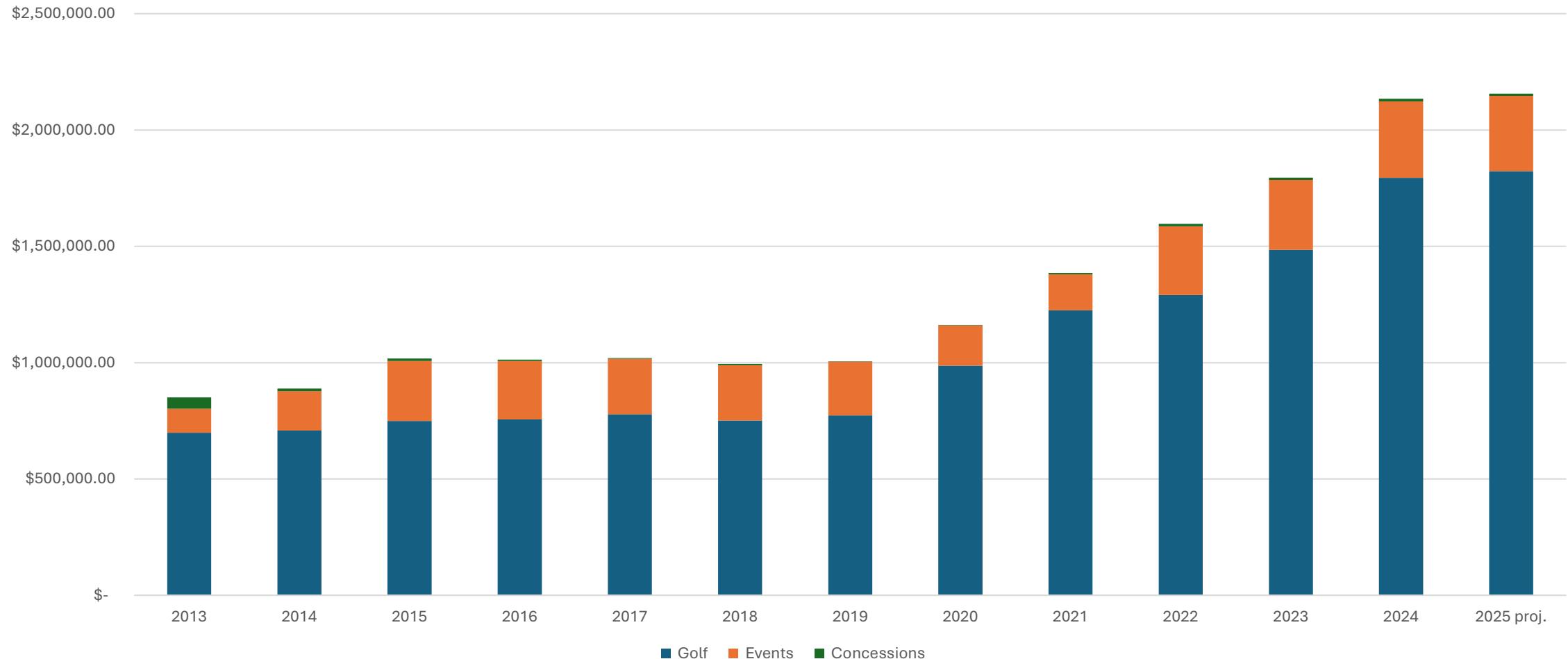
LIABILITIES	Business-Type Activities—Enterprise Funds		
	Water & Sewer Fund	Golf Course Fund	Enterprise Fund Total
Current liabilities			
Outstanding checks in excess of deposits	\$ -	\$ 1,700,970	\$ 1,700,970
Accounts payable and accrued expenses	\$ 174,249	\$ 206,590	\$ 380,839
Accrued wages payable	\$ 55,752	\$ 28,236	\$ 83,987
Accrued interest payable	\$ 110,628	\$ 101,035	\$ 211,663
Unearned revenue	\$ -	\$ -	\$ -
Development agreements payable	\$ 336,133	\$ -	\$ 336,133
Contingent liabilities	\$ 200,000	\$ -	\$ 200,000
Long-term debt current portion	\$ 292,000	\$ 313,903	\$ 605,903
Total current liabilities	\$ 1,168,761	\$ 2,350,735	\$ 3,519,496
Long-term liabilities			
Bonds payable	\$ 7,973,000	\$ 5,655,000	\$ 13,628,000
Notes payable	\$ -	\$ 289,554	\$ 289,554
Less: current portion	\$ (292,000)	\$ (313,903)	\$ (605,903)
Total long-term liabilities	\$ 7,681,000	\$ 5,630,651	\$ 13,311,651
Total liabilities	\$ 8,849,761	\$ 7,981,386	\$ 16,831,147

Historically Significant Events for Golf

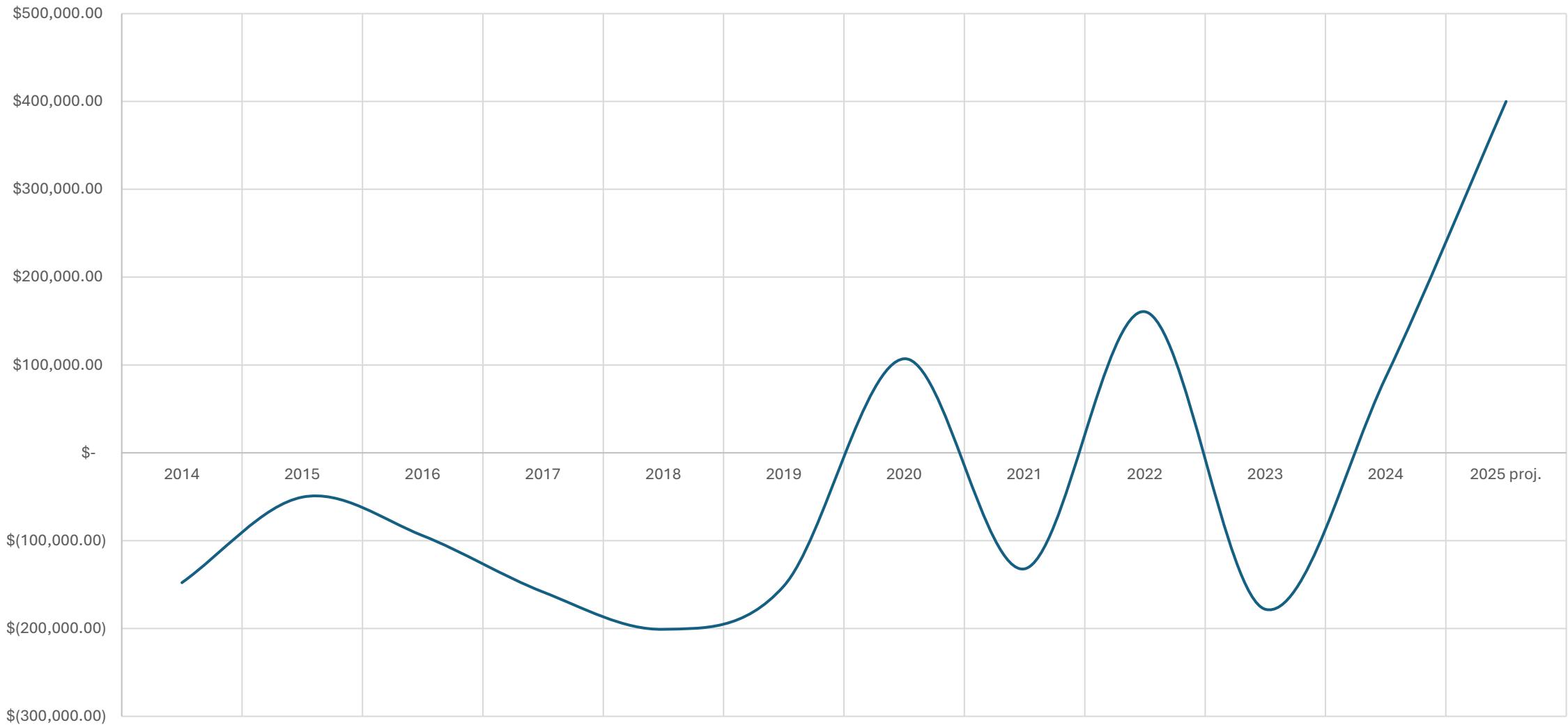


- Cedar Hills golf opened without a permanent building for operations or maintenance in 2003, GO bond issued 2005 for \$6.25 million
- Up to Fiscal Year 2012 the Golf fund was allowed to run a negative operating cash balance and not have realistic budgets
- Fiscal year 2013, the city adjusted sales tax calculations appropriately, refinanced golf bonds, and the city council approved use of all the reserves in the capital projects fund to pay off the negative cash balance of \$2.3 million and to provide an operating subsidy of \$140k from the General fund to offset operating losses
- 2015-2024 Initiated equipment replacement plan \$757k
- In 2016, state auditor required all city properties to pay utility funds for water and sewer use, which was estimated at \$31k based on the bulk commercial water rate
- 2016 Golf course committee confirmed the golf course was an asset to the city and recommended supporting course with \$200k from the General fund with inflation of approximately 3% going forward to fund the maintenance equipment that needed to be replaced
- 2016-2018 \$300k Golf maintenance building plus
- 2019 \$176k was needed for a taller, more durable practice range fence
- 2022 \$1.1 million was needed to build a short course instead of a driving range, increase putting green size, adjust hole #1
- 2023 \$97k was spent on landscaping around building and \$93k was spent on building improvements and addition plans
- 2024 \$226k was needed to replace golf cart bridge

Cedar Hills Overall Golf Related Revenues Fiscal Years 2013-2025 projected

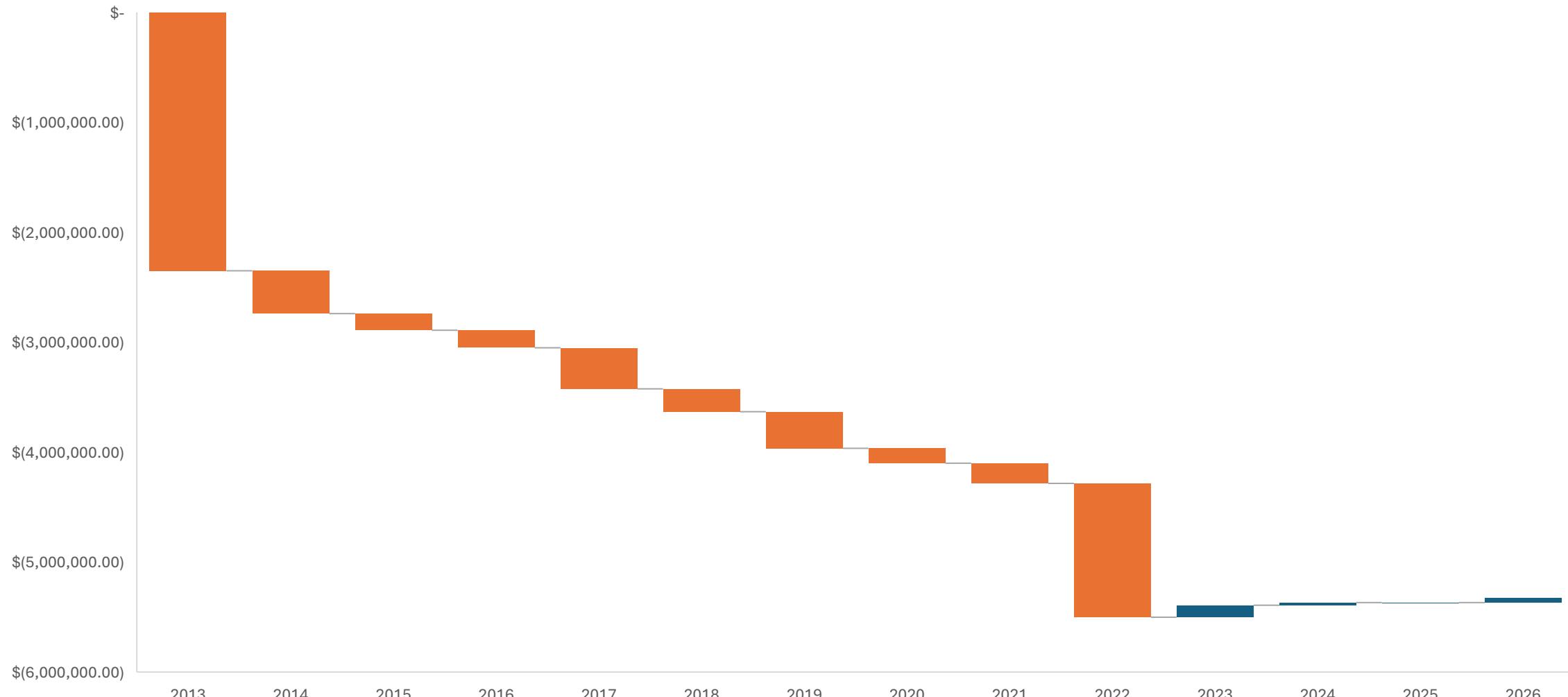


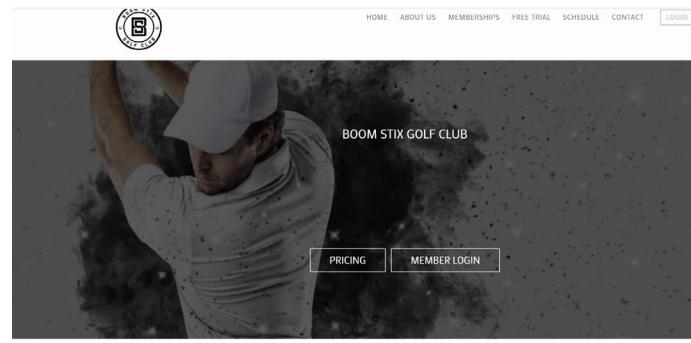
Golf fund net revenues(expenditures) excluding subsidies



Historical Golf/Events Subsidy Amount Each Fiscal Year

■ Increase ■ Decrease ■ Total





Saturated indoor golf simulator market?
Several Pleasant Grove, American Fork, Highland, and Orem locations, why come to Cedar Hills basement simulator unless it creates synergy with a tournament or course benefit?

Golf Fund Budget Highlights

- Overall revenue growth is strong since 2020, which is higher than Springville's Hobble Creek course and slightly lower than Payson's Gladstan course, which means there is potential for better or worse revenues depending on level of course maintenance and management of pro shop
- Three-year average for golf and event revenues, and expect actuals for next year to be higher if demand and business model remains the same
- Strong potential to improve operating margins, which has been difficult in the past with some inflationary costs, so we need to be mindful to improve operating margins going forward to fund future needs with conservative revenue budgets and strategic spending for operations
- Cedar Hills course needs a healthy nursery green to repair and expand greens \$90k
- Cedar Hills course holes 13-15 need better pressure either through an additional pump or connection to city's upper PI system
- Cedar Hills course needs to replace irrigation system, because of failing PVC similar to Spanish Fork and Springville did the last couple of years, which will cost approximately \$4 million
- Many sand bunkers were no longer maintained in 2022, but most of them have not been regraded and sodded, some par 3 tee boxes still need to be expanded to handle the higher volume/wear and tear, and after 20 years most of the greens' footprints have shrunk
- Community Services Director allocation changed from 75% to 90% for next fiscal year events & golf \$154k personnel costs
- Golf admin support allocation (Admin, HR, Recorder, Finance) \$85k wages and benefits
- Golf simulator project estimated one-time cost at \$250k per golf staff, golf staff estimates \$360k a year in revenues and \$94K in annual expenditures (tentative budget needs to be updated for timing and staffing, if this project is approved)
- Golf operation were subsidized for several years by the General fund/Capital Projects fund, and staff are proposing a contribution of \$40k by the Golf fund to help while sales tax revenues are trending down

General Fund Budget priorities & budget updates

- Maintain stable service levels for most line items with inflation and flat or declining tax revenues
- Staff merit/COLA 2.89% Tier 1 and 3% Tier 2 salary increases, 3% health insurance
- Sales tax revenues three-year average \$36k
- Passport staff increasing the number of appointments per hour \$25k
- Cell phone tower revenues \$26k
- Golf fund operations transfers \$40k to the General fund
- General fund uses rainy day reserves of \$10k
- Legal/litigation increase
- Welfare—Homeless & Meals on Wheels potential contribution \$19k
- Building and zoning functions were consolidated in the current fiscal year
- Community services director's allocation was adjusted from 25% general fund and 75% golf fund, to 10% general fund and 90% golf fund, meaning they mostly should help with Golf and the Family Festival
- \$24k in library reimbursements eliminated completely

Capital projects fund highlights

- \$1.6 million in unrestricted reserves, \$250k restricted street reserves
- No contributions from the general or golf fund
- Minimal impact fees
- Flat PARC tax revenues of \$95k
- \$260k Harvey Widening project funded by Mountainland Association of Governments, Pleasant Grove, and restricted impact fee reserves
- Mesquite playground equipment replacement & wood fiber \$250k
- City Council chambers and other offices at public safety building up to \$400k

Water & Sewer fund highlights

- TSSD board approved 15% increase for January 2026
- Water conservation expected with Aquatrax app usage details
- Storm drain expected to be flat without housing growth
- New seasonal irrigation usage adds uncertainty to \$261k in budgeted water revenues
- Grant projects and related revenue, should be completed in previous fiscal year
- Four utility revenue bonds with \$748k in total debt service costs
- \$616k vacuum truck purchase
- Staff water, sewer and storm drain allocations updated to reflect more time spent on water line repairs and meters
- Minimum debt service coverage 1.25 attainable if no material expense adjustments to budget

Motor Pool fund highlights

- Flat motor pool charges to other funds expected
- Pickup truck replacement for golf staff
- Pickup truck replacement for public works staff
- Heavy-duty pickup truck replacement for public works staff, if pricing makes sense
- Breakout of general fund expenses for parks and recreation

Bedroom community budget challenges

source: Microsoft Copilot

Bedroom communities, often located just outside major cities, face unique budget challenges. Here are some key issues:

1. Limited Revenue Sources: These communities often rely heavily on property taxes for revenue. With fewer commercial properties and businesses, they may struggle to generate sufficient funds
2. Infrastructure Costs: Maintaining roads, utilities, and public services can be costly. As these communities grow, the demand for infrastructure improvements increases
3. Economic Dependency: Many residents commute to nearby cities for work, meaning local economies can be vulnerable to changes in the job market of the larger city
4. Housing Market Fluctuations: Property values can be volatile, impacting tax revenues. Economic downturns can lead to higher vacancy rates and lower property values
5. Service Demand: As populations grow, the demand for public services like schools, healthcare, and emergency services increases, putting pressure on budgets

What is true and not true for Cedar Hills

- Limited revenue sources—heavy reliance on sales tax revenues
- Maintaining infrastructure is expensive, smaller projects usually are more expensive to do vs larger projects that have economies of scale
- Economic dependent, not for jobs, but we rely heavily on contracted partners to keep overall costs stable for sewer processing, supplementary water, public safety and garbage removal—larger entities staffing costs are closer to 80%, but Cedar Hills is only 27%
- Housing market fluctuations do not impact property taxes for Utah cities, because the distribution is based on an amount not a percentage of house values
- Increased service demands for water, streets, park, trails, trees, community events, and financial transparency as the city has grown

Limited Resources

- Sales tax revenue is flat or down the last three years, the previous ten years of growth have been absorbed by public safety contract adjustments
- Property tax does not change for inflation, and last increase was 2010
- Most increases in utility fees for the last two years have been absorbed by public safety increases, Timpanogos Special Service District renovations, water line repairs, supplementary water increases, Xpress Bill pay increases and Rocky Mountain power increases
- Operating compensation increases the last two years are funded primarily by programs like passport and recreation program revenue growth, employee expense consolidation, and employee reallocations absorbed by golf & event operations
- State continues to increase communication and financial transparency requirements without additional funding

Purpose of rainy day/insurance reserves

Per Copilot, Rainy day funds, also known as budget stabilization funds, are crucial for small governments to manage unexpected financial challenges. Here are some key situations when these funds should be used:

1. Economic Downturns: When there is a significant drop in revenue due to economic recessions, rainy day funds can help maintain essential services without drastic budget cuts
2. Natural Disasters: In the event of natural disasters like floods, earthquakes, or hurricanes, these funds can be used for immediate relief and recovery efforts
3. Unexpected Expenditures: Situations such as sudden infrastructure failures or large legal settlements can be managed using these reserves
4. Revenue Shortfalls: If projected revenues fall short, rainy-day funds can help bridge the gap and stabilize the budget

The city's sales tax revenues are currently trending down, which has not happened during a full fiscal year before.

We also have unexpected funding requests like Meals for Wheels, because of federal cuts.

We recommend using a minimal drawdown of rainy-day reserves for these type of items, but not to fund planned contractual increases from public safety or refuse services. Planned operations should be funded with revenue increases and/or service cuts like park staffing and library reimbursements.

Utah's economy has a reputation for rebounding faster than other states. Once the economy has stabilized, staff recommends no longer relying reserves for ongoing expenditures, only one-time expenditures.



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	May 6, 2025

SUBJECT:	Review/Action on a Resolution regulating Fireworks
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

The City Council is granted the authority by Utah State Code to adopt ordinances that are "necessary and proper to provide for the safety and preserve the health, and promote prosperity, improve the morals, peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City." With the amount of run-off and associated plant growth, there is a concern that the hillside and native areas have new growth that would provide significant fuel for any fire. As temperatures rise, this new growth will dry out leading to dangerous conditions. This Resolution reaffirms the City's commitment to the safety of residents by prohibiting open fires where indicated on the map, and the discharge of aerials and fireworks within 100' of areas identified on the map.

PREVIOUS LEGISLATIVE ACTION:

Cedar Hills last reviewed the fireworks map in 2024

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed resolution and fireworks map.

RECOMMENDATION:

Review the proposed resolution and associated fireworks map for any necessary changes.

MOTION:

To approve Resolution No. _____, a resolution of the City Council of the City of Cedar Hills, Utah, adopting specified restrictions of fireworks and open fires in portions of the City, subject to the following modifications (LIST ANY APPLICABLE CHANGES):

ACTION:

Motion:

Second:

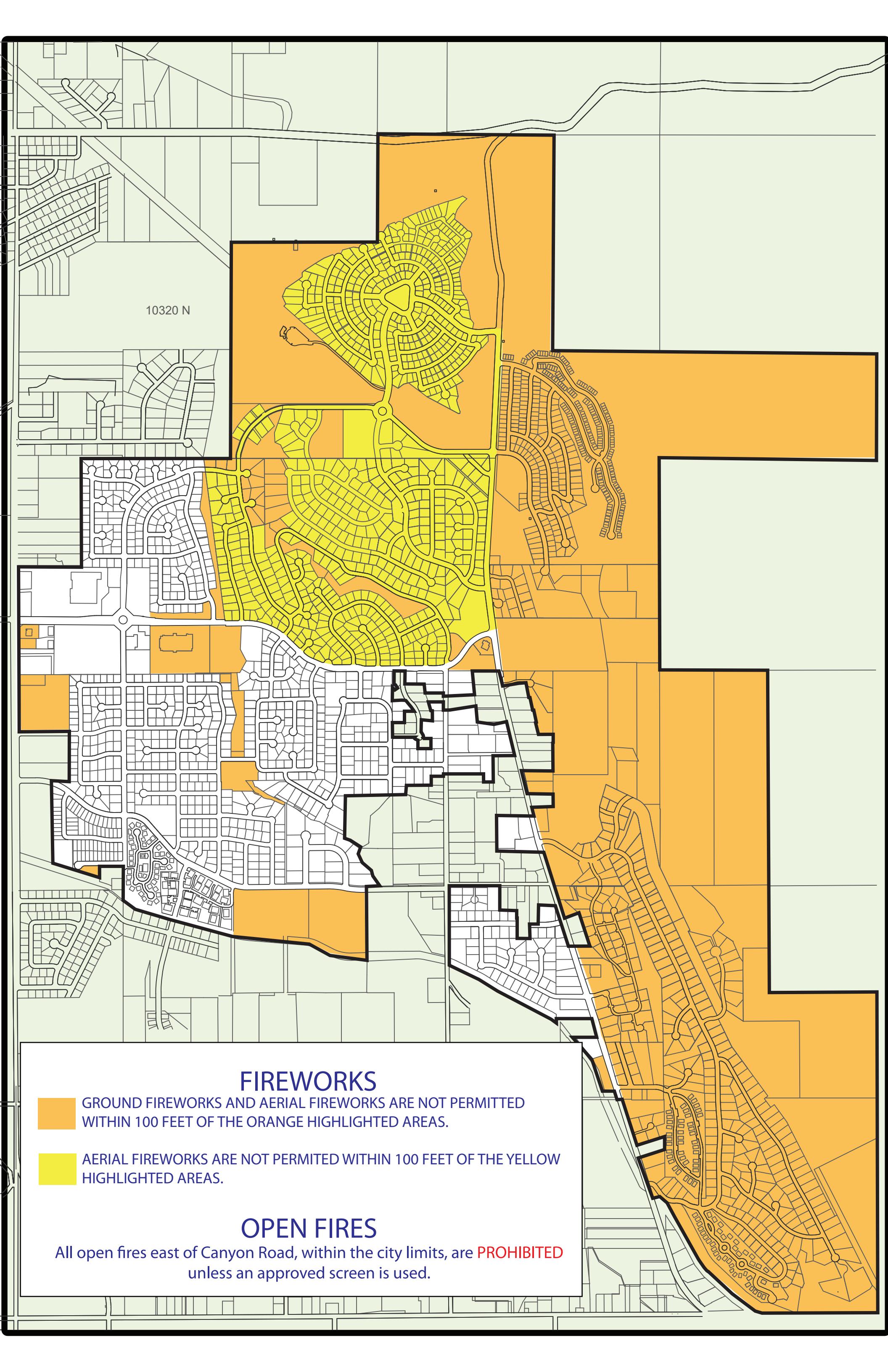
Laura Ellison: Yes No Abstain Absent

Mike Geddes: Yes No Abstain Absent

Bob Morgan: Yes No Abstain Absent

Erika Price: Yes No Abstain Absent

Kelly Smith: Yes No Abstain Absent



10320 N

FIREWORKS

GROUND FIREWORKS AND AERIAL FIREWORKS ARE NOT PERMITTED
WITHIN 100 FEET OF THE ORANGE HIGHLIGHTED AREAS.

AERIAL FIREWORKS ARE NOT PERMITTED WITHIN 100 FEET OF THE YELLOW
HIGHLIGHTED AREAS.

OPEN FIRES

All open fires east of Canyon Road, within the city limits, are **PROHIBITED**
unless an approved screen is used.

RESOLUTION No. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, ADOPTING
SPECIFIED RESTRICTIONS OF FIREWORKS AND OPEN FIRES IN PORTIONS OF THE CITY FOR
FIRE SEASON 2025**

WHEREAS, the State of Utah including Utah County and the City of Cedar Hills is experiencing drought conditions;

WHEREAS, the eastern city boundary lies adjacent to United States Forrest; and

WHEREAS, the City of Cedar Hills wishes to protect such vulnerable and irreplaceable areas from the risk of wildfires.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH COUNTY, UTAH, AS FOLLOWS:

Section 1. The City of Cedar Hills hereby declares support of the American Fork Fire Department (AFFD) efforts to limit fire risk by the restriction of all fireworks and all open fires east of Canyon Road within city limits and in any area identified by the highlighted areas of the map.

A copy of said map is attached hereto as Attachment A. Open fires west of Canyon Road shall be contained in facilities as approved by the AFFD.

Section 2. The City of Cedar Hills is excluded from the provisions in this resolution for all fireworks associated with the Family Festival.

Section 3. This Resolution shall take effect immediately upon its approval and adoption.

PASSED AND APPROVED this 6th day of May, 2025.

CITY OF CEDAR HILLS COUNCIL

By: _____
Denise Andersen, Mayor

VOTING:

Laura Ellison	Yes	No Absent
Mike Geddes	Yes	No Absent
Bob Morgan	Yes	No Absent
Erika Price	Yes	No Absent
Kelly Smith	Yes	No Absent

ATTEST:

Colleen A. Mulvey, MMC, UCC
City Recorder

DEPOSITED in the office of the City Recorder the 7th day of May, 2025.