



**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, February 7, 2017 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, February 7, 2017, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

COUNCIL MEETING

1. Call to Order, Pledge led by C. Geddes and Invocation given by Mayor Gygi
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)

PUBLIC HEARING

4. Amendments to the Official Zoning Map of the City of Cedar Hills

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. Minutes from the January 17, 2017 Work Session and City Council Meeting

CITY REPORTS AND BUSINESS

6. City Manager
7. Mayor and Council

SCHEDULED ITEMS

8. Review/Action on a Adopting Amendments to the Official Zoning Map of the City of Cedar Hills
9. Review/Action on Awarding a Contract for the Community Recreation Center Concessions
10. Review/Action on Resolution Adding, Amending, or Deleting Certain Fees to the Official Fees, Bonds and Fines Schedule of the City of Cedar Hills
11. Discussion on the Family Festival
12. Discussion on Highland Gardens Water Connection
13. Discussion on Short Term Rentals
14. Discussion on Canyon Road

ADJOURNMENT

15. Adjourn

Posted this 3rd day of February, 2017

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, Interim City Manager
DATE:	2/7/2017

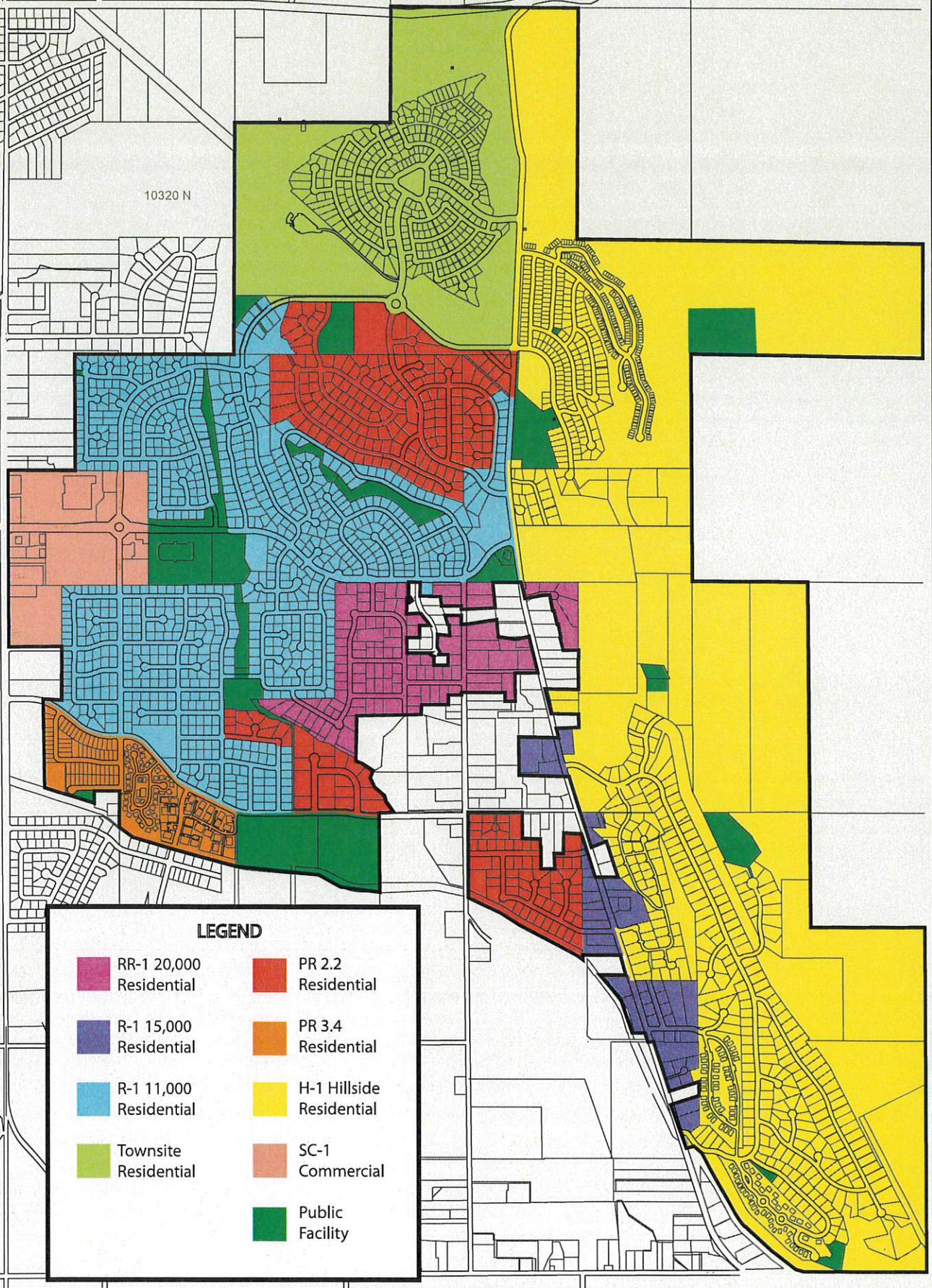
City Council Agenda Item

SUBJECT:	Review/Action on adopting an official zoning map for the City of Cedar Hills.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Interim City Manager
BACKGROUND AND FINDINGS: Planning Commission and City Council have approved multiple rezoning requests throughout Cedar Hills. Areas were rezoned from RR-1 20,000 to R-1 15,000 and many City owned properties were placed into the Public Facilities Zone. The City is required under Utah State Code 10-9a-501 to have an official zoning map adopted by ordinance with a recommendation from the planning commission. No zones are being rezoned with this decision, only the adoption of a map reflecting previous decisions. Planning Commission gave their recommendation to the City Council in their January 24, 2017 meeting.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission made recommendation on January 24, 2017, zone changes were adopted by ordinance 8-25-2015B.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Updated Zoning Map	
RECOMMENDATION: Staff recommends that the City Council adopt the updated map.	
MOTION: To adopt/not adopt the proposed zoning map dated January 2017, as the official zoning map for the City of Cedar Hills.	

City of Cedar Hills

January 2017

10320 N



LEGEND

- | | |
|---|--|
|  RR-1 20,000 Residential |  PR 2.2 Residential |
|  R-1 15,000 Residential |  PR 3.4 Residential |
|  R-1 11,000 Residential |  H-1 Hillside Residential |
|  Townsite Residential |  SC-1 Commercial |
| |  Public Facility |



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, Interim City Manager
DATE:	2/7/2017

City Council Agenda Item

SUBJECT:	Recreation Center Concessions Contract
APPLICANT PRESENTATION:	Monica Rogers, owner of Six Sisters Deli and Grille
STAFF PRESENTATION:	Chandler Goodwin, Interim City Manager
BACKGROUND AND FINDINGS:	
<p>The City recently reached out to local food vendors in an effort to find a tenant to operate concessions and food services at the grill. Contact information for Six Sisters Deli and Grille was provided to staff by Councilmember Geddes. Staff reached out to the owner of Six Sisters, Monica Rogers, and secured a meeting to inspect the grill, and discuss operations and answer any questions. Based on our meeting with Mrs. Rogers and her associates, hearing her background, and visiting and eating at her current establishment, staff is very comfortable recommending Six Sisters Grille and Deli to be the operators of the Cedar Hills grill space. Mrs. Rogers provided the City with a letter of interest in leasing the grill space (see supporting documents). As part of her offer, she would agree to terms similar to the previous tenant, with the disclaimer that there be a cap on shared revenue. Mrs. Rogers has a background in the food industry, and currently runs a successful grill and deli in Eagle Mountain that also offers catering.</p> <p>Staff recommends the council review and consider the proposal from Mrs. Rogers to provide food and concession services. Staffs opinion is that the contract will be beneficial and the sooner the city engages in a contract, the sooner services will be provided which will benefit the vendor and the City both short term and long term.</p>	
PREVIOUS LEGISLATIVE ACTION:	
Previous concessions contract has been terminated.	
FISCAL IMPACT:	
To Be Determined	
SUPPORTING DOCUMENTS:	
Letter of interest, grill menu	
RECOMMENDATION:	
Staff recommends that the City Council review the letter of interest from Mrs. Monica Rogers and Six Sisters Deli and Grille, and the proposed menu.	
MOTION:	
No motion necessary, discussion item only.	

Breakfast Menu

Egg Sandwich, fried egg on a roll

add Cheese

add Bacon, Ham, Sausage

Breakfast Burrito

Scrambled Egg, cheese & potato home-fries with salsa, wrapped in a flour tortilla

add Bacon, ham, sausage

Breakfast Plate: 2 eggs, bacon, ham or sausage, home-fries, & toast

Homemade Soup: Cup or Bowl

Tomato Basil

Soup of the day

Sandwiches: on bread or a roll, or a sub

COLD

Italian Combo: Genoa Salami, Hot Capicola Ham, Soprosatta, Provolone, Lettuce, tomato, red onion, hot peppers, Italian dressing.

American Combo: Ham, Turkey, Roast Beef, American Cheese, Lettuce, tomato, mayo.

Veggie Combo: Cucumber, red onion, hot peppers, Lettuce, tomato, provolone, Italian dressing, mayo.

Club: Triple decker on choice of bread, Ham, Turkey, Bacon, Lettuce tomato, mayo.

Turkey bacon avocado: Turkey, Bacon, Avocado, Lettuce tomato, Pesto mayo.

Ham or Turkey and cheese: Ham or Turkey, choice of cheese, lettuce, tomato, mayo or mustard.

Chicken Salad: homemade chicken salad, lettuce, tomato, mayo.

Tuna or Egg salad, homemade, lettuce, tomato, mayo.

HOT: ALL served on grilled garlic bread.

Meatball Parmesan: Homemade Meatballs, (Traditional, or Gluten free turkey) Marinara, provolone.

Chicken Parmesan, crispy or grilled: Chicken Breast, Marinara, Provolone.

Desparado: Grilled Chicken, Bacon, Provolone, Tomato, mayo.

From the Grille:

Hamburger: 1/3 pound beef patty, grilled, lettuce, tomato, onion, fry sauce.

Bacon cheese burger: same as above, with bacon and choice of cheese.

Grilled Chicken Sandwich, lettuce, tomato, honey mustard

Tuna melt: Tuna salad grilled with choice of cheese.

Grilled Cheese: Texas Toast, buttered and grilled with choice of cheese.

Daily Specials: Run weekly as daily specials

Monday: Chicken noodle soup

Philly Cheesesteak: Thinly sliced Beef ribeye, grilled with peppers and onions, melted provolone

Tuesday: Tuscan sausage and potato soup

Hot Italian Special i.e.; Lasagna, Eggplant Parm, Manicotti, with garlic bread

Wednesday: Avolemeno soup

Gyro with Greek Potatoes

Thursday: Broccoli and Cheese Soup

Reuben: House cooked corned beef, grilled with sour kraut, homemade Russian dressing & Swiss on Rye

Friday: New England Clam Chowder

Fish and Chips: Hand breaded fish filet, fried, with English chips, tartar sauce and malt vinegar

Saturday: Liege Waffles

Chef's Choice

Sides:

Fries

Sweet potato fries

Side salad

Green Salads:

Garden Salad: mixed greens, cherry tomatoes, cucumbers, carrot, choice of dressing.

Chef's Salad: Same as above, with Ham, Turkey and cheese rollup.

Dressings:

Italian, Russian, French, Ranch, Poppy seed, Honey Mustard

Kid's Meals:

Grilled Cheese sandwich and soup: 1/2 grilled cheese on Texas Toast with a cup of soup.

Grilled Chicken fingers salad: Side salad with a grilled chicken breast cut into fingers, choice of dressing.

PB&J with a side: Peanut or Almond butter and jam sandwich, and a side.

Chicken tenders & fries

Deli Meat and cheese sliced to order:

sold by the pound

Ham

Turkey

Salami

hot Capicola

Sopprosatta

American
Swiss
Provolone
Pepper jack

Deli Salads, made fresh daily:
sold by the pound
Potato, macaroni, cole slaw
Tomato Balsamic
Tuna
Chicken
Egg
pasta salad
specialty salads



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Jeff Maag, Building Official
DATE:	2/7/2017

City Council Agenda Item

SUBJECT:	Changes to Fee Schedule
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Jeff Maag, Building Official

BACKGROUND AND FINDINGS:

Cedar Hills Building Department completed an audit of outstanding permit requests. It was found that two permit requests, (#554, #629), had been submitted to and processed by the building department but not picked up by the applicant. This resulted in insufficient fees being collected to provide the pass-thru costs to Sunrise Engineering for the plan review. The amount of loss to the City totaled \$1,824.36. To prevent future losses staff proposes that the fee schedule for "Residential Plan Check Deposit" be changed from the current \$300 to the proposed graduated fee schedule. The proposed fee schedule is based on square footage of the dwelling and more accurately reflects the actual cost for plan check costs.

Commercial Plan Check fee change proposal: Estimated actual cost.

PREVIOUS LEGISLATIVE ACTION:

Resolution 9-20-2011B: Plan Review

FISCAL IMPACT:

TBD

SUPPORTING DOCUMENTS:

Proposed graduated fee schedule

RECOMMENDATION:

Staff recommends that the City Council review the submitted fee schedule and resolution, with the intent to modify fees for Residential and Commercial plan review.

MOTION:

To approve/not approve Resolution No. _____, a resolution adding, amending, or deleting certain fees to the official, fees, bonds and fines schedule of the City of Cedar Hills, Utah.

Proposed Plan Review Deposit Residential (2017)

Incidental or no Sq. Footage \$300

Square footage	Deposit
1 to 275	\$300
276 to 425	\$400
426 to 600	\$500
601 to 800	\$600
801 to 1000	\$700
1001 to 1300	\$800
1301 to 1500	\$900
1501 to 1800	\$1,000
1801 to 2100	\$1,100
2101 to 2400	\$1,200
2401 to 2500	\$1,300
2501 to 2700	\$1,400
2701 to 3000	\$1,500
3001 to 3200	\$1,600
3201 to 3500	\$1,700
3501 to 3700	\$1,800
3701 to 4000	\$1,900
4001 to 4200	\$2,000
4201 to 4500	\$2,100
4501 to 4700	\$2,200
4701 to 5000	\$2,300
5001 to 5300	\$2,400
5301 to 5600	\$2,500
5601 to 5900	\$2,600
5901 to 6200	\$2,700
6201 to 6500	\$2,800
6501 to 6800	\$2,900
6801 to 7100	\$3,000
7101 to 7400	\$3,100
7401 to 7700	\$3,200
7701 to 7900	\$3,300
7901 to 8200	\$3,400
8201 to 8500	\$3,500
8501 to 8800	\$3,600
8801 to 9100	\$3,700
9101 to 9500	\$3,800
9501 to 10000	\$3,900
10000 +	Estimated actual cost

RESOLUTION NO. _____

A RESOLUTION ADDING, AMENDING, OR DELETING CERTAIN FEES TO THE OFFICIAL FEES, BONDS, AND FINES SCHEDULE OF THE CITY OF CEDAR HILLS, UTAH.

WHEREAS, the City has enacted various ordinances and fee resolutions setting certain fees for the City; and

WHEREAS, the City Council desires to provide an updated schedule of all City fees; and

WHEREAS, the purpose of this resolution is to add, amend or delete certain fees on the fee schedule.

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

**Section 1
Adoption**

Pursuant to the provisions of Section 10-3-717 UCA, 1953, as amended, the City Council hereby adopts the schedule of fees for certain municipal services provided by the City as set forth under Attachment A, which is attached hereto and by this reference made part of this Resolution.

Specific fees to be added and/or amended are as follows:

New Construction Fees (Per ERU)	
Residential Plan Check Deposit	Collected at Application
Incidental or no Square Footage	\$ 300.00
1- 275 SQ FT	\$ 300.00
276 – 425 SQ FT	\$ 400.00
426 – 600 SQ FT	\$ 500.00
601 – 800 SQ FT	\$ 600.00
801 – 1,000 SQ FT	\$ 700.00
1,001 – 1,300 SQ FT	\$ 800.00
1,301 – 1,500 SQ FT	\$ 900.00
1,501 – 1,800 SQ FT	\$ 1,000.00
1,801 – 2,100 SQ FT	\$ 1,100.00
2,101 – 2,400 SQ FT	\$ 1,200.00
2,401 – 2,500 SQ FT	\$ 1,300.00
2,501 – 2,700 SQ FT	\$ 1,400.00
2,701 – 3,000 SQ FT	\$ 1,500.00
3,001 – 3,200 SQ FT	\$ 1,600.00
3,201 – 3,500 SQ FT	\$ 1,700.00
3,501 – 3,700 SQ FT	\$ 1,800.00
3,701 – 4,000 SQ FT	\$ 1,900.00
4,001 – 4,200 SQ FT	\$ 2,000.00
4,201 – 4,500 SQ FT	\$ 2,100.00
4,501 – 4,700 SQ FT	\$ 2,200.00

4,701 – 5,000 SQ FT	\$ 2,300.00
5,001 – 5,300 SQ FT	\$ 2,400.00
5,301 – 5,600 SQ FT	\$ 2,500.00
5,601 – 5,900 SQ FT	\$ 2,600.00
5,901 – 6,200 SQ FT	\$ 2,700.00
6,201 – 6,500 SQ FT	\$ 2,800.00
6,501 – 6,800 SQ FT	\$ 2,900.00
6,801 – 7,100 SQ FT	\$ 3,000.00
7,101 – 7,400 SQ FT	\$ 3,100.00
7,401 – 7,700 SQ FT	\$ 3,200.00
7,701 – 7,900 SQ FT	\$ 3,300.00
7,901 – 8,200 SQ FT	\$ 3,400.00
8,201 – 8,500 SQ FT	\$ 3,500.00
8,501 – 8,800 SQ FT	\$ 3,600.00
8,801 – 9,100 SQ FT	\$ 3,700.00
9,101 – 9,500 SQ FT	\$ 3,800.00
9,501 – 10,000 SQ FT	\$ 3,900.00
10,000+ SQ FT	Estimated actual cost

Section 2
Update/Adjustment of Fees

1. Any subsequent fee resolutions for any or all of the fees contained within this fee schedule shall have the effect of updating and/or adjusting the fee schedule accordingly.
2. Any adjustment that is needed for those fees not created by a separate fee resolution shall be accomplished only by amending or repealing this resolution and adoption of a new fee resolution.

Section 3
Severability

If any section, sentence, clause, or phrase of this resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this resolution.

All resolutions or policies in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS 7TH DAY OF FEBRUARY, 2017.

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Greg Gordon
DATE:	2/3/2017

City Council Agenda Item

SUBJECT:	Family Festival
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Jenney Rees/Greg Gordon
BACKGROUND AND FINDINGS:	
<p>Jerianne Conroy (Family Festival Chair), Rob Olsen (Vice Chair), Council Member Rees, and Greg Gordon (treasurer) met to discuss the upcoming 2017 Family Festival on February 1st and in the discussions it was brought up that Jerianne is having some struggles with our current carnival company representatives. We are entering our final year of our contract with them and Jerianne is feeling strongly that they are moving on from us to bigger cities.</p> <p>In our discussions that day Jerianne asked Councilmember Rees to bring this up as a discussion point at the next Council meeting with the Mayor and City Council to see if there was any thoughts of trying to work with the Highland and Alpine leadership to see if all cities could collaborate together to make it more attractive for the carnival companies so we can continue our great tradition of having a carnival with bigger rides. This year Browns Amusements Company has told us that we will not be having any large teen rides (particularly the ferris wheel) for our participants because they are sending it to another local festival that is taking place that same week. Jerianne has been in contact with Browns Amusements since November in trying to secure our date but has been pushed off until February 1st when she finally secured May 30th-June 3rd for this summer's festivities.</p>	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT:	
SUPPORTING DOCUMENTS:	
RECOMMENDATION:	
MOTION:	
Discussion only.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Jeff Maag, Public Works Director
DATE:	2/7/2017

City Council Agenda Item

SUBJECT:	Culinary Water meter requirement
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Jeff Maag

BACKGROUND AND FINDINGS:

Cedar Hills provides water to a limited number of users that are outside the jurisdictional boundaries of the City; Cedar Hills also receives water from other jurisdictions. Cedar Hills is required to meter and backflow protect each point of connection and we require metering and backflow protection at all service connections. Highland Gardens (AF City) submitted a permit application for a new larger culinary water service to their property on 4800 N. Cedar Hills staff reviewed and approved the permit with conditions that the water be metered and protected for backflow. American fork City reviewed and approved Cedar Hills' plan review and the proposed equipment.

A permit was issued 11/2/15 and the property owner's contractor proceeded to install the new water line but failed to install the required meter, backflow device and meter box. Staff reviewed the permit at the time of expiration and contacted the owner with a request for final inspection. During the inspection it was noted that the owner had made the connection to the Cedar Hills water main and had energized his new lateral without authorization. The owner and AF City were notified that the installation was not installed as per the approved plans, that the permit was no longer valid and that the lateral valve had been closed.

The owner contacted Mayor Gygi and staff for a review of his project. Staff agreed to a permit extension for an additional 180 days. This permit extension expires April 14, 2017; at which time staff will close the street valve if the project is not completed as per the approved plans.

Considerations:

- 1) The project includes the addition of a new 6" culinary water service lateral to private property outside Cedar Hills' jurisdiction. This service will provide water for a fire suppression system and hydrant.
- 2) Cedar Hills ordinance requires that all service laterals be metered (7-1B-6).
- 3) Backflow protection is required by City Ordinance (Chapter 5).
- 4) Owner to provide and install backflow device (7-5-3, B, 2).
- 5) Meter and backflow equipment must be listed for fire service.

PREVIOUS LEGISLATIVE ACTION:

City Code 7-5-1-4 & 7-1B-6-8.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

See attached correspondence

RECOMMENDATION:

Staff recommends that Highland Gardens comply with Cedar Hills Code prior to receiving the requested water service.

MOTION:

N/A

September 30, 2015

Plan review

Permit #698

Permit request submitted for the installation of a six (6) inch culinary water lateral to the business "Highland Gardens" located at 9736 North, North County Blvd., American Fork City. The proposed lateral will be located on Harvey Blvd., City of Cedar Hills. A (6) six inch water lateral connected (tapped) to a (8) eight inch City water main using a resilient wedge tapping valve and placement of an appropriate thrust block, will provide service to the property on the south side of Harvey Blvd (see plan). As per plan this service lateral will provide water to a fire riser (sprinkler system) and a fire hydrant located approximately six hundred four (604) ft. from the meter. This water line and the fire suppression/hydrant are not in the City of Cedar Hills and will not be maintained by Cedar Hills. It is understood by the City of Cedar Hills that this pipeline will not be owned by American Fork City; but is a private water line installed and maintained by the property owner as required by American Fork City. The City of Cedar Hills provides one (1) service lateral to each property. Highland Gardens currently has a two (2) inch service lateral installed.

Each service lateral is required to have back flow protection and metering equipment enclosed in a meter can/vault and protected from freezing.

Due to the size of the requested service lateral a concrete vault will be required to house the required meter.

The six (6) inch, Sensus Fire Line (FM-720-R1), water meter is recommended, or submit an equivalent alternative for review. This is a combination type meter and will meet the requirement for one service lateral per property. The meter provides a two (2) inch meter for the normal daily water usage and can provide large line flow when demand is high. This will require that the current two (2) inch line be routed to connect to the new meter.

Water Meter maintenance will be provided by American Fork City which is similar to other meters in the area.

Prior to construction a street cut permit will be needed from our Public Works Department.

Scheduling will need to take place so as to have a public works Technician on site during connection and for inspections.

This plan review does not include any approval for system installation outside of Cedar Hills with the exception of the service lateral.

The City of Cedar Hills does not guarantee that the water line pressure will stay at current levels and the fire suppression design should take this into consideration.



Jeff Maag
Building Official
City of Cedar



51 East Main, American Fork, UT 84003
Office (801) 763-3000
Fax (801) 763-3033

October 27, 2015

Mr. Jeff Maag
City of Cedar Hills
10264 N Canyon Road
Cedar Hills UT 84062

RE: PERMIT #698 - 9736 N NORTH COUNTY BLVD, AMERICAN FORK UTAH

Dear Mr. Maag:

American Fork City is in receipt of your letter dated September 30, 2015 for permit #698 to install a culinary water lateral, meter, and fire hydrant for the Highland Gardens at 9736 N North County Blvd, American Fork, Utah. American Fork City is in favor of the connection per the enclosed approved and stamped plan as well as the requirements outlined in your letter. American Fork City will require inspection of the infrastructure that is installed within its city limits.

American Fork City appreciates its association and working relationship with the City of Cedar Hills. If you have any questions regarding this matter, please give me a call at 801-763-3060.

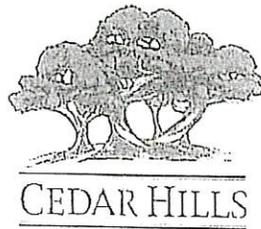
Sincerely,

Jay Brems
Water/PI Division Superintendent

Enclosures

Mayor James H. Hadfield

Carlton Bowen, Brad Frost, Robert Shelton, Jeff Shorter, Clark Taylor



October 3, 2016

Ken Stratton,

The City of Cedar Hills Building Department is providing this notice to inform you that Permit number 698 has expired. It appears that inactivity on the project has been significantly longer than the 180 days permitted by code. Our last available report is dated November 3, 2015. If you feel that this information is inaccurate please provide documentation to assist us in updating our records.

Technicians have visited the site and found that the proposed installation has not been completed as per approved plans. If you have completed this work, within the past week, please contact our office to schedule an inspection.

During the site inspection our Technicians noted that the street water valve for the new 6" service lateral was opened and that no meter or back flow protection was provided. The opening of this valve has not been approved by the Cedar Hills public works department. The review also noted that two water service laterals extended to the site. As per the permit only one service lateral per property is permitted.

Due to the nature of the proposed use for the 6" water connection (fire suppression), we will permit this opened connection to remain opened until October 17, 2016. On October 18, 2016 the valve will be closed and the service to your property will no longer be provided by the 6" connection. We recommend that you evaluate this situation and take whatever steps you feel to be appropriate.

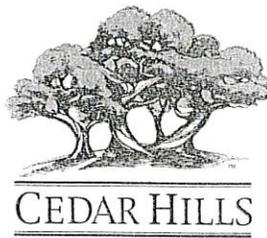
American Fork City Fire, Building and Public Works departments will also receive this letter to allow them to rectify any issues that may result from this action.

If you are still interested in completing the proposed project; contact the Cedar Hills Building Department. Permit renewal fees for this permit are \$103.00.

Jeff Maag
Building Official
City of Cedar Hills
(801) 785-9668

CC:

American Fork City
Fire Department
Building Department
Public Works Department



October 14, 2016

Ken Stratton,

As per request the City of Cedar Hills Building Department has approved a time extension to Permit #698 for a period not to exceed 180 days; as per ICC Residential code section R105.5.

This extension is granted to allow the owner time to evaluate the required equipment, (Watts Series 709DCDA double check detector assemblies), and determine if there is an equivalent, approved, device that will satisfy the permit requirements and then to complete the installation.

The City of Cedar Hills Public Works department has agreed to allow the current installation to be energized; with the condition that the owner/contractor notify the department prior to any work commencing on the system. The street valve will be closed prior to work being started for City system protection. Note that only Cedar Hills Public Works staff is authorized to manipulate the valve in the street controlling flow to the site owners system.

Also noted is the change to the permit allowing the current 2" lateral/meter used for culinary purposes to remain as installed. The new installed lateral will be used solely for fire suppression/fighting purposes.

A handwritten signature in cursive script, appearing to read "J Maag".

Jeff Maag
Building Official
City of Cedar Hills
(801) 785-9668

CC:

American Fork City
Fire Department
Building Department
Public Works Department

Jeffrey Maag

From: Nestor Gallo <NGallo@afcity.net>
Sent: Thursday, November 03, 2016 11:11 AM
To: Jeffrey Maag; David Bunker; Dee Howard
Cc: Jay Brems; Trent Andrus
Subject: RE: Highland Garden site plan - fire line connection

Thank you Jeff ... I agree with you.

The project may be under construction within the American Fork City boundaries but Cedar Hills is the water provider and consequently any new development should follow Cedar Hills' standard specifications, policies and procedures.

I will explain the contractor the reason for these requirements.
It makes perfect sense.

Thank you again for your prompt response.
Best regards,

Nestor Gallo, P.E.
City Engineer
Engineering Division
Public Works Department
American Fork City
(801) 404 7969

From: Jeffrey Maag [<mailto:JMaag@cedarhills.org>]
Sent: Thursday, November 3, 2016 8:59 AM
To: Nestor Gallo <NGallo@afcity.net>; David Bunker <DBunker@cedarhills.org>; Dee Howard <DHoward@cedarhills.org>
Cc: Jay Brems <JBrems@afcity.net>
Subject: RE: Highland Garden site plan - fire line connection

Nestor,
Thanks for taking the time to communicate with us. Attached find some of the communications from our Building and Public Works departments.
Cedar Hills is happy to accommodate the request to provide water to the Highland gardens project.
The plans provided to our public works department for review included a 6" service lateral to private property. We require that all service laterals that the City does not maintain to be metered and backflow protected. This helps us meet requirements to protect our drinking water from contaminants.
Obviously we all understand that there is a jurisdictional boundary associated within the water delivery system. Cedar Hills requires that the meter and backflow devices be provided near the boundary area allowing both jurisdictions access.
The meter recommended by our public works department is designed to permit full water flow during fire demand as well as meter low flow at other demands. We do not require this particular meter and are willing to review/approve a meter that is equivalent.
Hope this helps you understand the situation from our public works department.
Thanks, we always appreciate your help.

Jeff Maag



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, Interim City Manager
DATE:	2/7/2017

City Council Agenda Item

SUBJECT:	Discussion on Short Term Rentals
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Interim City Manager
BACKGROUND AND FINDINGS: HB 253 defines a short term rental as, "a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive day." The bill prohibits a legislative body from enacting or enforcing an ordinance that prohibits a person from listing, offering, or renting an owner-occupied short-term rental.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission has discussed this item, but put it on hold until after the 2017 legislative session due to pending bills.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: HB0253 – Bill Text	
RECOMMENDATION: Staff recommends that the City Council review the bill in order to understand better how the potential legislation may affect Cedar Hills	
MOTION: No motion necessary, discussion item only.	

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SHORT-TERM RENTAL AMENDMENTS

2 2017 GENERAL SESSION

3 STATE OF UTAH

4 **Chief Sponsor: John Knotwell**

5 Senate Sponsor: _____

6

7 **LONG TITLE**

8 **General Description:**

9 This bill prevents a political subdivision from prohibiting certain acts regarding a
10 short-term rental.

11 **Highlighted Provisions:**

12 This bill:

- 13 ▶ defines terms; and
- 14 ▶ prevents a political subdivision from prohibiting:
 - 15 • a person from listing or offering a short-term rental on a short-term rental
 - 16 website; and
 - 17 • an owner-occupied short-term rental.

18 **Money Appropriated in this Bill:**

19 None

20 **Other Special Clauses:**

21 None

22 **Utah Code Sections Affected:**

23 ENACTS:

24 [10-9a-503.5](#), Utah Code Annotated 1953

25 [17-27a-503.5](#), Utah Code Annotated 1953

26

27 *Be it enacted by the Legislature of the state of Utah:*

28 Section 1. Section **10-9a-503.5** is enacted to read:

29 **10-9a-503.5. Ordinances regarding short-term rentals -- Prohibition on**
30 **ordinances restricting speech on short-term rental websites.**

31 (1) As used in this section:

32 (a) "Owner-occupied short-term rental" means single-family private real property that
33 the property owner:

34 (i) occupies as the property owner's primary residence; and

35 (ii) rents, either in whole or in part, as a short-term rental.

36 (b) "Residential unit" means a residential structure or any portion of a residential
37 structure that is occupied as a residence.

38 (c) "Short-term rental" means a residential unit or any portion of a residential unit that
39 the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30
40 consecutive days.

41 (d) "Short-term rental website" means a website that:

42 (i) allows a person to offer a short-term rental to one or more prospective renters; and

43 (ii) facilitates the renting of, and payment for, a short-term rental.
44 (2) Notwithstanding Section 10-9a-501 or Subsection 10-9a-503(1), a legislative body
45 may not:
46 (a) enact or enforce an ordinance that prohibits a person from listing or offering a
47 short-term rental on a short-term rental website; or
48 (b) using an ordinance that prohibits the act of renting a short-term rental, fine, charge,
49 prosecute, or otherwise punish a person solely for the act of listing or offering a short-term
50 rental on a short-term rental website.
51 (3) A legislative body may not enact or enforce an ordinance that prohibits a person
52 from listing, offering, or renting an owner-occupied short-term rental, including on a short-term
53 rental website.

54 Section 2. Section **17-27a-503.5** is enacted to read:

55 **17-27a-503.5. Ordinances regarding short-term rentals -- Prohibition on**
56 **ordinances restricting speech on short-term rental websites.**

57 (1) As used in this section:

58 (a) "Owner-occupied short-term rental" means single-family private real property that

59 the property owner:

60 (i) occupies as the property owner's primary residence; and

61 (ii) rents, either in whole or in part, as a short-term rental.

62 (b) "Residential unit" means a residential structure or any portion of a residential
63 structure that is occupied as a residence.

64 (c) "Short-term rental" means a residential unit or any portion of a residential unit that
65 the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30
66 consecutive days.

67 (d) "Short-term rental website" means a website that:

68 (i) allows a person to offer a short-term rental to one or more prospective renters; and

69 (ii) facilitates the renting of, and payment for, a short-term rental.

70 (2) Notwithstanding Section 17-27a-501 or Subsection 17-27a-503(1), a legislative
71 body may not:

72 (a) enact or enforce an ordinance that prohibits a person from listing or offering a
73 short-term rental on a short-term rental website; or

74 (b) using an ordinance that prohibits the act of renting a short-term rental, fine, charge,
75 prosecute, or otherwise punish a person solely for the act of listing or offering a short-term
76 rental on a short-term rental website.

77 (3) A legislative body may not enact or enforce an ordinance that prohibits a person
78 from listing, offering, or renting an owner-occupied short-term rental, including on a short-term
79 rental website.