



Water Conservation Plan

NOVEMBER 2022

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Introduction

As Cedar Hills looks forward through the remainder of this decade, although we have witnessed a decline in our city's population from 10,310 in 2017 down to 10,019 in 2020. At full build out, the future of Cedar Hills continues to have the potential to reach a population of 13,500. With residential property being subdivided, and with new commercial growth, Cedar Hills has seen new growth in the past few years which has contributed to more customers connecting to the City's water systems. With all these changes, Cedar Hills is continuously looking for ways to conserve water; and investigating ways for residential and commercial property owners to use alternative landscaping methods, such as xeriscape, localscape, and hardscape outdoor areas as an alternative to traditional landscaping. There has been concern over the future cost and availability of the water supply as demonstrated by the State Legislature in the Water Conservation Plan Act (House Bill 418) passed in the 1998 session. Revisions to the bill were passed in 1999 (House Bill 153) and in 2004 (House Bill 71). This Act is codified as Section 73-10-32, UCA of the Utah State Code. Cedar Hills' citizens and leaders, having foreseen the continued growth, have taken many steps to ensure that Cedar Hills continues to have a sufficient supply of water for all its needs. Each year new legislation is passed working towards ensuring communities are doing their part to conserve this precious resource. This water conservation plan is written to address any concerns of leaders and citizens of both Cedar Hills and the State of Utah.

Description of the City

Nestled near the mouth of American Fork Canyon, the community of Cedar Hills provides a beautiful view of the surrounding mountains, Utah Lake, and Utah Valley. The topography of Cedar Hills varies significantly. With the many annexations of land from both the lower areas and the hillside zone into Cedar Hills, the City's elevation ranges from lower than 4,800 ft. to greater than 5,280 ft.

Cedar Hills, located in northern Utah County, the second driest state in the nation and neighboring the cities of Pleasant Grove, Highland, and American Fork. Cedar Hills has experienced an increase in residential, commercial, and public facility growth over the past few years, but is nearing potential build-out. The City has added a twelve acre city park, a new subdivision, single family infill development, and several commercial businesses. There are approximately 2,250 acres within the Cedar Hills City limits. Approximately 50 acres for commercial development, while the remaining 2,200 acres are zoned for residential and open spaces. In 2019-2020 a new City park was constructed, Harvey Park, which includes a baseball field, soccer fields, and a splash pad. The splash pad uses culinary water with the drainage system strategically routed directly into our pressurized irrigation system. This design helps conserve our water while using it, having fun in it, and ultimately repurposing it for irrigation.

The chart below illustrates the permits issued by the building department over the last 5 years.

PERMITS ISSUED										
	Home	TownHome	Solar	Basement	Pool	Commercial	Car Wash	Parks	Water/Sewer Conn.	Other
2017	15	0	48	17	1	1	0	1 (Restroom)	0	20
2018	7	0	6	13	1	0	0	0	5	35
2019	8	0	17	15	4	2	0	1 (Splash Pad)	1	53
2020	26	0	28	30	2	2	0	0	0	64
2021	57	1 (4 units)	29	29	7	3	0	0	0	89
2022 As of 6/20/22	0	0	12	15	2	2	1	0	0	47

The "Other" category consists of permits such as furnace and A/C replacement, retaining walls, pergolas, remodels, gas lines, etc.

The City of Cedar Hills owns and operates two separate water systems: culinary and pressurized irrigation. The culinary water system provides potable water for indoor use. Prior to the 2003 irrigation season, water for outdoor use was also provided through the culinary system. In 2002, the City began construction of a pressurized irrigation system. The purpose of constructing the pressurized irrigation system was to conserve culinary water and provide for more efficient use of the City’s water resources. The new system enabled the City to use irrigation water rights that had been either purchased or provided to the City to meet the water policy for new developments. In addition, the pressurized irrigation system removed water from open ditches, eliminating the losses of conveyance. Over 95 percent of the small farms and residences that used surface water from ditches have converted to using the pressurized irrigation system. There are few homes and irrigated acreages that do not have the pressurized irrigation system available to them. The residential indoor and outdoor use for these homes is provided through the City’s culinary water system.

The Water Supply

The City of Cedar Hills has two deep well water sources for its culinary water supply. These sources of water are Harvey Well and Cottonwood Well. However, if the wells cannot supply sufficient water, Cedar Hills will work with American Fork City to use a connection to the American Fork culinary water system through a booster that can then supply Cedar Hills with water.

Water is supplied to the pressurized irrigation system from the American Fork River, Pleasant Grove Irrigation Co, Harvey Well/Cottonwood Well, and Central Utah Water Conservancy District (CUWCD) connections. The system primarily relies on the creeks and springs from American Fork River, if the flow is available. As the irrigation season progresses and the flows from surface water sources subside, the wells and the CUWCD connections are used to provide more water sources for the demand on the system. The City of Cedar Hills has water rights of approximately 4,000 acre-feet for indoor and outdoor use.

CULINARY WATER

Type	Connections	Use (Gal/YR)
Residential	2576	176,861,000
Commercial	14	7,563,000
Industrial	0	0
Institutional	14	10,818,705
Other (Parks, Facilities, PG, AF)	44	48,983,000
TOTAL	2648	244,255,705

Per Capita Culinary Water Use:

Residential water deliveries (176,861,000) ÷ Days per year (365) ÷ Total service population (10,261) = 47.22 GPCD

Per capita Irrigation Water Use:

Total water produced (620,943,490) ÷ Days per year (365) ÷ Total service population (10,261) = 165.79 GPCD (Includes golf course, water loss, evaporation, etc.)

Total Community Water Use Per Capita: Residential + Commercial + Industrial + Institutional + Other (244,255,705) ÷ Days per year (365) ÷ Total Service Population (10,310) = 65.22 GPCD

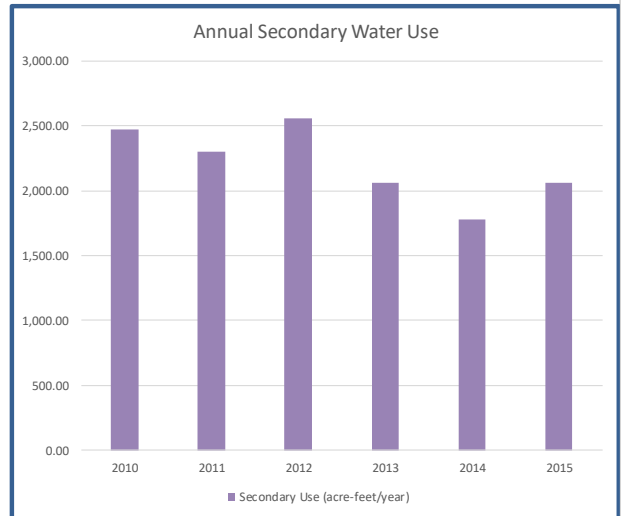
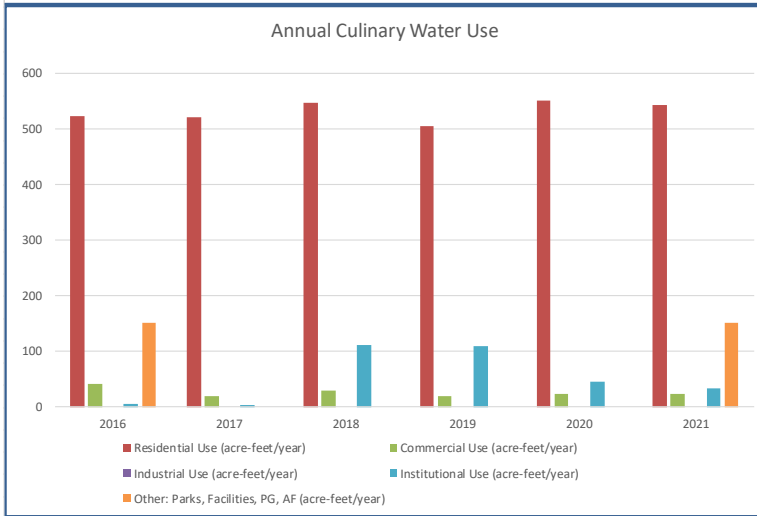
Water Conservation Goals

The City has started installing secondary water meters on each connection to the pressurized irrigation system. When the system is fully installed, water users will begin to be billed for actual usage. It is anticipated that this will result in drastic reductions in consumption. The secondary meter installation is one of several plans that the City is pursuing in order to do its part in the state water conservation program. Combined, these plans are expected to result in a 30% decrease in water usage over the next five years throughout the city. From xeriscaping roundabouts and park strips to installing new meters and software for both culinary and secondary water systems, the City is optimistic that efforts throughout the community will result in the conservation of our water sources.

Water Budget

During the 2016 calendar year, 270.630 MGal was supplied to the culinary water system. 234.302 MGal was accounted for in the metered outflows to end-users. Average unaccounted losses from the system are less than 13% for the past water year of record. It is estimated that a significant portion of the difference is due to unmetered connections for new construction, park irrigation and supplementing the pressurized irrigation system.

Data reported to Utah Division of Water Rights on the Annual Water Use Form							Data Collected by System	Sum Residential, Commercial, Industrial, and Institutional, and Secondary Use	Multiply acre-feet by 325851.43 to change to gallons	Divide by 365 to change from year to day	use in gallons per day by populati
Year	Population	Residential Use (acre-feet/year)	Commercial Use (acre-feet/year)	Industrial Use (acre-feet/year)	Institutional Use (acre-feet/year)	Other: Parks, Facilities, PG, AF (acre-feet/year)	Secondary Use (acre-feet/year)	Total Use (acre-feet/year)	Convert from Acre-Feet to Gallons	Convert from Year to Day	Calculate GPCD
2016	10,310	522.61	41.48	0.00	4.63	150.32	2,475.36	3,194.40	1,040,899,808	2,851,780.30	276.60
2017	10,334	520.59	18.36	0.00	3.82	***0	2,302.18	2,844.95	927,031,026	2,539,811.03	245.77
2018	10,385	547.79	28.57	0.00	110.28	***0	2,562.14	3,248.78	1,058,619,609	2,900,327.70	279.28
2019	10,209	504.78	19.63	0.00	108.88	***0	2,062.33	2,695.62	878,371,632	2,406,497.62	235.72
2020	10,190	551.76	23.83	0.00	44.50	***0	1,780.39	2,400.48	782,199,841	2,143,013.26	210.31
2021	10,261	542.77	23.21	0.00	33.20	150.32	2,062.33	2,811.83	916,238,826	2,510,243.36	244.64
***Data Unavailable at this time											



Current Water Conservation Measures and Programs

Pressurized Irrigation System

Prior to the construction and implementation of the City’s pressurized irrigation system, some residents used surface irrigation from Pleasant Grove Company ditches, while others used the culinary system to supply outdoor irrigation water. In addition, the small farms in the area were served by surface irrigation and open ditches.

The City’s culinary water system is metered at each residence. The pressurized irrigation water system has meters to determine the quantity of water used from each source; however, individual residences are not metered (pending completion of the secondary water meter project). If the water user is considered to be using more water than is necessary, they are contacted to discuss methods of reducing water consumption.

Following are measures and programs that the City of Cedar Hills has committed to and/or has implemented or considered to conserve water.

City Water Use Evaluation- Conservation plan

During the 2013 irrigation season the City gathered information pertaining to the City irrigation system water production and usage. Based on meter readings and pump data, the City produced an average of 0.99 ac-ft. of

irrigation per unit city wide. The number of units within the system was 2,355. Comparing city usage to the Utah State Division of Water Resource recommended usage it was determined that irrigation water usage was excessive to nearly (3) times the recommended amount. It was also recognized that while the irrigation system was designed for 100% build out and the City was currently at approximately 80% build out the water system was operating at approximately 95-105% design capacity.

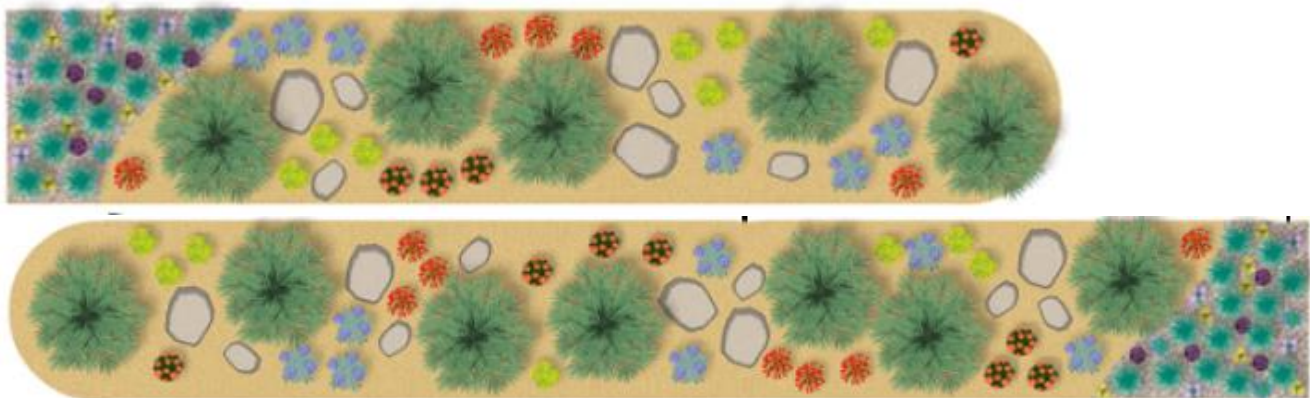
The City has been working with P.K.J Design Group, Sandy Vernon, and Central Utah Water Conservancy District's Conservation Education Director, Casey Finlinson,(Phone: 801-226-7145 casey@cuwcd.com), to create landscaping plans and designs for water conservation projects on City land throughout the community.

Recently, Cedar Hills City Council formed a new "Beautification/Water Conservation Committee". This committee's focus is on beautifying the cityscapes, while at the same time, reducing the water usage and creating drought resistant landscaping throughout city property.

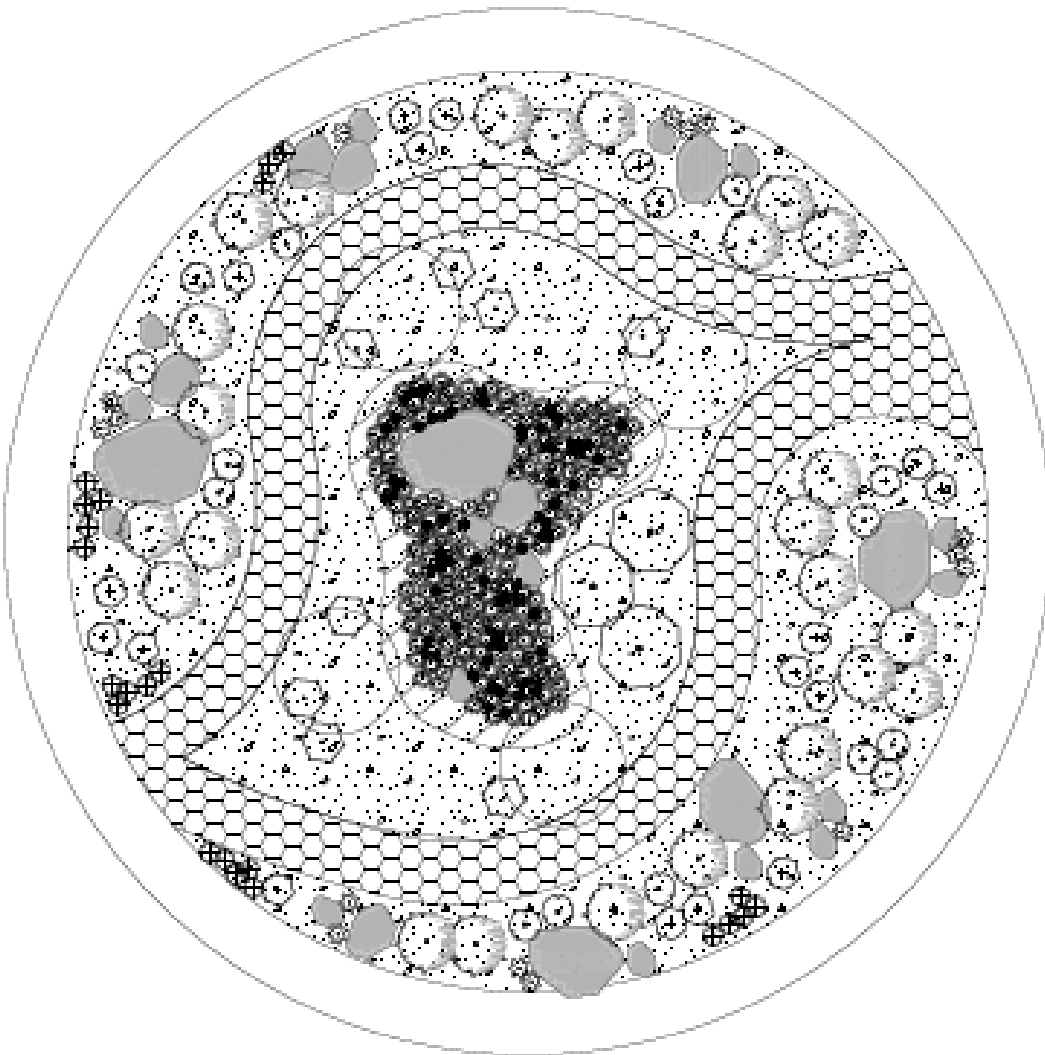
In 2022, Cedar Hills City Council tasked the Beatification Committee with the goal of water conservation in mind while switching grass areas with drought resistance plants and hard scape designs. Conservation efforts will begin in high-traffic areas throughout the community where the impact can be seen by residents. It is the intention of the City to demonstrate to Cedar Hills residents' ways to cut water usage while still having beautiful property. By providing examples of localscapes, plants that are beautiful, drought-tolerant, and native to Utah, the City can encourage residents to use similar landscaping on their residential properties.

Our Beautification Committee members are all volunteer residents of the city. They are: Angela Free, Amy Last, Debra Geppert, Erika Price, David Bragonje, Kaye Lopez, Annette Dungan, Trisha Fredrickson, Kellie Bray, and Richard Miller.

The current plans include the refurbishment of a road median on a collector road in the City. By removing the non-functional turf, and replanting with localscape plants, the City can show way of beautifying areas while becoming more water resilient. The project is called the Cedar Hills Drive Median Project, below are drawings of what it will look like when completed.



The other major water conservation landscaping project being pursued by the City is located at the Bayhill Drive roundabout. This roundabout landscaping project will provide a unique opportunity to demonstrate on a larger scale what localscaping efforts can look like.



These two projects are predicted to save the city 30% in water usage through the years after completion.

TIMELINE OF WATER CONSERVATION EFFORTS IN CEDAR HILLS:

Utah state government 2022 Legislative Session:

- **House Bill 121:** Water Conservation Modifications: Imposes water conservation requirements on state-owned facilities and provides incentives to replace grass.
- **House Bill 37:** State Water Policy Amendments: Promotes recharge of aquifer storage
- **House Bill 242:** Secondary Water Metering Amendments: Requires the metering of secondary water systems
- **House Bill 282:** Water Wise Landscaping Amendments: Prohibits public and private entities from prohibiting water-wise landscaping and authorizes certain landscaping requirements.
- **Senate Bill 110:** Water as Part of General Plan: Mandates municipal general plans to address land and water use together

March 2014

The “Water Conservation Citizens Advisory Committee” recommended that the City establish a water conservation goal. The recommended initial goal is that the Pressurized irrigation (P.I.) system water consumption be reduced to 50% of the 2013 levels. To accomplish this goal recommendations included:

- The City is unlikely to achieve significant water conservation without metering.
- Meters should be installed at all P.I. system connections.
- Meters should be installed at all City owned facilities.
- Education should include:
 - Incentives
 - Rebate program information for testing and upgrading controllers.
 - Notifications when system exceeds recommended usage.
 - Weekly recommended water usage guide.
 - Newsletter water conservation tips.
 - Water Conservation *Yard of the Month* program.
 - Signs throughout the City.
 - Utility bills comparison to neighbor’s usage.
 - Elementary school water conservation program.

April 15, 2014

The “Water Conservation Citizens Advisory Committee” reported to City Council a recommendation to start metering secondary water beginning in 2015 and provide a graduated water use fee schedule. The Committee also recommended educating people in ways that they can conserve water. The Committee further recommended that the City provide information on their web site including a recommended watering guide, weekly water consumption and conservation tips.

June 2014

Cedar Hills worked with *Hansen Allen and Luce* to study and present findings related to the City’s pressurized irrigation system operations and capacities.

August 14, 2014

Cedar Hills provided a Town Hall meeting for the presentation of the *Hansen Allen and Luce* study findings. This included City pressurized irrigation history, annual & weekly consumption trends. *Hansen Allen and Luce* also provided an Irrigation Model for the City system and reviewed various events of failure and the probable consequences. City Council, Mayor, committee members and citizens were given opportunities to ask questions and provide comments.

May 5, 2015 and still in effect currently

The Cedar Hills City Council voted to implement outdoor water conservation measures for all water users within the city. Residential properties with house numbers ending in an odd number will be allowed to water Monday, Wednesday, and Friday. Property house numbers ending in an even number will be allowed to water Tuesday, Thursday, and Saturday. Spot watering with a hose is allowed on Sunday. Restrictions will be enforced with a warning for the first violation, a \$50 fine for the second violation, and a \$200 fine for the third and subsequent violations. These restrictions remain in effect until further notice and supersede the Cities recommendation that residents should follow the State recommended watering schedule.

Cedar Hills City has provided a dedicated Water Conservation page to the City web site. <http://www.cedarhills.org/utilities/water-conservation>

Public Awareness Program

In years past, Central Utah Water Conservancy District has offered Cedar Hills residents, free classes on zero-scaping techniques, as well as an incentive program that encouraged city residents to switch their property landscaping to a more drought resistant style. Additionally, during our Family Festival each year, the City had a city sponsored booth featuring water conservation information available for festival goers to take home with them to read at their convenience. Every month, the city includes articles in its newsletter on ways residents can conserve water. Social Media posts on our Facebook page and website articles during the spring and summer months give water conservation reminders, irrigation requirements, programs offered by Central Utah Water and other helpful information. To provide additional conservation information and helpful Internet links, on demand, the city has created a water conservation section on our website at www.cedarhills.org under the “residents”--“utilities”--“water conservation” section.

System Maintenance

The City used “state of the art” methods when constructing the pressurized irrigation system. With the system being in its fifteenth year of operation, system losses are calculated to be very minimal.

All of the City’s culinary water lines are PVC lines. Most of the water leaks that the City repairs on a regular basis are deteriorated galvanized or poly water service lateral connections. The City currently requires poly culinary water services.

Current Water Rates

Designing an appropriate rate schedule is a complex task. Rate design is a process of matching the costs of operating the water system to the unique economic, political and social environments in which the City provides its service. The cost of delivering the service must be evaluated and understood. Each water system has unique assets and constraints. Based on the characteristics of the system and past capital and operating costs, revenue requirements can be estimated. City staff has estimated the cost of providing water service and proposed a rate schedule designed to cover such costs. The rate schedule shown below has been adopted by the City of Cedar Hills.

2022 Culinary Water Rates Per Month

Base Rate Per Connection	Usage in Gallons (If PI is connected)	Rate/1,000 Gallons	
\$9.46	1 to 8,000	\$2.11	See City Resolution 6-29-2021E
	8,001 to 12,000	\$3.49	
	12,001 to 18,000	\$5.17	
	18,001 and up	\$6.87	

This rate schedule is used only if the resident **is connected** to pressurized irrigation. The above rate schedule is designed to encourage conservation through an ascending block rate structure.

If the resident is **not connected and PI is available**, the following rate schedule applies.

Base Rate Per Connection	Usage in Gallons (If PI is connected)	Rate/1,000 Gallons	
\$9.46	1 to 8,000	\$3.35	See City Resolution
	8,001 to 12,000	\$5.24	6-29-2021E
	12,001 to 18,000	\$6.94	
	18,001 and up	\$8.59	

If the resident is **not connected because PI is not available** at that address, the resident is charged the base rate plus the flat rate of \$2.11/1000 gallons of usage, no matter how much is used.

2022 Pressurized Irrigation Rates Based on Property Lot Size

The rate structure for the pressurized irrigation system is based on lot size. The following is the rate schedule for pressurized irrigation.

Base Rate Per Connection	Lot Size	Rate	
\$15.95	.25 Acre or Less	\$12.98	See City Resolution
	.26 Acre to .33 Acre	\$17.30	6-19-2012B
	.34 Acre to .50 Acre	\$25.95	
	.51 Acre and up***	See Below	

***Rates for large lot sizes will be determined by the City Officials

Water Conservation Plan

In the summer of 2022, the City began installing new meters for both culinary and pressurized irrigation. This step will help conserve an estimated 30% of the city’s water over the next few years, lessen costs for electricity from pumping, and prove to lessen demand on city pumps, wells, and state-owned aquifers. Installing meters on all pressurized irrigation connections, on average, decreases irrigation water usage by 30- 40%. Metering will virtually eliminate any “guessing” regarding actual water usage demonstrated currently. It is expected that the reduction in the usage will be the result of a change in the billing process to be for actual water used, and providing customers real-time information on usage.

Water Conservation Plan Relative to End Users

The City of Cedar Hills intends to meet the overall goal of water conservation in the following manner: Installing a new fixed based water system will give us the ability to get real time water meter reads and also notify are customers with problems or water leaks to minimize water loss.

1. Consumer/User Education: Provide information with utility bills, notices, newsletter, website and Facebook for users to water lawns at night and to install and use low-flow fixtures.
2. Individual users are billed at usage rates, identifying high-use consumers. Meters are currently read monthly.
3. Demand charges and water rate adjustments may be evaluated to encourage low-use compliance.
4. Enforcement of new building codes will ensure new users will have low flow fixtures.
5. Enforcement of pressurized irrigation watering restrictions.

Water Conservation Plan Relative to Municipal Uses and Practices

The City of Cedar Hills intends to meet the overall goal of water conservation by implementing the following into the City's standard municipal water practices.

1. Install new subdivision water systems with new valve configurations to minimize water waste during repairs and maintenance.
2. Continue weekly monitoring of reservoir levels and pressures to detect abnormal use and possible leaks.
3. Pressurized irrigation system being installed in new developments. Retrofitting plans for existing municipal systems continues to be evaluated. Pressurized irrigation system installation began in new subdivisions in 1996.
4. Design new municipal parks using our "water efficient" designs (which have been working well in existing municipal parks). Water efficient designs include the use of asphalt trails; barked flower bed areas; watering only at night (several times per week); keeping lawn heights slightly longer; fitting restrooms with low-flow fixtures; sanded recreation areas, tennis courts, baseball diamonds; efficient sprinkler "sprayers" limited to watering only the desired areas.
5. WeatherTRAK smart irrigation controllers have been installed in City landscaped areas. These smart controllers use weather data from national and local weather stations and onsite rain delay equipment which reduces water consumption by pausing the watering before and during times of precipitation. The smart controllers are programmed to efficiently water different soil types, slopes, shade, etc. and will send an alert if there is abnormal water flow which helps identify a maintenance repair needed.
6. Removing grass at our city owned roundabouts and park strips. Work will continue with Central Utah Water on installing drought resistant plants and bushes.

The City of Cedar Hills, will encourage a more efficient use of water, and will implement the above plan, which addresses end-user concerns, as well as standard municipal practices in an effort to reduce municipal water use; and will pursue the efforts outlined above to help reduce residential and commercial water use.

Water Conservation Challenges and Opportunities

Following are some of the challenges that the City faces in being successful in getting citizens to conserve water:

- The City's pressurized irrigation water is not metered at each connection. However, pressurized irrigation will begin to be metered in 2022 with meter installation completed by 2023. The city intends to continue educating residents about water conservation and usage regardless of the newly installed meters.
- Homeowners have a propensity to plant and care for large areas of grass and other landscaping, which require high water requirements.
- Citizens lack understanding of information regarding landscape water requirements. Many residents do not know the water requirements to maintain a healthy landscape and are not aware of common practices that can result in water savings indoors.
- Some residents understanding of a drought-tolerant landscape is a landscape that is dull and unattractive.

- Since the City’s pressurized irrigation system will be metered at all connections the City needs to put extra effort into a public education program to promote water conservation. Even though the system will be metered, the City has conserved considerable amounts of water by practically eliminating surface irrigation through open ditches with the associated conveyance losses, and by adopting former Governor Leavitt’s plan for water conservation. As an additional conservation effort, the amount of irrigation water required from culinary grade wells has been drastically reduced by being able to make use of the untreated surface water sources.

Water Conservation Goals

This section briefly describes water conservation Best Management Practices (BMP’s) that the City is currently implementing.

1. *Public Information and Education Program*
2. *Secondary System for Lawn and Garden*
3. *Leak Detection and System Maintenance/Repair Program*
4. *Promote Water-Efficient Landscaping*
5. *Conservation-Oriented Rate Structure*
6. *Shortage Management*
7. *Metering and Meter Testing, Calibration, and Replacement*
8. *In-Home Leak Detection and Water-Use Management Assistance*
9. *Rebates/Incentives/Rewards*

1. Public Information and Education Program

Water conservation education is aimed at enhancing the awareness and understanding of water-related problems and is based on the premise that it will influence people to voluntarily use water more efficiently and cooperate with regulatory requirements. This approach includes both public information and outreach to schools. It addresses both long-term and short-term water use practices.

Some common public information media are:

- Direct mail, including bill stuffers
- Water conservation information on City’s website and Facebook
- Personal contacts
- Posters and brochures
- Educational programs and projects for schools and organizations through County storm water coalition.
- Presentations and demonstrations, including City celebration booth
- Banner that displays water usage and state recommended
- Enforcement of residential watering restrictions by warning for the first violation and following with fines for non-compliance.

Water Education Program

Outdoor Water Use:

- Encourage residential properties to follow the water conservation recommendations of the State of Utah.

- Storm water tip of the month encourages water conservation and protects water quality with advice to decrease runoff and increase water infiltration.
- Water landscaping only as much as required by the types of landscaping and the specific weather patterns of your area. In general, water in the early morning or late evening hours.
- Do not water on rainy and/or windy days. You may do more harm than good to your landscaping, as well as wasting a significant amount of water.
- A single lawn sprinkler spraying five gallons of water per minute uses 50 percent more water in just one hour than the combination of 10 toilet flushes, two five-minute showers, two dishwasher loads, and one full load of laundry.
- Sweep sidewalks and driveways instead of using the hose to clean them off.
- Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscaping so that all the water running off goes to beneficial use instead of running down the gutter to waste.
- Check for and repair leaks in all pipes, hoses, faucets, couplings, valves, etc. Verify there are no leaks by turning everything off and checking your water meter to see if it is still running. Areas with drip systems will use much less water, particularly during hot, dry, and windy conditions.
- Keep your lawn well-trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard.

Indoor Water Use:

- About two-thirds of the total water used in a household is used in the bathroom. Concentrate on reducing your bathroom water use. The following are suggestions for this specific area:
 - Do not use your toilet as a wastebasket. Put all tissues, wrappers, diapers, etc. in the trash can.
 - Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak. If you do not have a low volume flush toilet, put a plastic bottle full of sand and water in the tank to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
 - Take short showers with the water turned up only as much as necessary. Turn the shower off while soaping up or shampooing. Install low flow showerheads and/or other flow restriction devices.
 - Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
 - When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.
 - Repair any water leak within the household. Even a slow drip can waste up to 15 to 20 gallons of water a day.
 - Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your personal property.
 - Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
 - Stop the sink when rinsing vegetables, dishes, or anything else; use only a sink full of water instead of continually running water down the drain.

2. Secondary System for Lawn and Garden

The City of Cedar Hills has constructed a City-wide pressurized irrigation system. The City will continue to require new developments to expand the existing system to bring this service to all residential lots. Additionally, all new construction has required the installation of a secondary meter, subject to the provisions of Utah State legislation.

3. Leak Detection and System Maintenance/Repair Program

Much of the water processed by public suppliers never reaches any customer. It flows through leaks in the distribution system and seeps into the ground or is otherwise lost. However, starting in winter 2006 the City of Cedar Hills started doing winter meter reads to locate abnormally high usage of water and to prevent residential leaks from going undetected longer than needed.

4. Promote Water-Efficient Landscaping

During some summer months, water used for lawn and landscaping may comprise more than half of public water deliveries for many communities. Landscaping with low water use plants and site designs reduces the amount of water needed for irrigation. Such landscapes do not have to be barren, lacking in color, diversity, or only consist of thorny desert plants. Succulent plants and other popular ornamentals may be designed into a water-wise landscape if placed in a location that does not require excess watering.

The City of Cedar Hills:

- Includes water-wise landscaping as a major topic in public information and education programs
- Adopted a policy of applying water-efficient landscaping principles to newly landscaped or relandscaped public buildings, parks, and other sites
- Monitor and evaluate the results of the water-wise landscape information and education
- Periodically, evaluate park landscape watering and landscaping methods to increase conservation. Smart controllers have been installed.
- Including water-efficient landscape requirements in a landscaping ordinance include zero scape ordinance Ord. 8-19-2008B Irrigation Regulations; Ord. 2-17-2009B Xeriscape

5. Conservation-Oriented Rate Structure

The City of Cedar Hills currently has an ascending block rate structure for the culinary water system that encourages water conservation. This same rate structure will be implemented when payments for the secondary system is based on actual usage.

6. Shortage Management

It is anticipated that water shortages may be expected to become more frequent as residential population of the region increases. Consumer demand for water must be curtailed during such times in order to avoid permanent damage to the resources. Local governments can be prepared for such events by

enacting water shortage ordinances. A water shortage ordinance should concern practices that produce short-term reductions in water use to deal with temporary severe shortage problems.

Water Shortage Management

The City should have a contingency plan, which spells out climate and political realities related to water use during drought or other water supply shortages. Included here are conservation measures that may be implemented during times of emergency. They are as follows:

- Water City properties on a minimal watering schedule that minimizes watering during daylight hours. Some watering of City properties is performed during the day to reduce the peak demand on the system. If this coordination does not take place, the City’s regulating reservoirs drain during the night and overflow during the day. The surface water sources that are part of the City’s system are not able to be turned on and off at will.
- Eliminate watering of City property in cases of severe shortages
- Educate the public on the water supply situation
- Instigate voluntary public conservation measures
- No residential outside watering from 9:00 a.m. to 7:00 p.m.
- Issue information to all customers on conservation procedures each can accomplish around their own property and within their own homes
- Instigate mandatory public conservation measures
- Instigate emergency conservation measures:
 - Strictly enforce all conservation policies with significant fines for non-compliance
 - Physically restrict water supplies to (in order of priority):
 - All outside irrigation systems
 - Park properties and other non-essential support facilities
 - Commercial businesses, restricting largest users first
 - Residential areas
 - Any other “non-life support” areas, insuring water supplies to hospitals, hospices, all other health care facilities, and controlled designated area water supply facilities.
- Additional non-emergency water conservation measures

7. Metering and Meter Testing, Calibration, and Replacement

Upgrades to current metering system

Meters provide the basis for determining the system’s income and allow managers to account for how much water passes through the system. Accurate measurement of flow volumes, both of distribution mains and at individual services, is critical to efficient operation of the supply system.

Metered Connections: Culinary 100%

Pressurized Irrigation 0.006% (15 PI connections)

Information that describes the meter installation, testing or replacement program includes such details as:

- Date the program was initiated 7/28/2011
- Percentage of meters affected

- Replacement frequency (Meter Maintenance as needed - Components are replaced to maintain accurate monitoring)
- Review of usage reports to detect meters which are no longer function properly (“0” read report) Every 3 months
- Usage/Proof report review to detect high usage customers
- Average percentage of observed errors of used meters
- Impacts of the program on apparent water usage
- Evaluation of effectiveness of program

8. In-Home Leak Detection and Water-Use Management Assistance

The utility or local government may provide a free technical assistance outreach program for locating leaks and identifying ways in which a resident or property owner might use water more efficiently. This program would provide a staff that is knowledgeable in leak detection and water conservation methods.

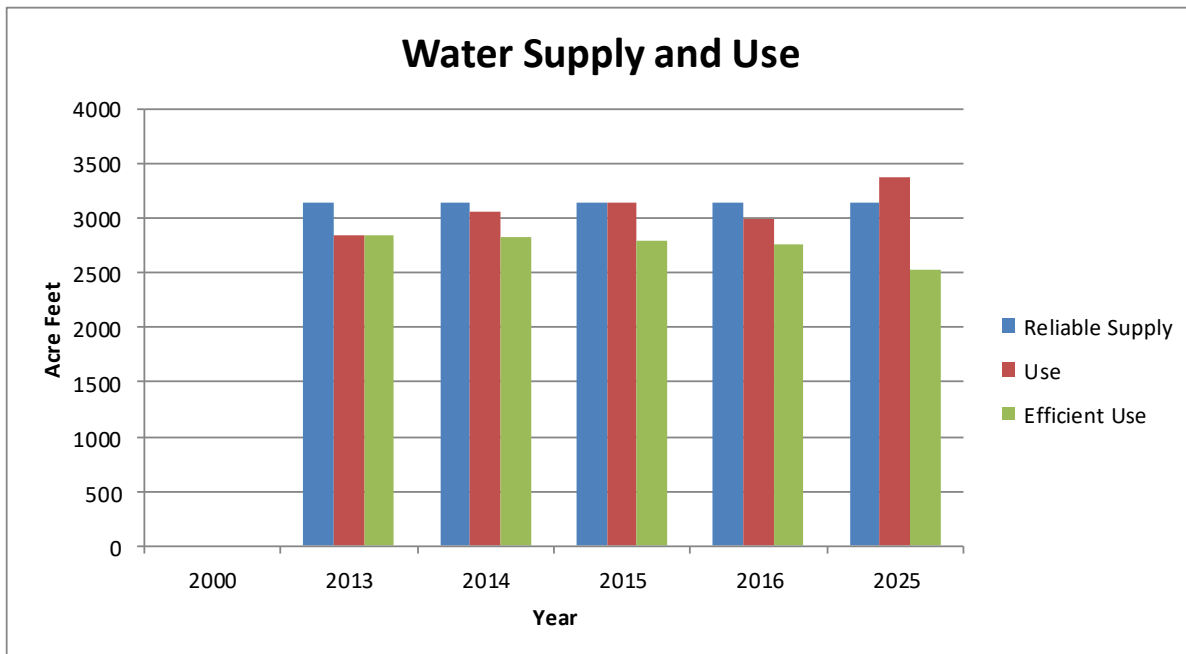
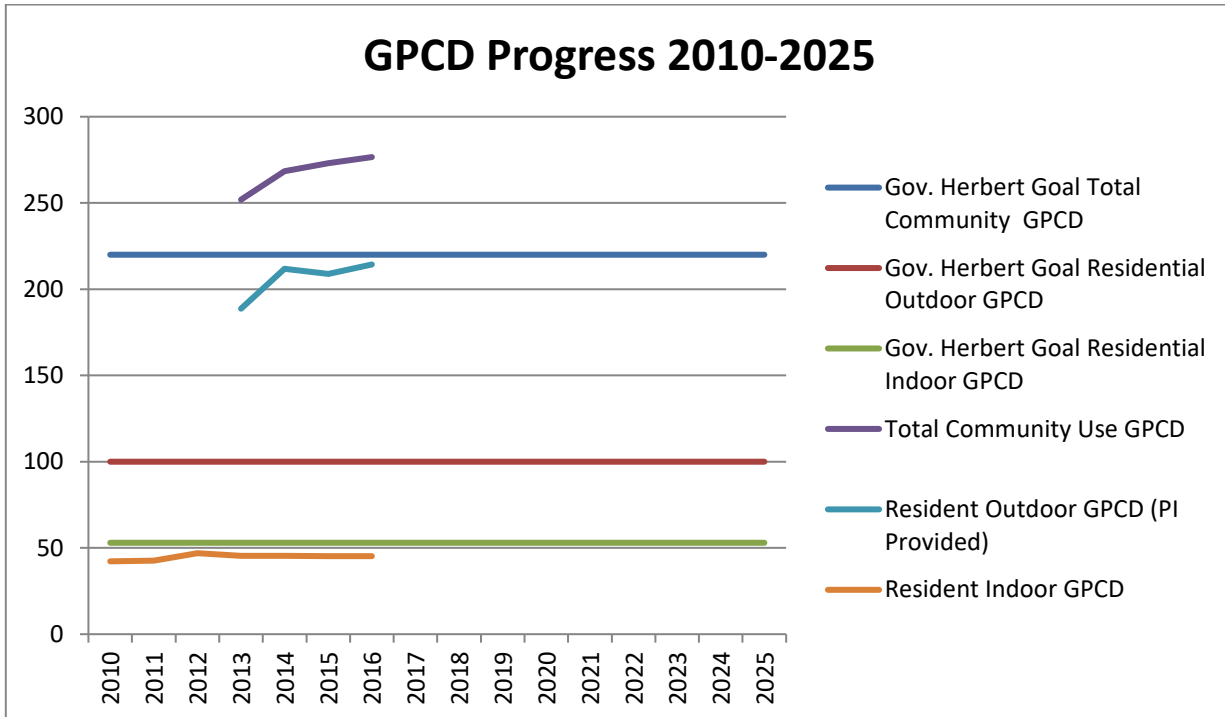
Information:

1. In 2022 the city will be installing a new meter reading system that will give the public works crew real time meter reads so the staff can find problem areas or home services that are leaking and notifying them in a timely manner to save water loss around the city’s culinary and pressure Irrigation system
2. The City performs leak checks to identify water leaking from the house fixtures or lateral connections to the meter
3. City customers will have a water app on their smart devices that will give them access to their account and there water usage so they can track there water consumption to help save water.

9. Rebates/Incentives/Rewards

CUWCD offers a \$100 rebate on the purchase of an EPA WaterSense® labeled smart controller, which helps reduce water waste by using local weather and landscape conditions to apply water to landscapes only when needed.

Water Use & Governor Water Conservation Goals



Proposed Water Conservation Measures and Programs

This section briefly describes water conservation goals that the City will strive to achieve. Descriptions of how the City of Cedar Hills intends to address each selected item of information is listed under each heading

- 1. Water Conservation Committee/ Beautification Committee efforts.*
- 2. Retrofit Devices and weather stations for weather skips.*
- 3. Install hard scaping in city owned open spaces and park strips.*

1. Beautification and Water Conservation Committee

This committee is tasked with beautification efforts throughout the community as well as identifying areas on municipal properties that can be converted to more water resilient plantings. These efforts have been described in greater detail above.

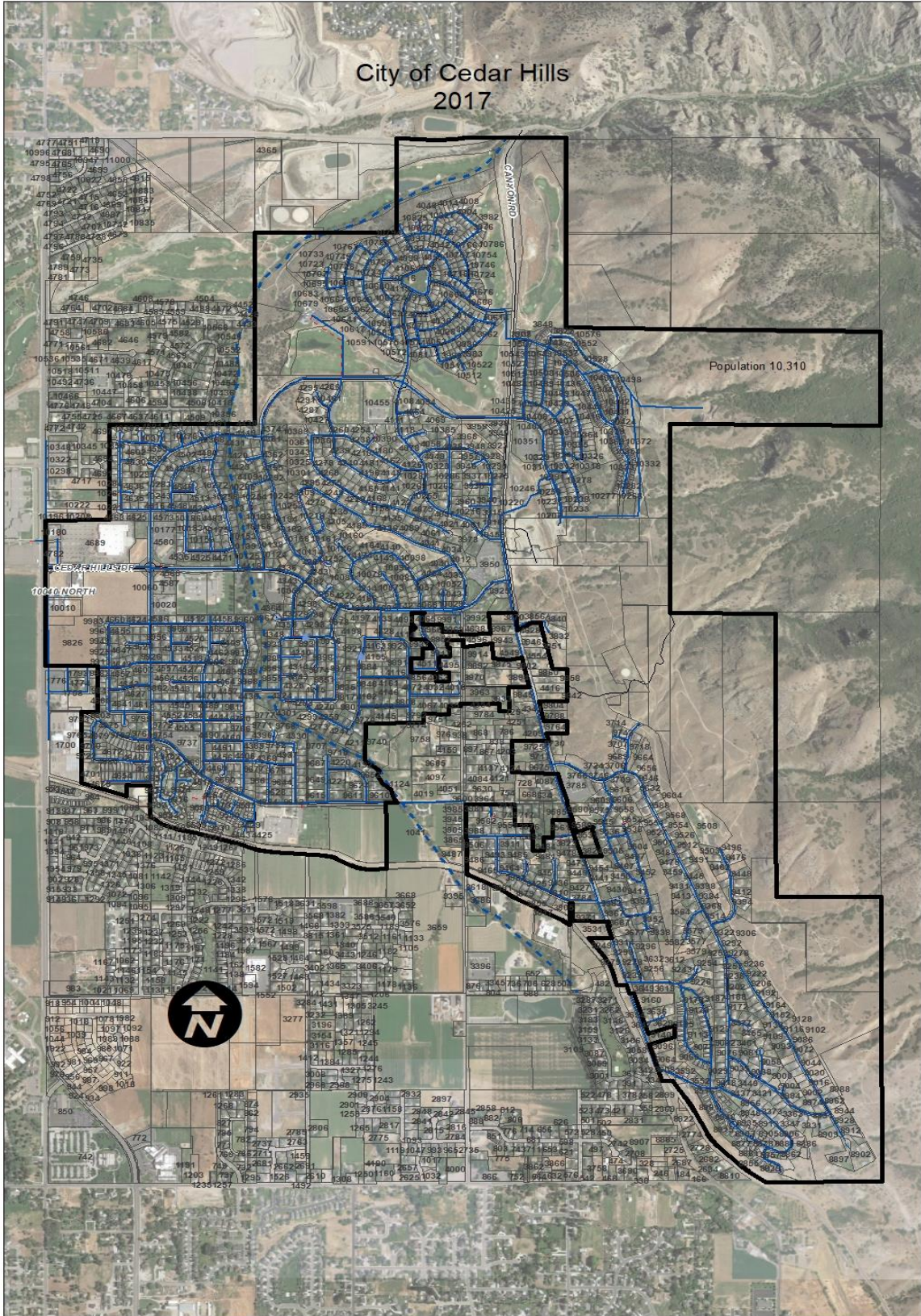
2. Retrofit Devices

Installation of water conserving devices in existing structures complements plumbing codes that require low water-use items in new structures. Retrofitting requirements should usually be mandatory, or devices be provided free of charge to achieve a high degree of compliance. Some localities require retrofit devices to be installed before ownership of a property can be transferred.

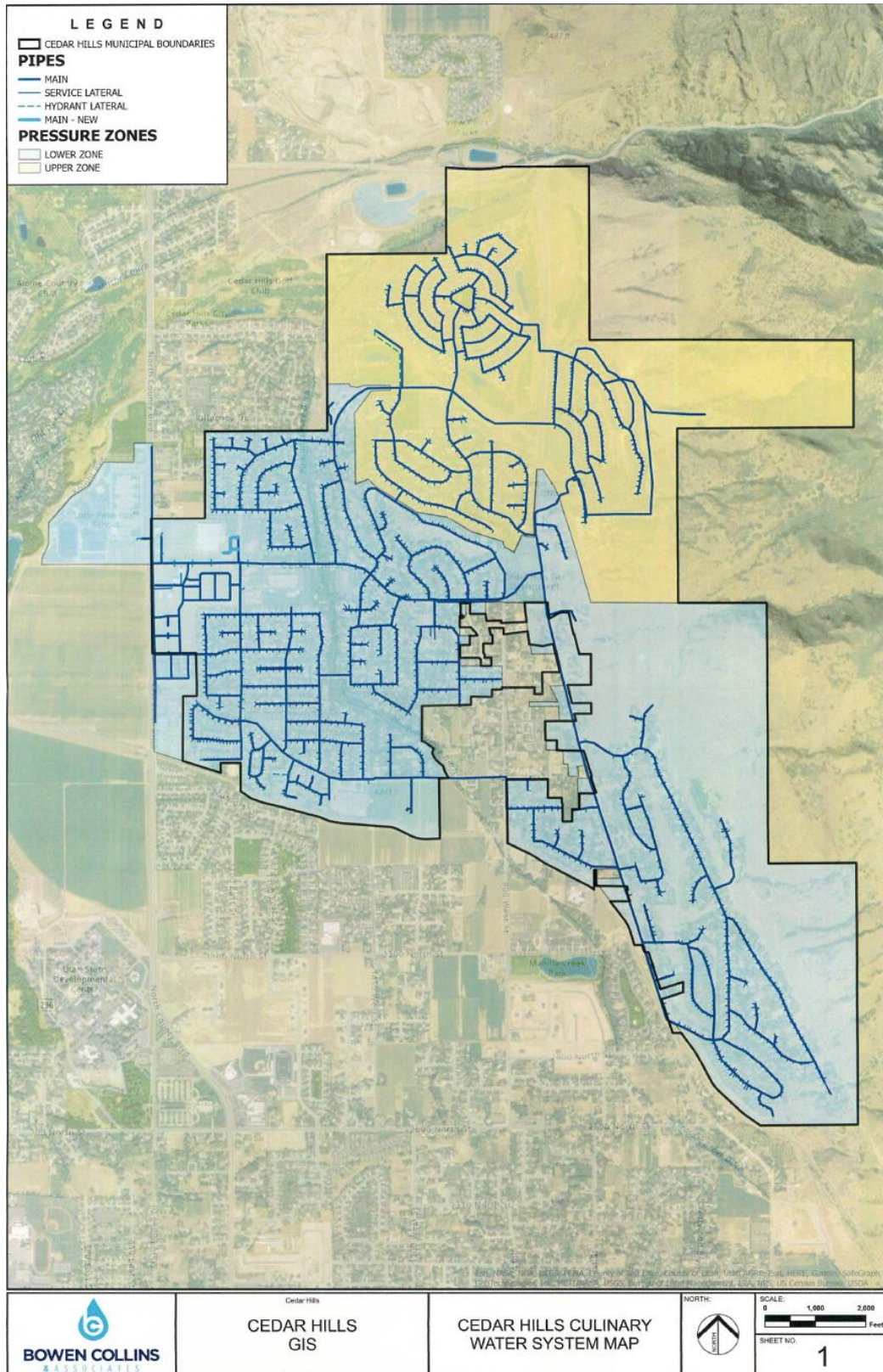
The program may:

1. Define a set of measures to consider
2. Evaluate the impact that such measures would likely have on water demand
3. Analyze the advisability of adopting those measures for their service areas

SERVICE AREA MAP



SERVICE AREA MAP - 2022



Water Conservation Plan Updated By:

Kevin Anderson
Public Works Director
kanderson@cedarhills.org

Tyler Aston
Public Works Operations Manager
taston@cedarhills.org

Melanie Clark
Public Works Office Assistant
mclark@cedarhills.org

**CITY COUNCIL MEETING MINUTES OF THE
CITY OF CEDAR HILLS
Tuesday, November 15, 2022 – 6:00 p.m.
Community Recreation Center
10640 North Clubhouse Drive, Cedar Hills, Utah**

Present: Mayor Denise Andersen, Presiding
Council Member Laura Ellison
Council Member Alexandra McEwen
Council Member Kelly Smith

Absent: Council Member Geddes
Council Member Miller

Staff: Chandler Goodwin, City Manager
Charl Louw, Finance Director
Kevin Anderson, Public Works Director
Jeff Maag, Building Official
Hyrum Bosserman, City Attorney
Colleen Mulvey, City Recorder

Others: Lieutenant Josh Christensen

CITY COUNCIL MEETING

1. Call to Order, Pledge, and Invocation.

The City Council Meeting of the City of Cedar Hills, having been properly noticed, was called to order at 6:01 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Council Member Smith.

The Invocation was offered by Council Member McEwen.

2. Approval of Meeting Agenda.

MOTION: Council Member Ellison moved to APPROVE the meeting agenda. Council Member Smith seconded the motion. Vote on motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member McEwen-Yes, Council Member Miller-Absent, Council Member Smith-Yes. The motion passed unanimously.

3. Public Comment.

Laura Johnson gave her address as 10312 North Forest Creek Drive and expressed concern about Eric Dowdle and the sale of City puzzles. She suggested some kind of competition for the youth to come up with artwork of the City to unleash hidden talent and utilize those resources. She also addressed the sign ordinance. She was in favor of it but did not like having temporary signs such as political signs, that never seem to go away. She would like to see some regulation of the ordinance.

There were no further public comments. The public comment period was closed.

REPORTS/PRESENTATIONS/RECOGNITIONS

4. Presentation – UDOT, Robert Clayton.

Utah Department of Transportation (“UDOT”) Regional Director, Robert Clayton, reported that he meets regularly with cities and towns across the state to answer questions they have. They have not yet met with Cedar Hills, and he wanted to introduce himself and see if there was anything the City needed help with or had questions about. Mayor Andersen expressed thanks for the reflective posts installed on the center divider on Timpanogos Highway. She commented that Cedar Hills is unique in that it is 2.73 miles long with one County road running through it. She appreciated the support the City receives from UDOT.

Mr. Clayton described the process for a project to occur and specifically referenced a new stoplight that was recently installed. He noted that the Transportation Commission is generous with funds for traffic signals because they are safety issues. At the mouth of the canyon, there was concern about how the signal will function. So far, it appeared to be functioning well. Mr. Clayton reported that traffic signals take approximately one year from conception to installation. Intersection improvements may take two to three years due to budgeting, engineering, utility clearances, environmental clearances, and other issues.

Eric Mason was introduced as UDOT’s Region Project Manager.

CONSENT AGENDA

5. Approval of the Minutes from the September 29, 2022, Special City Council Meeting and the October 4, 2022, City Council Meeting.

MOTION: Council Member Ellison moved to APPROVE the Consent Agenda. Council Member Smith seconded the motion. Vote on motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member McEwen-Yes, Council Member Miller-Absent, Council Member Smith-Yes. The motion passed unanimously.

CITY REPORTS AND BUSINESS

6. City Manager.

City Manager, Chandler Goodwin, reported that sign-ups for Junior Jazz were underway. It is the biggest program of the year, and the spots fill up quickly.

Mr. Goodwin stated that the Events Department has been busy preparing for the holiday season with many events planned.

Golf was winding down for the year, but progress was being made on different projects. There will be proposals made tonight in terms of budgets and projects on the golf course. He commented that staff has done a great job.

UTOPIA and secondary meters continued to be installed throughout the community. Residents with concerns or questions were encouraged to reach out to the City. Those with questions directly related to UTOPIA should be raised with them directly. It was noted that they have been very responsive and helpful.

Mr. Goodwin asked residents to not leave cars parked on the streets, especially when there are snowstorms, as it makes it difficult and dangerous for plows.

7. **Mayor and Council.**

Council Member Ellison reported that the Youth City Council (“YCC”) put on a well-executed Halloween event. Unfortunately, it was a very cold night, so the turnout wasn’t what they had hoped for. The planning and execution, however, were great. On December 5, 2022, a family event was scheduled with Santa who will come in on a Fire Truck. There will be hot chocolate, activities, and a food drive.

Mayor Andersen reported that in her capacity on the Mountainland Association of Governments (“MAG”), she serves on the Aging Council. The Aging Council gave its Annual Caregiver’s Conference recently. They are creating a pilot program on digital navigation for seniors and how to use technology. It will help seniors understand how to use their phones and computers to keep them engaged and included in society. Another program that MAG sponsors is Meals on Wheels. During the pandemic, the need for Meals on Wheels increased to the point that there is a \$400,000 to 500,000 deficit in the program at this time. They are creating a fundraising opportunity for the community.

Recently, the Mayor took a tour with Mary DeLaMare-Schaefer, Utah Transit Authority (“UTA”) Regional General Manager for Utah County, and Mayor Merrill from Alpine. They traveled using different modes of transportation UTA offers throughout Utah County. She found it fascinating to see all of the transportation options that are now available through UTA.

The Mayor expressed appreciation to UTOPIA for how they are installing their equipment and cleaning up afterward. Residents have also been impressed that their yards have been put back together so well.

SCHEDULED ITEMS AND PUBLIC HEARINGS

8. **Review/Action and Public Hearing on Preliminary Plan Approval for Starbucks located at 9946 North 4800 West in the SC-1 Commercial Zone.**

Mr. Goodwin stated that the request is for Preliminary Plan Approval for the Starbucks located on North County Boulevard in the SC-1 Commercial Zone. He commented that these are the types of businesses the City would like to see along the perimeter of a development. The Site Plan includes additional parking to the west, if necessary. The queue for Starbucks will accommodate 11 cars. The manner in which the City interacts with commercial businesses has changed in the last two years. Prior to the pandemic, people would go inside stores to order and pick up food. There are now dedicated stalls for online orders. Drive-thrus are a critical element for these types of businesses as well.

The layout of Starbucks is traditional with 25 stalls, two of which are Americans with Disabilities Act (“ADA”) compliant. The dumpster enclosure location is convenient with easy access for the

garbage trucks. The sidewalk is already in place, the storm drain collects runoff onsite and is stored in an underground chamber. No other improvements were required. Unless the City can identify specific nuisances that will result from approval of the project, there was nothing to mitigate for the Conditional Use. Traffic studies were conducted for the area previously and still apply. It was acknowledged that the addition of Starbucks will not impact the traffic flow.

Mr. Goodwin reported that the applicant would like to begin construction early next year with the expectation that it will be a six-month buildout. There was discussion regarding drive-thrus in the area and plans for queuing. Mr. Goodwin stated that a new restaurant is typically quite busy for the first month or two. The queue will have to wrap around the drive aisle and will be enforced by Starbucks management. Once it becomes established, it was not expected to be a problem. Mr. Goodwin presented the elevations which are standard and in line with what has been built in the area.

Mayor Andersen opened the public hearing. There were no public comments. The public hearing was closed.

Council Member Ellison moved to APPROVE the Preliminary Plan for the Starbucks Coffeehouse, located at 9946 North 4800 West, Cedar Hills, Lot 2 of the Cedar Hills Gateway Subdivision, subject to the following conditions:

- 1. Final Engineering Review.**
- 2. Final Zoning Review.**
- 3. Submission of an approved Landscaping Plan.**
- 4. Demonstrate the intent to convey water rights to the City.**

Council Member McEwen seconded the motion. Vote on motion: Council Member Ellison-Yes; Council Member Geddes-Absent; Council Member McEwen-Yes; Council Member Miller-Absent; Council Member Smith-Yes. The motion passed unanimously.

Council Member Ellison moved to AMEND the agenda and address Agenda Item 13, after Agenda Item #9. Council Member McEwen seconded the motion. Vote on motion: Council Member Ellison-Yes; Council Member Geddes-Absent; Council Member McEwen-Yes; Council Member Miller-Absent; Council Member Smith-Yes. The motion passed unanimously.

The Council next addressed Agenda Item #13 after which they returned to the agenda as printed.

9. Discussion on Future Capital Projects, Heritage Park, Golf, and Recreation Center Improvements.

Finance Director, Charl Louw reported that the City has been working with Range Architecture and the Creekside Theatre Group to prepare plans to go out to bid. He presented renderings of the amphitheater and changing rooms and identified the various functions and access points. He noted that it follows the original footprint of the stage, however, there is now a hallway access behind the stage. Mayor Andersen mentioned that the location of the amphitheater was moved slightly to the south to avoid the sewer and water lines. It was confirmed that it has not yet gone out to bid. If the bids come back higher than the amount budgeted, the City was prepared to wait. The project can also

be modified or scaled back. In response to a question raised, it was confirmed that the amphitheater will be rented out. With this type of structure with lights and sound, it will be more desirable and rentable throughout the year. That was not the primary reason for the City building it, but it was an advantage.

Mr. Louw commented that at the last City Council Meeting questions were raised regarding a toddler playground at Heritage Park as the other playground is under construction. It was reported that the toddler playground could be located in the old playground area, however, after giving the matter more thought, it was determined to be better to have the playgrounds closer together. He presented conceptual drawings of what could be included in a toddler playground. He also showed options for carousels for toddlers. He presented ADA-accessible options. He invited feedback from the Council on which options they preferred.

Council Member McEwen liked the ADA-accessible carousel that children could operate themselves. Mr. Louw indicated that the prices range from \$20,000 to \$40,000. The preferred carousel was identified. There was further discussion regarding the location and playground layouts including walkways and fencing. Council Member Ellison expressed concern that the playgrounds are too close together and the toddler area will attract older children. Mr. Louw stated that the equipment will be quite small. Moving the toddler playground to the proposed location would be beneficial in reducing noise for the neighbors. He presented options for additional playground equipment, including ‘abilities’ options.

Mr. Louw reported that the total estimated cost for Heritage Park is anticipated to be approximately \$300,000. The swings in the toddler area were projected to cost \$20,000 plus installation. The cost of the Tangle was estimated at \$58,000 and the carousel is \$20,000. Each pine climber will cost around \$10,000.

The Landscape Architect will review the space to get an idea of what will work after which it will go out to bid. One way to save money is with wood fiber, even though it has not been popular. The City can also wait a few years to put it in.

Mayor Andersen asked what kind of fencing is proposed. Mr. Louw responded that nothing has been proposed. Chain link was an option. Wood beams with ropes are more attractive and fit the theme of the park. Mr. Goodwin stated that another option would be the wooden posts and adding thick-gauge chicken wire-type fencing to keep the children inside the play area. He explained that there are cost-effective fencing options that could be installed by the City without having to go out to bid.

The equipment has a six-month lead time from the date it is ordered. Slides and swings were determined to be high in importance. It may be necessary to choose between the carousel and swings depending on the space available. The Council was divided on what they would prefer. Mr. Louw commented that the restroom is ready for the timber accent once the roofing and siding are installed.

Council Member Smith asked if it would be beneficial to get input from the community as to what elements would be most desirable. Mr. Louw stated that he has completed surveys and performed other community outreach as he researched the features of different parks. Council Member Smith suggested that an email be sent to residents to elicit feedback. Mr. Goodwin stated that a survey could be done through Survey Monkey, but timing is an issue with a six-month lead time. Before the equipment can be ordered, it must be designed. If it doesn’t work, it will have to be redesigned. Mayor Andersen stated that the City has a working model that shows what is used most in the existing

parks. Discussion continued regarding whether to conduct do a survey to get additional feedback from the residents. It was determined that the playground construction can be announced in the newsletter and emails, however, because the matter has been on the agenda and announced those interested in specific equipment have had ample opportunity to give input.

Mr. Louw addressed fencing around the golf course 18th tee boxes and stated that with the Short Course opening next year, the golf staff has been able to acquire netting to keep people from getting hit with golf balls next to the tee boxes. The cost was approximately \$2,000 for the netting. They arranged a trade for the posts in the amount of approximately \$4,500. As people walk behind the 18th hole toward the Short Course, 200 feet of fencing has been proposed. A bid for the fencing was necessary. It was mentioned that money has been set aside for golf improvements such as these.

Mr. Louw presented drawings for the Clubhouse Deck. There will be a contemporary roof that matches the building style and eventually a railing. He noted that the drawings are early concepts. Mayor Andersen asked if the Events Department will be able to rent out the space. Mr. Goodwin stated that it will be up to the golf entity and noted that it is not being paid for out of the General Fund. The Golf Course has some reserves and there are two items in the budget adjustments. One is to allocate some of the funds from Golf Reserves to purchase the deck.

Event Staff has been researching various types of landscaping for the Pavilion area. Mr. Louw displayed additional renderings of the current landscaping and conceptual drawings of what could be done. He explained that this is a significant investment to make weddings more appealing although they are not the primary function of the area. The City could fund it over several years. By phasing it, the City would have to start with grading, which is all that could be done now based on the currently available funds. The City can choose to phase the project or merely update the Pavilion and add a path. If the latter is chosen, the grading will not get improved. Anything that is added after that will have to utilize the existing grading. Mayor Andersen asked if there was a benefit to upgrading the existing grading or stretching it out over a longer term with the path, landscaping, and other improvements. It was noted that with a better setting, more money can be charged for events.

Council Member Ellison commented that the area is not very large. Mr. Louw stated that fill dirt would have to be brought in on both sides and a retaining wall built, which is a big investment. It would be a slow process but in the end, would create a nice area. The pavilions are used a great deal, which should be considered. It was also noted that as a Community Center, they want to keep prices reasonable. There was discussion regarding how to proceed. Mr. Louw shared the summary of expenditures for finishing the Fun Decking and Public Safety Building updates prior to any improvements being made. He noted that if there is sufficient funding remaining, they can assess what remains and prioritize the funds appropriately.

10. Discussion on City Sign Ordinance.

Mr. Goodwin presented the City's Sign Ordinance and stated that the discussion pertains to the use of City property and not residential property for posting signs. The current Code does not allow City property to be used for posting signs. In the past Staff has removed the signs and notified the owner. The owner has a certain amount of time to pick them up from the City offices before they are discarded. Mr. Goodwin asked Staff not to throw the signs away so he could show the Council what signs are being pulled.

City Attorney, Hyrum Bosserman reported that the law is to determine if a sign is content-based or content-neutral. He shared a case that went to the Supreme Court that has become the standard. It dictates that if a sign is content based, it is protected by the First Amendment. Time/Place/Manner sign regulations state that signs can be posted between certain times and for specific purposes. The content is primarily to advertise specific events and is deemed content neutral. He next addressed commercial speech regulations and explained that the Public Forum Doctrine identifies specific areas in the City for signs or public debate. Other areas can be restricted. The Supreme Court has determined that commercial speech is less protected. This means that when regulating commercial speech, intermediate scrutiny is applied. As long as it isn't misleading or false, there must be a substantial interest to regulate it, regardless of whether the regulation directly advances that interest and if there are no less restrictive means of regulating that speech. Traffic and aesthetics typically meet the substantial interest test. Commercial speech is defined as an expression related solely to the economic interest of the speaker and its audience.

Council Member McEwen asked about garage sale signs. It was determined that they can be considered commercial speech. She proposed that the City establish rules regarding garage sale and open house signs based on aesthetics. Council Member McEwen asked if regulations could be imposed to regulate the use of these types of signs. Mr. Bosserman stated that the Sign Ordinance needs to be carefully worded. It cannot favor commercial speech over non-commercial speech by allowing certain signs in specific areas and disallowing other types of signs in that same area. Doing so would be unconstitutional.

Government speech states that government entities can be exempt from its own ordinances. This would occur if, for some reason, the City needs to post a sign stating that there will be a public meeting or other critical information that needs to be disseminated rapidly. They are general guidelines to consider as the sign ordinance is revised.

In response to a question raised by Council Member Smith, Mr. Bosserman stated that Section 1983 of the Federal Code incentivizes lawsuits from residents by allowing people to recoup attorneys' fees. As a result, he suggested that the parameters remain narrow. There was discussion regarding where and what types of signs are permissible. It was reported that Highland has changed its ordinance to disallow signs on public property. One of the biggest concerns with that was free speech. Council Member McEwen asked if temporary sign placement would be considered unconstitutional. Mr. Bosserman stated that as long as there is no mention of content with the restrictions, it would be acceptable. Monitoring of the ordinance was discussed at length. It was noted that people are not allowed to advertise through City mechanisms and placing signs on public/City-owned land falls under that category of Code. Today it is not necessary to have directional signage to guide people to events.

Council Member McEwen considered allowing the City to take down signs that belong to members of the community to be a violation of free speech. Mr. Bosserman stated that he has not conducted a comprehensive analysis of the Sign Ordinance to identify whether it is constitutional or not. If the City were to allow some types of signs, it would have to allow all types so that free speech is not jeopardized. He recommended that the City follow the content-based rule. Unfortunately, it has become all or nothing with this law. Surrounding cities have implemented sign ordinances that disallow all signs on public property. The current sign policy for the City is no signage. Mr. Goodwin said that in his opinion there are the following three options:

1. Maintain status quo.

2. Change the administrative enforcement of the current status quo.
3. Change the ordinance as it pertains to temporary or permanent signs.

Mayor Andersen stated that some Council Members who were not present had comments about the Sign Ordinance. Council Member Miller stated in a written response to the ordinance that he supports the prohibition of signs to maintain the aesthetics of the City. He would, however, like to find a solution that would support temporary and portable signs. Council Member Geddes wanted the ordinance to remain as-is. It was his opinion that due to alternative advertising; temporary signs are not necessary and clutter the City.

Mr. Goodwin stated that there are some areas in the Sign Ordinance that need attention, specifically pertaining to signs on private property. If it needs to be changed, it will require Planning Commission review.

Panhandling falls under the same ordinance as signs. Banning it also bans certain types of speech. The other issue pertained to homelessness. The current City Code prohibits overnight stays in City Parks and can be changed to include all City properties.

Lieutenant Josh Christensen stated that the ordinance specifies that no hand-to-hand transactions with pedestrians in the roadway are allowed due to safety and traffic concerns. There are issues on the Walmart property, however, because it is privately owned, it is out of the City's jurisdiction.

The City Council took a 10-minute break.

11. Discussion on Eric Dowdle Commissioned Artwork for the City of Cedar Hills.

Mr. Goodwin reported that Dowdle Studios reached out to him regarding a 32" x 40" painting of Cedar Hills in the Dowdle style. He saw a similar painting of Pleasant Grove at the Utah League of Cities and Towns Conference last month. He showed the puzzle he purchased of Pleasant Grove City. A few surrounding cities have contracted Dowdle Studios to create a painting of their cities. He explained that this is a discussion item only. No decisions have been made. Based on the proposed contract, the City would own the art; however, Dowdle Studios would retain the ability to determine how the artwork could be marketed. The reason for that is to ensure that the original color and presentation match the intent of the art. It would be a total cost to the City of \$150,000. It would include two installments of \$37,500 each for the commission and the remaining \$75,000 when 6,000 puzzles are received.

Mr. Goodwin was concerned that in Cedar Hills where there are only 2,500 households, 6,000 puzzles seemed like a lot. He wondered who they would market it to since the customer base extends beyond the geographical confines of Cedar Hills. It was noted that there would be interest from children of residents who have moved away, collectors of Dowdle puzzles, former residents, and residents of neighboring cities. He still thought that seemed like a lot of puzzles. He asked the Dowdle representative what other surrounding cities have done and how they have sold their puzzles. He was told that Pleasant Grove sold 3,000 puzzles in 10 days. The next 3,000 were sold over a period of time and they have about 100 left. There are approximately 10,000 households in Pleasant Grove. American Fork sold 3,000 puzzles in 43 days and has about 35,000 residents. They ordered an

additional 3,000 and have about 1,500 remaining. They unveiled theirs in April 2022, so it has not been a full year since they started selling them.

Spanish Fork did theirs in November 2021 and went through the original 3,000 in 46 days. He wasn't sure how many they had left of the 2nd 3,000 puzzles. The representative offered to lower the requirement to 3,000 puzzles after which they could purchase additional puzzles if needed. The cost breakdown for the different amounts was not available.

If the City were to pursue this option, timing will be critical. Unveiling it to the public in conjunction with the Family Festival would be a great idea. Also, in terms of payments, spreading it over two fiscal years will be better than absorbing it all at once.

Mayor Andersen asked what Dowdle Studios does to promote the puzzles and the unveiling of the picture. It was reported that they create an actual event for the City with promotions. The Mayor felt it would be a great kick-off to the Family Festival in 2024.

Mr. Goodwin stated that with the budget amendments there is a proposed \$75,000 set aside for the project. Amending the budget would not automatically approve the purchase of the puzzles but would earmark the funds if and when the City decides to move forward.

Mayor Andersen stated that it may be beneficial to get input from the residents via a survey to determine which landmarks they would like to include in the picture. The City will have exclusive rights for one full year to sell as many of the puzzles as they can. After that, Dowdle can sell the puzzles as well. Most of the sales occur when the puzzles are released. Mr. Goodwin explained that after the first year, the City has rights to the artwork for use in other products. Mayor Andersen stated it was intended to recoup all of the money they put toward it. She said that some cities have made extra money on the puzzles. It was clarified that 6,000 puzzles was the breakeven point.

Council Member McEwen asked if the limits of use include limiting the use of the website or digital marketing. Mr. Goodwin stated that some of the items in the contract are unclear. He agreed to ask for specifics on the rights and use of the image.

Council Member Smith stated that because Dowdle is such a big name it would be good to contract a known artist and still be able to recoup some or all of the monies spent. She reported that both American Fork and Pleasant Grove had theirs done and unveiled them in conjunction with city celebrations. She would like Cedar Hills to do it around the City's 50th Anniversary or during some other major City event. Mr. Goodwin stressed the importance of timing and stated that Dowdle is changing the way they are doing things and is only taking on three more cities before they launch a larger project.

Council Member Smith asked if there was an urgency for the budget amendment. Mr. Goodwin stated that the monies will be set aside in the event it is authorized in the future. If the project is not authorized, the monies will be used for something else. Council Member Smith was interested in knowing the cost of ordering fewer puzzles. Mr. Goodwin stated that they could do that, but they would not be able to recoup all of the monies spent. Another way to look at it is to consider that they are purchasing a work of art for the City. Council Member McEwen could see the value of that. She asked if Dowdle would be negotiable on the exclusive rights. Discussion continued regarding the various models used by surrounding cities and what might be included in the puzzle. The cost of the puzzles was also discussed.

Council Member Smith stated that the end goal is important and getting input from the residents will be critical as this is a non-essential item.

12. Review/Action and Public Hearing on a Resolution Adopting Fiscal Year 2023 Budget Amendments.

Mr. Louw reported that often items the budget need to be adjusted due to rising costs from the time of budget completion to adoption. Insurance was one of these items as was cybersecurity. Christmas Lighting is an annual cost and this year, although still below the market rate, it increased by \$2,000. The down payment for the puzzle project was included in the amendment, as well as a transfer to the golf course funds. Because the golf course did so well this past summer, the \$50,000 that was allocated to them will go back into the General Fund. Mr. Goodwin stated that this was a good year for the golf course and should not be indicative of future years. Additionally, there is the property tax levy to be paid. The General Fund is no longer subsidizing the maintenance and operations of the course.

Mr. Louw reported there was a purchase for a mower for the course that did not arrive until last month. As a result, the monies used were reflected in the updated budget. There will be a transfer out of the Golf Fund of \$250,000 for the Deck Project.

In the Capital Projects Fund, there was additional funding of \$250,000 for the Deck Project, which will alleviate the overlap between event set-ups. The Water and Sewer Fund has insurance adjustments. There is a safety project in process that is shared with American Fork and Highland. Each city has contributed \$240,000. The Engineer estimated a total cost of \$720,000. Cedar Hills still needs to fund its portion. The project includes reinforcing the road between SR-92 and the golf course and building a ramp to assist in the elimination of debris in the waterway.

There are three projects in the Water and Sewer Fund. These include the Well at a cost of approximately \$900,000, and the Secondary Meter Project in the amount of \$700,000, which includes a 70% match. The Water Board and the State will meet in December to approve the request for funds as the City will need to secure a loan to pay for the equipment and professional fees. Mr. Goodwin reported that this is a good example of why the City has been choosy about projects that are done in the Water and Sewer Fund. The Well and Secondary Water Meters are necessary and need to be resolved. He addressed the need to obtain bonds for the debt. While not ideal, the interest rate on the loan is 1% and it is necessary to have funds in reserve to address potential future issues. Mr. Louw stated that in addition to the bid price, there needs to be additional for contingencies.

Council Member Smith asked about obtaining bids for Christmas Lights and asked at what point the City stops putting up lights due to cost. Mr. Louw stated that the Council can discuss it when the budget is prepared.

Council Member Smith asked for clarification as to why Cedar Hills is required to pay the same amount as Highland and American Fork for the Waterway Cleanup. Mr. Goodwin stated that the City entered into an Interlocal Agreement for the debris basin in 2001. This agreement is still in effect and specifies that the costs will be divided equally between the cities. The debris that comes from the canyon needs to be pulled out of the debris basin to clear the waterway. It is not safe to do this based on the current condition of the basin. The proposal was to create a system that will make it safer for City employees to do their job.

Building Official, Jeff Maag, reported that the City has one-third ownership of the Debris Basin property. The dam protects the golf course. If the basin backs up and flows over the dam, it will destroy Holes 9 and 10 at the golf course. The dam protects much of the City infrastructure as well. The amount received from the State for the Secondary Water Meters was \$1.5 million. In 2016, the cost of the meters was estimated at \$2.5 million, and the current cost is less than that. Mr. Louw added that the City is also facing inflation. Because it is a State mandate, all cities are in the same position and installation and acquisition of the meters are two years out. Cedar Hills has the equipment and is currently installing it. As a result, they have saved the potential inflation that could occur over the next two years. It was noted that the City's cost was locked in before the inflation increased.

Council Member McEwen asked if the Council wanted to keep the earmark for the Dowdle artwork or remove it. The decision was made to remove it from the budget amendments.

Mayor Andersen opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Council Member Smith moved to APPROVE Resolution No. 11-15-2022A, a Resolution adopting the July 1, 2022, to June 30, 2023, fiscal year budget amendments for the City of Cedar Hills, excluding the \$75,000 earmarked for the Dowdle commissioned artwork. Council Member Ellison seconded the motion. Vote on motion: Council Member Ellison-Yes; Council Member Geddes-Absent; Council Member McEwen-Yes; Council Member Miller-Absent; Council Member Smith-Yes. The motion passed unanimously.

13. Review/Action on a Resolution Adopting the Water Conservation Plan.

Mr. Goodwin reported that the City is required to adopt a Water Conservation Plan periodically. This same plan has been used by the City for a number of years with updates regarding the need for secondary water meters, which was discussed earlier in the meeting. The City anticipates a savings of 30% by metering the water. The Code requirements regarding water-wise landscaping and installation have also been addressed.

Council Member McEwen asked for additional information regarding water-wise landscaping and what the City is doing to address it. Mr. Goodwin stated that the City has addressed residential landscaping requirements and has offered several alternatives and solutions to residents. Park strips have been addressed as well to eliminate the requirement for grass. Commercial landscaping has also been reduced from 30% to 23%, which will encourage functional landscaping in other areas.

Council Member McEwen clarified that the City is not restricting certain landscaping but is also not requiring it. Mr. Goodwin confirmed that that is the case. Deficiencies in the Code are addressed regularly to ensure compliance with the State legislation. There is nothing that needs to be reported specifically other than what is metered. Mr. Goodwin addressed water conservation incentives. It was noted that the conservation draft was submitted to the state in July. An Interlocal Agreement was entered into with surrounding cities that needs to be formalized.

MOTION: Council Member Ellison moved to APPROVE Resolution No. 11-15-2022B, a Resolution adopting the 2022 Water Conservation Plan for the City of Cedar Hills, Utah. Council Member Smith seconded the motion. Vote on motion: Council Member Ellison-Yes;

Council Member Geddes-Absent; Council Member McEwen-Yes; Council Member Miller-Absent; Council Member Smith-Yes. The motion passed unanimously.

14. Discussion on Amendments to the City’s General Plan Land Use Element.

Mr. Goodwin reported that this is only a discussion item and can be addressed more in the future. The current Land Use Element zones that are identified do not match the established zones. The intent of what has been revised in the document is to provide brief and adequate descriptions of the residential zones. Zoning is assigned throughout the community and is broken down into open space/parks, public facilities zones, residential, and commercial zones. The breakdown of the various residential zones is followed by the commercial zone. It is explained in detail in 10-6A of the City Code. The intent of the Commercial Zone is to promote economic development in the community which will provide a more stable tax base while minimizing impacts on the residential nature of the City. Areas for commercial development were identified on the zoning map. He described the purposes and intent of the commercial zones and how they are laid out.

The Public Facilities Zone includes public buildings, the Fire Station, well houses, and well storage tanks. Parks and Trails are also included in the Public Facilities Zone. The value of each is reflected in this portion of the Element. Open Space is undeveloped land that is preserved as-is and falls under the Public Utilities Zone.

Mr. Goodwin reported that the Planning Commission reviewed the Land Use Element for one year and discussed it in great detail. He felt that the Planning Commission had done a good job of revising the document. He encouraged the Council to review it, redline it, and bring it back to the next meeting. The next discussion will also focus on the General Plan and redevelopment in Cedar Hills and will be more in-depth.

ADJOURNMENT

15. Adjourn.

MOTION: Council Member Smith moved to ADJOURN the City Council Meeting. Council Member McEwen seconded the motion. Vote on motion: Council Member Ellison-Yes, Council Member McEwen-Yes, Council Member Smith-Yes. The motion passed unanimously.

The City Council Meeting adjourned at 9:37 p.m.

Approved by Council:
December 6, 2022

/s/ Colleen A. Mulvey, MMC
City Recorder

The attached agenda was published:

on the city's website [City Council | Meeting Types | Cedar Hills](#)

on the Utah Public Notice
website <https://www.utah.gov/pmn/sitemap/notice/793669.html>

emailed to the Daily Herald



CEDAR HILLS

**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, November 15, 2022 6:00 p.m.
PLEASE NOTE EARLIER START TIME**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a City Council Meeting on Tuesday, November 15, 2022, 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 C. McEwen
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

REPORTS/PRESENTATIONS/RECOGNITIONS

4. Presentation – UDOT, Robert Clayton

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

5. Approval of the minutes from the September 29, 2022 Special City Council meeting and the October 4, 2022 City Council meeting.

CITY REPORTS AND BUSINESS

6. City Manager
7. Mayor and Council

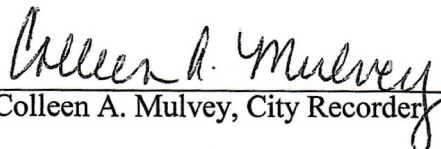
SCHEDULED ITEMS & PUBLIC HEARINGS

8. Review/Action and Public Hearing on Preliminary Plan approval for Starbucks located at 9946 North 4800 West in the SC-1 Commercial Zone
9. Discussion on Future Capital Projects, Heritage Park, Golf and Recreation Center Improvements
10. Discussion on Eric Dowdle Commissioned Artwork for the City of Cedar Hills
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12. Review/Action on a Resolution adopting the Water Conservation Plan
13. Discussion on City Sign Ordinance
14. Discussion on amendments to the City's General Plan Land Use Element

ADJOURNMENT

15. Adjourn

Posted this 10th day of November, 2022


Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- A Closed Session may be called to order pursuant to Utah State Code 52-4-204 & 52-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically to permit one or more of the council members or staff to participate.

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

City Council Meeting

General Information

Government Type:

Municipality

Entity:

Cedar Hills

Public Body:

City Council

Notice Information

Add Notice to Calendar

Notice Title:

City Council Meeting

Notice Subject(s):

Other

Notice Type(s):

Meeting

Event Start Date & Time:

November 15, 2022 06:00 PM

Description/Agenda:

CITY COUNCIL MEETING

OF THE CITY OF CEDAR HILLS

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Amendments

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14. Discussion on amendments to the City's General Plan Land Use Element

ADJOURNMENT

15. Adjourn

Posted this 10th day of November, 2022

/s/ Colleen A. Mulvey, City Recorder

Notice of Special Accommodations (ADA):

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Notice of Electronic or Telephone Participation:

This meeting may be held electronically via telephone to permit one or more of the council members to participate.

Other Information:

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. Supporting documentation for this agenda is posted on the city website at www.cedarhills.org. An audio recording of this meeting can be found on the city website at the following link: <http://www.cedarhills.org/mayor-city-council/meeting-archive>

Meeting Information

Meeting Location:

10640 N Clubhouse Drive
Cedar Hills, UT 84062

[Show in Apple Maps](#)

[Show in Google Maps](#)

Contact Name:

PBM-00006608

Contact Email:

cmulvey@cedarhills.org

Contact Phone:

(801)785-9668

Notice Posting Details

Notice Posted On:

November 10, 2022 02:53 PM

Notice Last Edited On:

November 10, 2022 02:53 PM

Audio File Address

Audio File Location:

<http://www.cedarhills.org/mayor-city-council/meeting-archive>

Download Attachments

File Name	Category	Date Added
11-15-2002 City Council Packet.pdf	Public Information Handout	2022/11/10 02:53 PM

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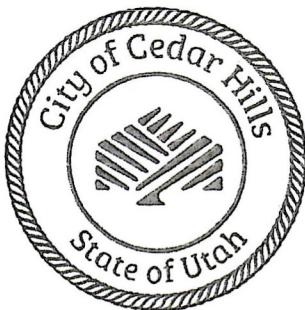
NOTICING CERTIFICATE

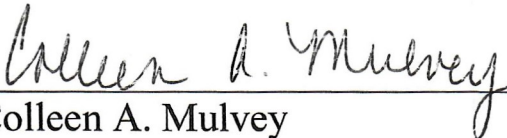
STATE OF UTAH)
) §
COUNTY OF UTAH)

I, Colleen A. Mulvey, do hereby certify that I am the duly appointed, qualified City Recorder for the City of Cedar Hills, Utah. I do further certify that a true and correct copy of the notice for the City Council meeting scheduled for November 15, 2022 was noticed at least 24 hours prior to the meeting as follows:

- Posted at the Cedar Hills City Offices at 10246 N Canyon Road
- Posted at the Community Recreation Center, 10640 N Clubhouse Drive
- Emailed to nearby entities and the media (Daily Herald)
- Posted on the City's website (www.cedarhills.org)
- Posted on the State's noticing website (<http://pmn.utah.gov>)

DATED this 10th day of November, 2022.





Colleen A. Mulvey
City Recorder

RESOLUTION NO. 11-15-2022B

**A RESOLUTION ADOPTING THE 2022 ADDITION OF THE
CITY OF CEDAR HILLS WATER CONSERVATION PLAN**

WHEREAS, the Utah State Legislature adopted the Utah Water Conservation Plan Act (73-10-32, UCA) requiring each retail water provider to adopt a water conservation plan; and

WHEREAS, the City of Cedar Hills operates culinary water and secondary water systems; and

WHEREAS, periodic updates are required to water conservation plans; and

WHEREAS, the City Council understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the community;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CEDAR HILLS as follows:

The water conservation plan of the City of Cedar Hills, 2022 Edition is hereby adopted. The plan will be amended no less than every five years and will continue to play a vital role in the future development of the City.

PASSED AND APPROVED this 15th day of November 2022.

CITY OF CEDAR HILLS COUNCIL



By: Denise Andersen
Denise Andersen, Mayor

VOTING:

Laura Ellison	Yes ✓	No	Absent
Mike Geddes	Yes	No	Absent ✓
Alexandra McEwen	Yes ✓	No	Absent
Brian Miller	Yes	No	Absent ✓
Kelly Smith	Yes ✓	No	Absent

ATTEST:

Colleen A. Mulvey
Colleen Mulvey, MMC
City Recorder

DEPOSITED in the office of the City Recorder the 16th day of November, 2022.



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Posted this 10th day of November, 2022

/s/ Colleen A. Mulvey, City Recorder

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