

PLANNING COMMISSION MEETING
Thursday, February 26, 2009 7:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

NOTICE is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold their Regular Planning Commission Meeting on Thursday, February 26, 2009, beginning at 7:00 p.m.

PLANNING COMMISSION MEETING

1. Call to Order
2. Appointment of Chair and Vice Chair
3. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item).

SCHEDULED ITEMS

4. Approval of Minutes from the January 29, 2009, Public Hearing and Regular Planning Commission Meeting
5. Review/ Recommendation on Revised Site Plan the Cedar Hills Retail Subdivision, Lot 2 - Phillips Edison - Chase Bank
6. Discussion on Fieldcrest Park Located at Approximately 4670 West Fieldcrest Drive and Carriage Lane
7. Review/Recommendation on Vacating a Portion of the Street in the Forest Creek Subdivision, Phase 5, Located at Approximately 4670 West Fieldcrest Drive and Carriage Lane
8. Discussion on Title 10-5-5, Development in Required Setback Area (required yard area) of the City Code
9. Committee Assignments and Reports

ADJOURNMENT

10. Adjourn

Posted this 24th day of February, 2009.

Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site 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 least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission and the staff.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	2/26/2009

Planning Commission Agenda Item

SUBJECT:	Review/ Recommendation on Preliminary/Final Revised Site Plan for the Cedar Hills Retail Subdivision, Lot 2 - Phillips Edison - Chase Bank
APPLICANT PRESENTATION:	Chris Grzybowski, Phillips Edison Project Manager & Rick Espinosa, CLC
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning
BACKGROUND AND FINDINGS: <p>Chase Bank, which has previously been approved for the Amsource development, is now looking to relocate to the opposite side of Cedar Hills Dr. on the Phillips Edison development. There are no major changes to the building except for the rotation of the building and also some minor adjustments to the drive through. From the original Phillips Edison design this will remove the multi-tenant building, and replace it with just the Chase building. There will be an increased amount of landscaping, but no major changes to drainage, or other site improvements. Chase will also increase the number of parking stalls from their original design.</p> <p>One area that will need to be reviewed will be the road dedication for 4800 West, including the building setbacks.</p>	
PREVIOUS LEGISLATIVE ACTION: <p>February 17, 2009 – City Council extension of Phillips Edison Site Plan Approval</p>	
FISCAL IMPACT: <p>N/A</p>	
SUPPORTING DOCUMENTS: <p>Site Plan Documents and Building Elevations</p>	
RECOMMENDATION: <p>Since this is the same building this has been approved only on a different site, and that there are only minor changes to the Phillips Edison site plan, staff feels that this project should be allowed to continue to City Council with a positive recommendations and with the Planning Commissions changes if any.</p>	
MOTION: <p>Make a recommendation for Preliminary/Final approval of the Revised Site Plan for the Cedar Hills Retail Subdivision, Lot 2, subject to...</p>	

PHILLIPS EDISON & COMPANY

February 20, 2009

City of Cedar Hills
Attn: Greg Robinson
3925 West Cedar Hills Drive
Cedar Hills, UT 84062

RE: Cedar Hills Lone Peak Village
Existing Site Drawings
Chase Bank / Planning Commission Meeting

Dear Greg,

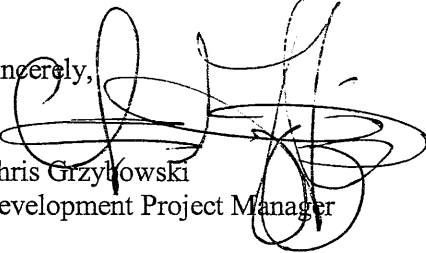
Please find attached (15) fifteen copies of our existing drawings for Building 2, Lot 2. Phillips Edison & Company is providing this information for review by the Planning Commission during their next session, February 26, 2009 in order to obtain approval of our proposed modification inserting Chase Bank into the development.

In addition to our drawings, the architect for Chase Bank, CLC Associates, will be providing comparable drawings, under separate cover, for the bank in order to discuss and verify any changes that will occur.

As we discussed today with staff, the requested minor changes will be made to the Chase Bank submittal. We believe that the bank fits very well into the development and will significantly enhance this important corner to the City of Cedar Hills.

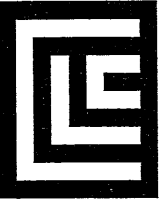
If there are any questions or additional needs to accommodate the February 20, 2009 meeting, please call for discussion.

Sincerely,


Chris Grzykowski
Development Project Manager

Attachments:

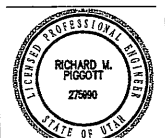




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CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT PLANS
FOR
CEDAR HILLS RETAIL
4800 WEST CEDAR HILLS DRIVE
UTAH COUNTY, UTAH



PREPARED UNDER THE
DIRECT SUPERVISION OF
RICHARD W. PIGGOTT, P.E.
UTAH REGISTRATION NO.
275990 FOR AND ON
BEHALF OF CLC
ASSOCIATES

DATE	DESCRIPTION
01/26/07	ORIGINAL PREPARATION
02/15/07	PRELIMINARY SUBMITTAL
03/20/07	CITY COUNCIL SUBMITTAL

PROJECT #: 05.030.1
DRAWN BY: CJM
DESIGNED BY: CJM
CHECKED BY: RMP

SITE LAYOUT

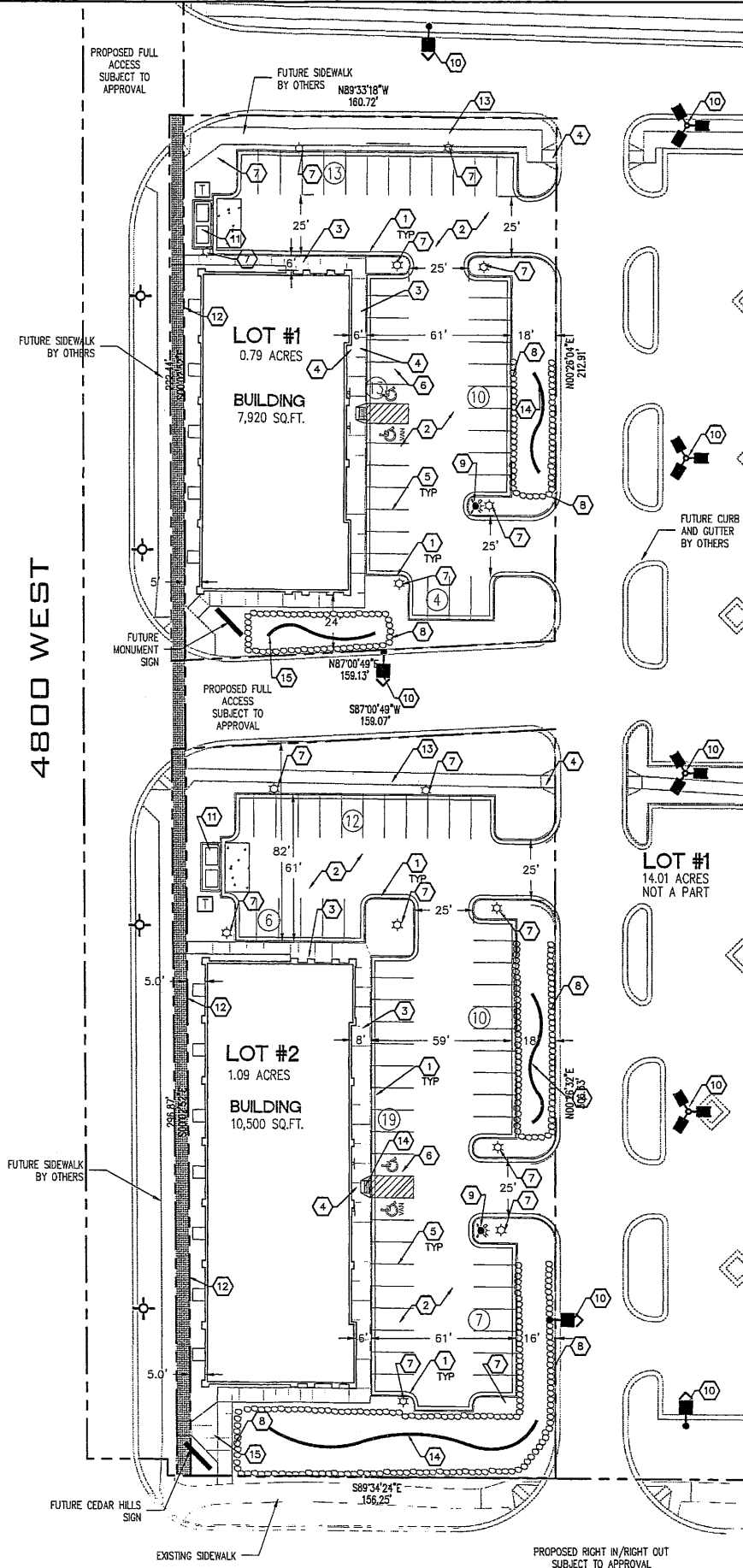
C3.10

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE CURB AND GUTTER (TYP) ONSITE. RE: DETAIL C, SHEET C3.90.
2. CONSTRUCT STANDARD DUTY ASPHALT CONCRETE PAVEMENT. RE: DETAIL A, SHEET C3.90.
3. CONSTRUCT CONCRETE SIDEWALK AT WIDTH SHOWN. RE: DETAIL D, SHEET C3.90.
4. CONSTRUCT PEDESTRIAN RAMP. RE: DETAIL E, SHEET C3.90.
5. PAINT 90° PARKING LOT STRIPING AS SHOWN SYSL/4". RE: DETAIL B, SHEET C3.90.
6. CONSTRUCT HANDICAP ACCESSIBLE PARKING SPACE, TYPICAL. RE: DETAIL B, SHEET C3.90.
7. INSTALL DECORATIVE LIGHT POLE PER CITY OF CEDAR HILLS SPECIFICATION. (15 TYPICAL). RE: SHEET C3.11 FOR DETAIL.
8. CONSTRUCT ROCK RETAINING WALL. RE: DETAIL F, SHEET 3.90.
9. INSTALL FIRE HYDRANT PER CITY OF CEDAR HILLS SPECIFICATIONS.
10. PROPOSED LIGHT POLE BY OTHERS.
11. PROPOSED TRASH CONCRETE BLOCK TRASH ENCLOSURE. RE: ARCHITECTURAL DRAWINGS.
12. FUTURE 4800 SOUTH RIGHT OF WAY.
13. PROPOSED STAMPED COLORED CONCRETE WALKWAY BY OTHERS.
14. PROPOSED 12 INCH WIDE GRAVEL DRAINAGE PATH (2 INCH TO 6 INCH MINIMUM COBBLE). RE: DETAIL G, SHEET 3.90.
15. PROPOSED SEATING PLAZA.

LEGEND

PROPERTY LINE	---
CURB AND GUTTER	====
FUTURE CURB AND GUTTER BY OTHERS	----
EXISTING CURB AND GUTTER	----
PARKING COUNT PER ROW	(25)
DECORATIVE LIGHT POLE	☼
ROCK RETAINING WALL	⬮⬮⬮⬮

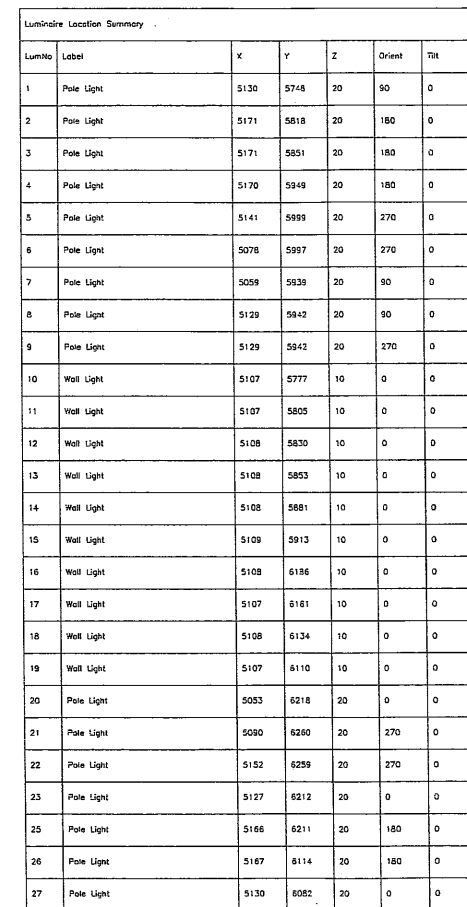
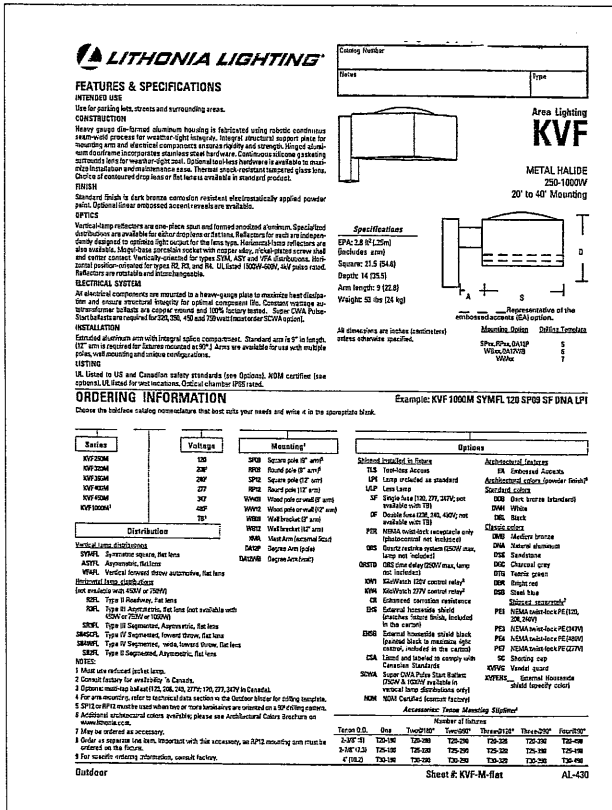


CEDAR HILLS DRIVE



CAUTION: NOTICE TO CONTRACTOR

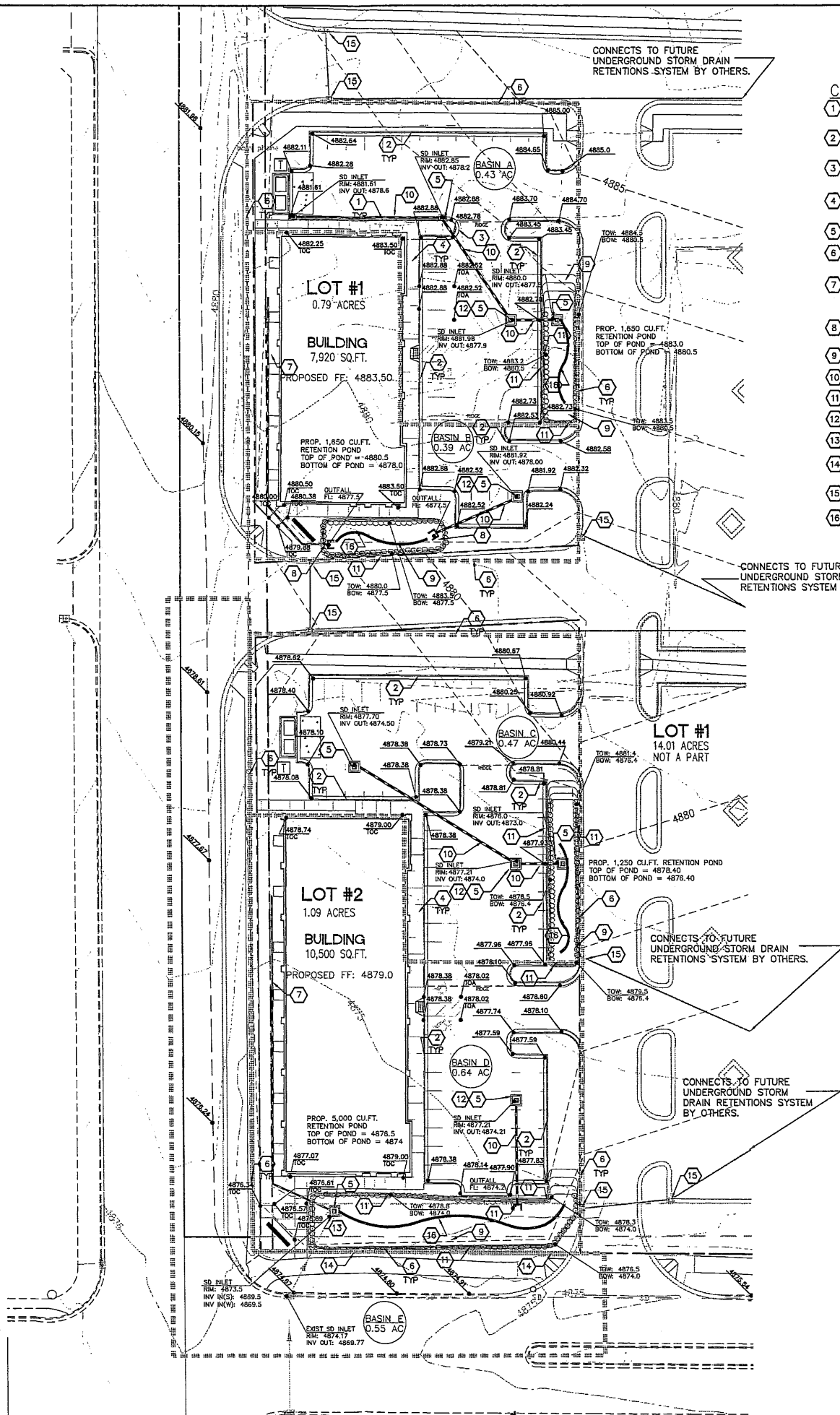
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.





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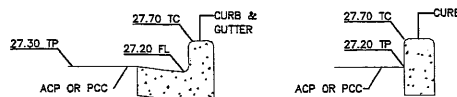


CONSTRUCTION NOTES

1. CONSTRUCT TYPE 'A' CONCRETE CURB AND CATCH TYPE GUTTER. RE: DETAIL C, SHEET 3.90.
2. CONSTRUCT TYPE 'A' CONCRETE CURB AND SPILL TYPE GUTTER. RE: DETAIL C, SHEET 3.90.
3. CONSTRUCT TRANSITION FROM SPILL TO CATCH GUTTER BETWEEN NEAREST SPOT ELEVATIONS.
4. CONCRETE SIDEWALK AND CURB BY THE BUILDING CONTRACTOR, SEE ARCHITECTURAL PLANS.
5. FURNISH AND INSTALL STORM WATER INLET/OUTLET. RE: DETAIL D & E, SHEET 6.90.
6. MATCH GRADE AT PROPERTY LINE.
7. FURNISH AND INSTALL 8" PVC ROOFDRAIN TO WITHIN 5 FEET OF BUILDING. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAIL.
8. INSTALL CONCRETE END SECTION AT POND OUTLET. RE: DETAIL E, SHEET C6.91.
9. CONSTRUCT STORMWATER RETENTION POND.
10. FURNISH AND INSTALL 10" PVC/ADS STORM DRAIN @ 0.50% MIN.
11. CONSTRUCT ROCK RETAINING. RE: DETAIL F, SHEET C3.90.
12. FURNISH AND INSTALL SNOUT FILTER/SEPARATOR.
13. EXISTING HEADWALL AND OUTFALL LOCATION TO REMAIN.
14. PROPOSED CEDAR HILLS DRIVE STORM WATER AND 4800 WEST TO BE RETAINED WITHIN PROPOSED STORM WATER RETENTION POND.
15. FUTURE CATCH BASIN AND STORM DRAIN BY OTHERS.
16. CONSTRUCT 12 INCH WIDE GRAVEL DRAINAGE PATH (2 INCH TO 6 INCH MINIMUM COBBLE). RE: DETAIL G, SHEET C3.90

LEGEND

- PROPERTY LINE
- 48.02 D. — PROPOSED FLOW LINE SPOT ELEVATION (UNO)
- 49.49 — PROPOSED CONTOUR
- EXISTING CONTOUR
- SD — EXISTING STORM DRAIN LINE
- EXISTING MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- 12" SD — PROPOSED STORM DRAIN PIPE



SPOT ELEVATION
TYPICAL-NTS

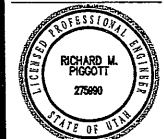
NOTE: ADDITIONAL SHEETS AND DETAILS REFERENCED ON THIS SHEET WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.



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ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

**SITE DEVELOPMENT PLANS
FOR
CEDAR HILLS RETAIL
4800 WEST CEDAR HILLS DRIVE
UTAH COUNTY, UTAH**

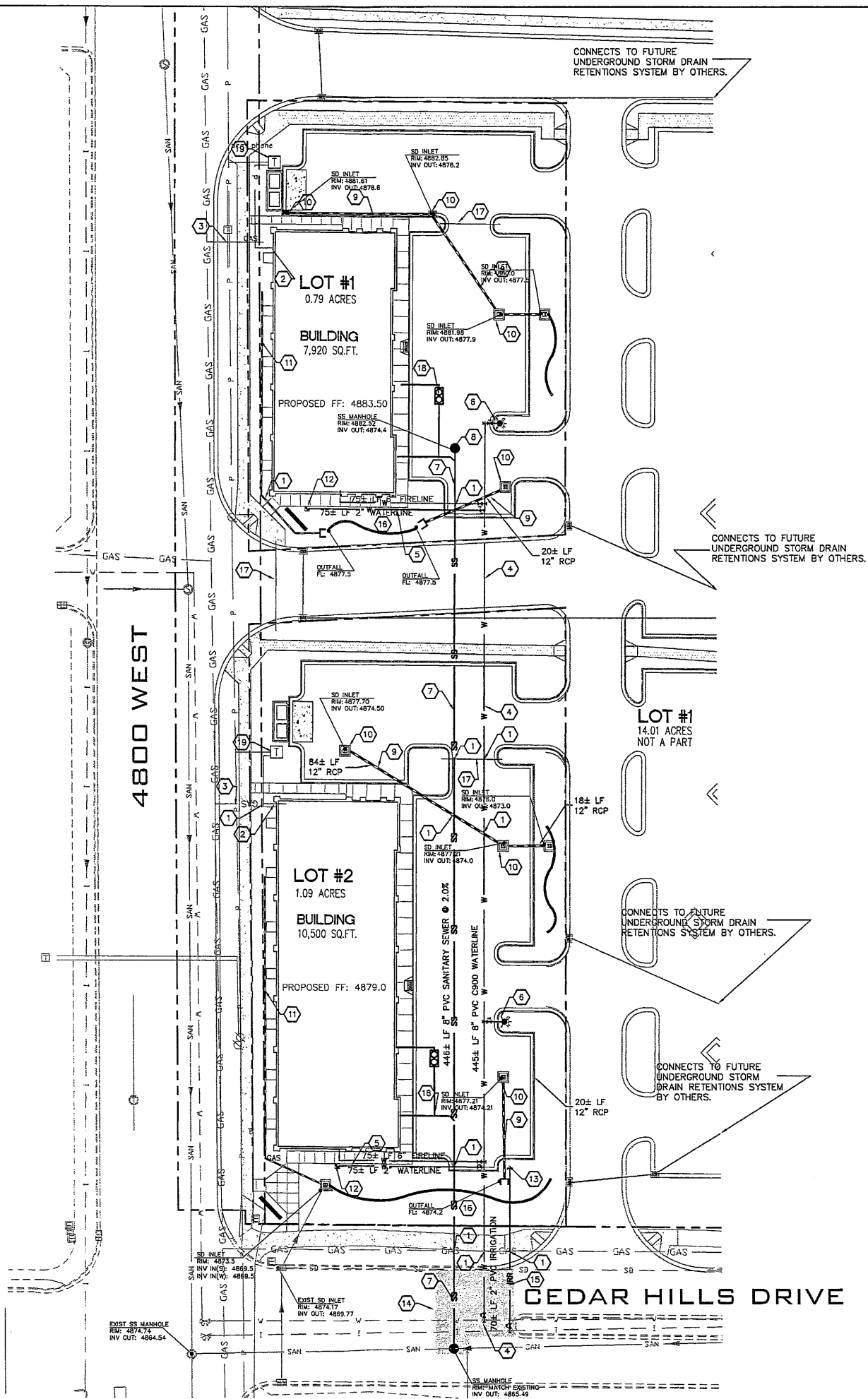


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RICHARD PIGGOTT, P.E.
UTAH REGISTRATION NO.
276990 FOR AND ON
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ASSOCIATES

DATE	DESCRIPTION
01/26/07	ORIGINAL PREPARATION
02/15/07	PRELIMINARY SUBMITTAL
03/20/07	CITY COUNCIL SUBMITTAL

PROJECT #: 05.030.1
DRAWN BY: CJM
DESIGNED BY: CJM
CHECKED BY: RMP

GRADING AND DRAINAGE PLAN



CONSTRUCTION NOTES

1. CAUTION!! UTILITY CROSSING. VERIFY INVERTS PRIOR TO CONSTRUCTION.
2. INSTALL PRIMARY ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WORK WITH UTILITY COMPANY.
3. INSTALL GAS SERVICE WITH GAS METER. CONTRACTOR SHALL COORDINATE GAS LINE AND METER INSTALLATION WITH GAS COMPANY.
4. 8 INCH AWWA C900 PVC WATERLINE.
5. 2 INCH AWWA C900 PVC CULINARY SERVICE LINE. RE: DETAIL A, SHEET C6.91.
6. INSTALL FIRE HYDRANT. RE: DETAIL B, SHEET C6.90.
7. 8 INCH SANITARY SEWER LINE.
8. INSTALL SANITARY SEWER MANHOLE. RE: DETAIL E, SHEET C6.92.
9. INSTALL STORM DRAIN PIPE, TYPICAL UNLESS NOTED OTHERWISE.
10. INSTALL STORM DRAIN CATCH BASIN. RE: DETAIL D, SHEET C6.90.
11. CONNECT ROOF DRAIN TO STORM DRAIN.
12. INSTALL CULINARY WATER SERVICE AND 2 INCH WATER METER PER CITY OF CEDAR HILLS SPECIFICATIONS. RE: DETAIL A, SHEET C6.91.
13. PROVIDE BACKFLOW PREVENTER AND STOP AND WASTE VALVE.
14. SAW-CUT ASPHALT FOR UTILITY CONNECTIONS AND REPLACE PER CEDAR HILLS CITY SPECIFICATIONS. RE: DETAIL D, SHEET C6.92.
15. INSTALL 2 INCH PRESSURED IRRIGATION LINE. RE: DETAIL B, SHEET C6.92.
16. PROVIDE 48 INCH COVER AT RETENTION PONDS.
17. PROVIDE 4 INCH CASING AT ROAD AND DRIVEWAY CROSSINGS. RE: DETAIL C, SHEET C6.92.
18. INSTALL GREASE TRAP. RE: MECHANICAL AND PLUMBING PLANS.
19. INSTALL ELECTRICAL TRANSFORMER. SEE ELECTRICAL.

LEGEND

— GAS —	EXISTING GAS LINE
— I —	EXISTING IRRIGATION LINE
— P —	EXISTING OVERHEAD POWER LINE
— SAN —	EXISTING SANITARY SEWER LINE
— SD —	EXISTING STORM DRAIN LINE
— W —	EXISTING WATER LINE
⊙	EXISTING MANHOLE
⊞	EXISTING STORM DRAIN INLET
⊞	FUTURE CURB INLET
⊞	FUTURE STORM DRAIN PIPE
○	PROPOSED SAN. SEWER CLEAN-OUT
⊞	PROPOSED CURB INLET
⊞	PROPOSED CATCH BASIN
⊞	PROPOSED WATER VALVE
⊞	PROPOSED FIRE HYDRANT
— SS —	PROPOSED SANITARY SEWER LINE
— W —	PROPOSED WATER LINE
— 12" SD —	PROPOSED STORM DRAIN PIPE
— GAS —	PROPOSED GAS LINE
— E —	PROPOSED ELECTRIC LINE



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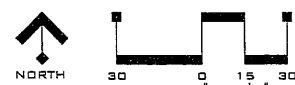


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01/26/07	ORIGINAL PREPARATION
02/15/07	PRELIMINARY SUBMITTAL
03/20/07	CITY COUNCIL SUBMITTAL

UTILITY PLAN

PROJECT #: 05.0301
DRAWN BY: GJM
DESIGNED BY: GJM
CHECKED BY: RMP



C6.10

CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.

BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.

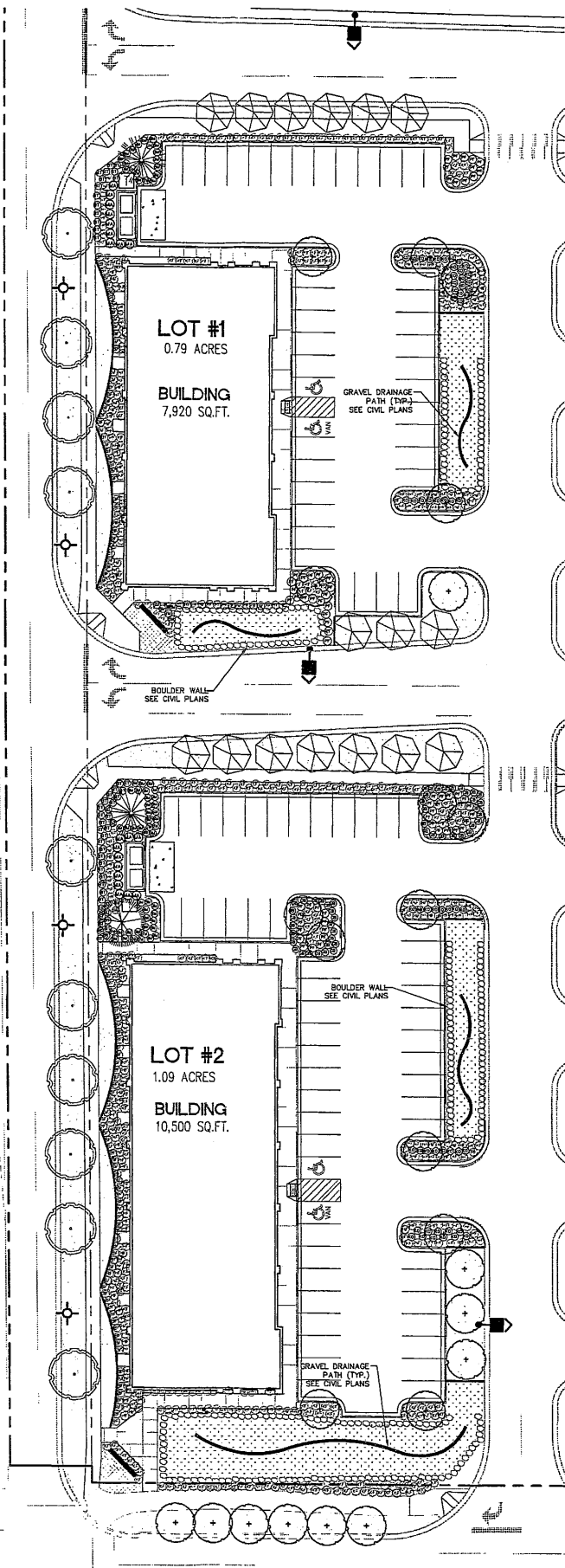
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CALL BLUESTAKES OF UTAH
UTILITY NOTIFICATION
CENTER
801-208-2100
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

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WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



PLANT LIST (LOW WATER USE)				
SYMBOL	QTY.	COMMON/BOTANICAL NAME	INSTALLED SIZE	REMARKS & MATURE SIZE
SHADE TREES				
10		LONDON PLANE TREE <i>Platanus acerifolia</i> 'Bloodgood'	2 1/2" CAL. SINGLE TRUNK	FULL CROWN, B&B, STAKED H 60' W 50'
ORNAMENTAL TREES				
24		CAPITAL FLOWERING PEAR <i>Prunus calleryana</i> 'Capital'	2" CAL. SINGLE TRUNK	STRAIGHT TRUNK, B&B H 35' W 12'
16		BUREIANA FLOWERING PLUM <i>Prunus x bireiana</i>	2" CAL. SINGLE TRUNK	STRAIGHT TRUNK, B&B H 25' W 20'
EVERGREEN TREES				
2		WHITE FIR <i>Abies concolor</i>	8" HT. (min)	FULL FORM, B&B, GUYED H 40' W 20'
1		ENGLEMANN SPRUCE <i>Picea engelmannii</i>	8" HT. (min)	FULL FORM, B&B, GUYED H 50' W 25'
DECIDUOUS SHRUBS				
12		LOWFAST COTONEASTER <i>Cotoneaster dammeri</i> 'Lowfast'	5 GAL.	SPACING 36" O.C. H 12' W 4-5'
29		BLUE MIST SPIREA <i>Corydalis x clandonensis</i>	5 GAL.	SPACING 36" O.C. H 3' W 3-4'
62		GOLDFINGER POTENTILLA <i>Potentilla fruticosa</i> 'Goldfinger'	5 GAL.	SPACING 36" O.C. H 3' W 3-4'
58		KNOCK OUT SHRUB ROSE <i>Rosa</i> 'Knock Out'	5 GAL.	SPACING 24" O.C. H 3' H 3'
49		GOLDEN BARBERRY <i>Berberis thunbergii aurea</i>	5 GAL.	SPACING 24" O.C. H 2' H 2'
50		CRIMSON PYGMY BARBERRY <i>Berberis thunbergii atropurpurea</i> 'Nana'	5 GAL.	SPACING 24" O.C. H 2' H 2'
EVERGREEN SHRUBS				
20		COMPACT OREGON GRAPE <i>Mahonia aquifolium</i> 'Compacta'	5 GAL.	SPACING 36" O.C. H 3' W 3'
GRASSES				
256		KARL FOERSTER FEATHER GRASS <i>Calamagrostis</i> 'Karl Foerster'	5 GAL.	SPACING 36" O.C. H 5' W 3'
282		HAMELN FOUNTAIN GRASS <i>Pennisetum alopecuroides</i> 'Hameln'	5 GAL.	SPACING 24" O.C. H 2-3' W 2-3'
108		BLUE FESCUE <i>Festuca ovina glauca</i>	1 GAL.	SPACING 24" O.C. H 8' W 24"
TURF				
		DROUGHT TOLERANT TURF "BIO-BLUE" SOD (FROM BIO GRASS - PH.# 1-800-795-3236)		
RETENTION POND SEED MIX				
		"BIO-MEADOW" SOD (FROM BIO GRASS) TO INCLUDE: AURORA HARD FESCUE TIFFANY CHEWING FESCUE SHEEP FESCUE		
PERENNIALS				
		TO INCLUDE THE FOLLOWING: LUXURIANT BLEEDING HEART, BLACK EYED SUSAN, CREME BRULEE COREOPSIS, CARADONNA SALVIA, SONORAN SUNSET HYSSOP, RUSSELL STRAIN LUPINE, SNOW CAP SHASTA DAISY, GOLDSTURM BLACK EYED SUSAN, LITTLE SPIRE RUSSIAN SAGE, HEAVEN'S GATE COREOPSIS, BASKET OF GOLD ALYSSUM, AND MAY NIGHT SALVIA.	1 GAL.	SPACING 18" O.C.

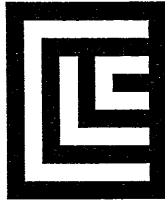
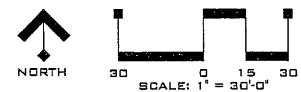
6" CONCRETE MOWSTRIP

NOTES:

THE SITE IS LIMITED IN PLACES TO PLANT EVERGREEN TREES. IN
ORDER TO OFFSET THIS LIMITATION, AND TO ENSURE A POSITIVE WINTER
AESTHETIC, THERE WILL BE A LARGE NUMBER OF EVERGREEN SHRUBS
PLANTED.

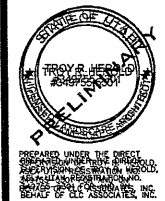
MATURE SIZES ARE TAKEN FROM "PROGRESSIVE PLANTS WHOLESALE
CATALOGUE". SIZES REFLECT THE EXPECTED GROWTH OF EACH SPECIES
IN IDEAL CONDITIONS.

STORMWATER RETENTION BASINS TO BE FULLY INCORPORATED INTO THE
OVERALL IRRIGATION SYSTEM.



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ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT PLANS
FOR
CEDAR HILLS RETAIL
4800 WEST CEDAR HILLS DRIVE
UTAH COUNTY, UTAH



DESCRIPTION
DATE
01/26/07 ORIGINAL PREPARATION
02/15/07 PRELIMINARY SUBMITTAL
03/20/07 CITY COUNCIL SUBMITTAL

LANDSCAPE PLAN

PROJECT #: 05.0301
DRAWN BY: JJS
DESIGNED BY: JJS
CHECKED BY: TRH

L3.10

4800 WEST

CEDAR HILLS DRIVE

CHASE

X,XXX S.F. (BLDG.)
FFE=4XXX.XX

LOT X
XX,XXX S.F.
X.X± AC

PLANT LIST

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	REMARKS
SHADE/STREET TREES				
EQ		EMERALD QUEEN NORWAY MAPLE <i>Acer platanoides</i> 'Emerald Queen'	2" CAL. SINGLE TRUNK	FULL CROWN, B+B SPECIMEN QUALITY
SH		SUNBURST HONEYLOCUST <i>G. triacanthos</i> 'Inermis Sunburst'	2" CAL. SINGLE TRUNK	FULL CROWN, B+B SPECIMEN QUALITY
EVERGREEN TREES				
AS		ARNOLDS SENTINEL PINE <i>Pinus nigra</i> 'Arnolds Sentinel'	1" MIN. SINGLE TRUNK	FULL CROWN, B+B SPECIMEN QUALITY
VP		VANDERWOLFE PYRAMID PINE <i>Pinus flexilis</i> glauca 'Vanderwolfe Pyramid'	6" MIN. SINGLE TRUNK	FULL CROWN, B+B SPECIMEN QUALITY
ORNAMENTAL/FLOWERING TREES				
KV		KRAUTER VESUVIUS PLUM <i>Prunus cerasifera</i> 'Krauter Vesuvius'	1 1/2" CAL. SINGLE TRUNK	FULL CROWN, B+B SPECIMEN QUALITY
GR		GOLDEN RAINDROP CRAB APPLE <i>Malus sp.</i> 'Golden Raindrops'	1 1/2" CAL. MULTI TRUNK	FULL CROWN, B+B SPECIMEN QUALITY
DECIDUOUS SHRUBS				
SB		SUNSHINE BLUE SPIREA <i>Caryophylla x clandonensis</i> 'Sunshine Blue'	5	SPACING AS SHOWN 5 CANES MIN.
LP		LODENSE PRIVET <i>Ligustrum vulgare</i> 'Lodense'	5	SPACING AS SHOWN 5 CANES MIN.
CP		CRIMSON PYGMY BARBERRY <i>B. thunbergii</i> atropurpurea nana 'Crimson Pygmy'	5	SPACING AS SHOWN 5 CANES MIN.
SN		SNOUFALL NINEBARK <i>Physocarpus opulus</i> 'Snowfall'	5	SPACING AS SHOWN 5 CANES MIN.
EVERGREEN SHRUBS				
CO		CREeping OREGON GRAPE <i>Mahonia repens</i> 'Creeping'	5	SPACING AS SHOWN 5 CANES MIN.
MM		MOPS MUGHO PINE <i>Pinus mugo</i> 'Mops'	5	SPACING AS SHOWN 5 CANES MIN.
CB		CREeping BLUE SPRUCE <i>Picea pungens</i> glauca 'Creeping Blue'	5	SPACING AS SHOWN 5 CANES MIN.
GRASSES				
KF		KARL FOERSTER FEATHER GRASS <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	5	SPACING AS SHOWN 5 CANES MIN.
LB		LITTLE BUNNY FOUNTAIN GRASS <i>Fernestum alpestrum</i> 'Little Bunny'	5	SPACING AS SHOWN 5 CANES MIN.
TURF				
		BIOTURF 60D - PERMANENT IRRIGATION SYSTEM BIOGRASS 60D FARM 800 795 3236		
PERENNIAL MIX - PLANTS				
		WOOLLY THYME (<i>Thymus lanuginosus</i>), HARDY GERANIUM 'PURPLE PILLOW' (<i>Geranium cantabrigiae</i>), AFTER MIDNIGHT ECHINACEA (<i>Echinacea Big Sky Series</i>), CREME BRULEE TICKSEED (<i>Coreopsis verticillata</i>), FANFARE BLANKET FLOWER (<i>Gaillardia grandiflora</i> 'Fanfare'), VIETTE'S LITTLE SUZY BLACK EYED SUSAN (<i>Rudbeckia speciosa</i>)	1 GAL	SPACING 18" O.C.
RETENTION POND SEED MIX				
		'BIO-MEADOW' SEED MIX, ALSO TO INCLUDE: AURORA HARD FESCUE, TIFFANY CHEWING FESCUE, AND SHEEP FESCUE. BIOGRASS 60D FARM 800 795 3236		
COBBLE				
		3" MINUS WASHED COBBLE STONE - TO BE LOCALLY AVAILABLE - WITH UNDERLAYMENT OF DEWITT PRO 5 WEED BARRIER FABRIC. COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.		
LANDSCAPE BOULDERS (Minimum 2'x2'x2')				
		2'x2'x2'		DECORATIVE LANDSCAPE BOULDERS MUST BE FROM AN APPROVED SOURCE. PARTIALLY BURY ALL BOULDERS SIX (6) INCHES DEEP TO NATURALIZE APPEARANCE. VARY SIZES, MAXIMUM SIZE SHALL BE 4'x4'x4'. FOLLOW PLAN FOR BOULDER SIZES AND LOCATIONS. COORDINATE INSTALLATION TIMING WITH GENERAL CONTRACTOR OR BUILDING ARCHITECT TO AVOID DAMAGE TO HARDSCAPE.
		3'x3'x3'		
		4'x4'x4'		
EDGER				
		6" x 6" EXTRUDED CONCRETE HEADER		

NOTES:

- IF QUANTITIES LISTED IN SCHEDULE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN. TOTAL PLANT QUANTITIES ARE SHOWN ON SHEET L3.10.
- ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION.



CLC ASSOCIATES

420 EAST SOUTH TEMPLE
SUITE 250
SALT LAKE CITY
UTAH 84111
P 801 363 5609
F 801 363 5604
CLC@CLC.COM

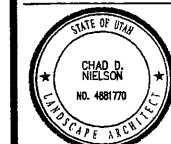
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT CONSTRUCTION PLANS
FOR

CHASE BANK - CEDAR HILLS

BRANCH ID #6081

N 4800 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH 84062



PREPARED UNDER THE
DIRECT SUPERVISION OF
CHAD D. NIELSON, ASLA
UTAH REGISTRATION NO.
4881770 FOR AND ON
BEHALF OF CLC
ASSOCIATES

DATE: 12/22/08
DESCRIPTION: BUILDING SUBMITTAL

LANDSCAPE PLAN

PROJECT #: 07.0256
DRAWN BY: SMM
DESIGNED BY: SMM
CHECKED BY: SMM

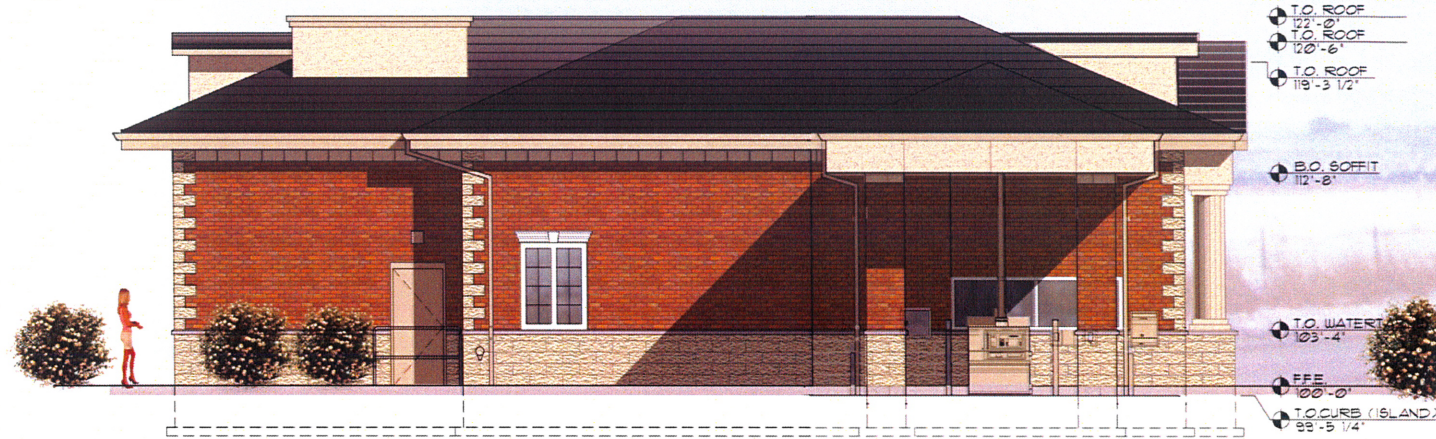
CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.



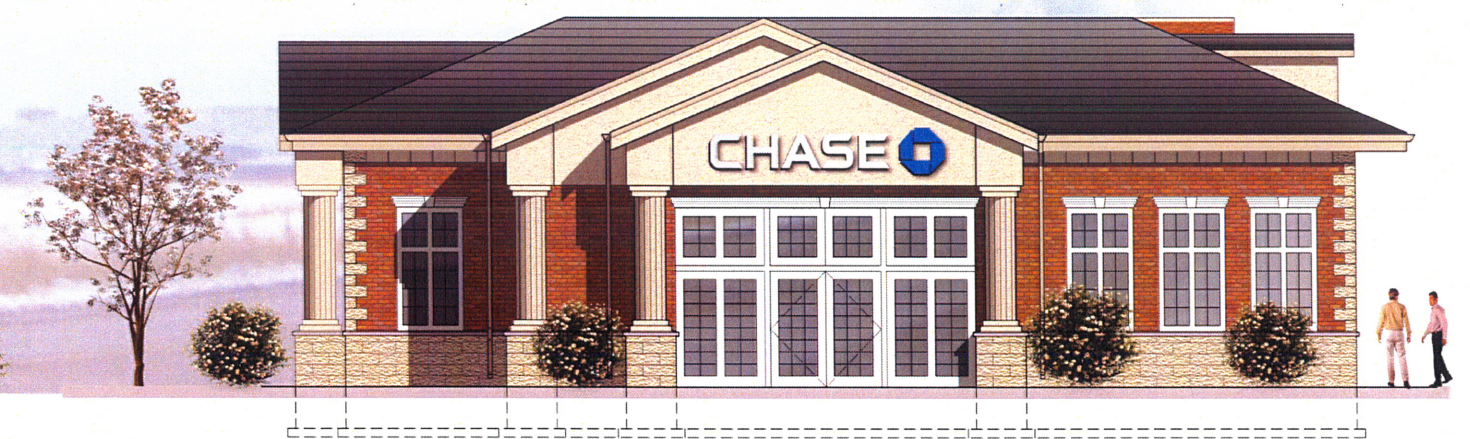
Know what's below.
Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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



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



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



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

MATERIAL KEY

(REFER TO SPECIFICATIONS)

BRICK
 BRICK-1 'MOUNTAIN RED' BY INTERSTATE BRICK

STONE
 STONE-1 'SAVANNAH STONE' ROUGH

STONE-2 'SAVANNAH STONE' SMOOTH

ROOF-1 DARK GRAY SLATE

EXTERIOR INSULATION FINISH SYSTEM
 ALL FINISH TO BE QUARTZTONE FINE

EIFS-1 SENERGY 'SADDLESOAP'

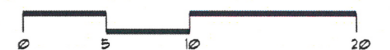
METAL

M-1 BERRIDGE 'SANDSTONE' PREFINISH METAL CAP

EXTERIOR PAINT
 PAINT COLORS TO BE DETERMINED

ALUMINUM STOREFRONT SYSTEM

ALUM-1 WHITE ANODIZED W/ LOW 'E' GLAZING



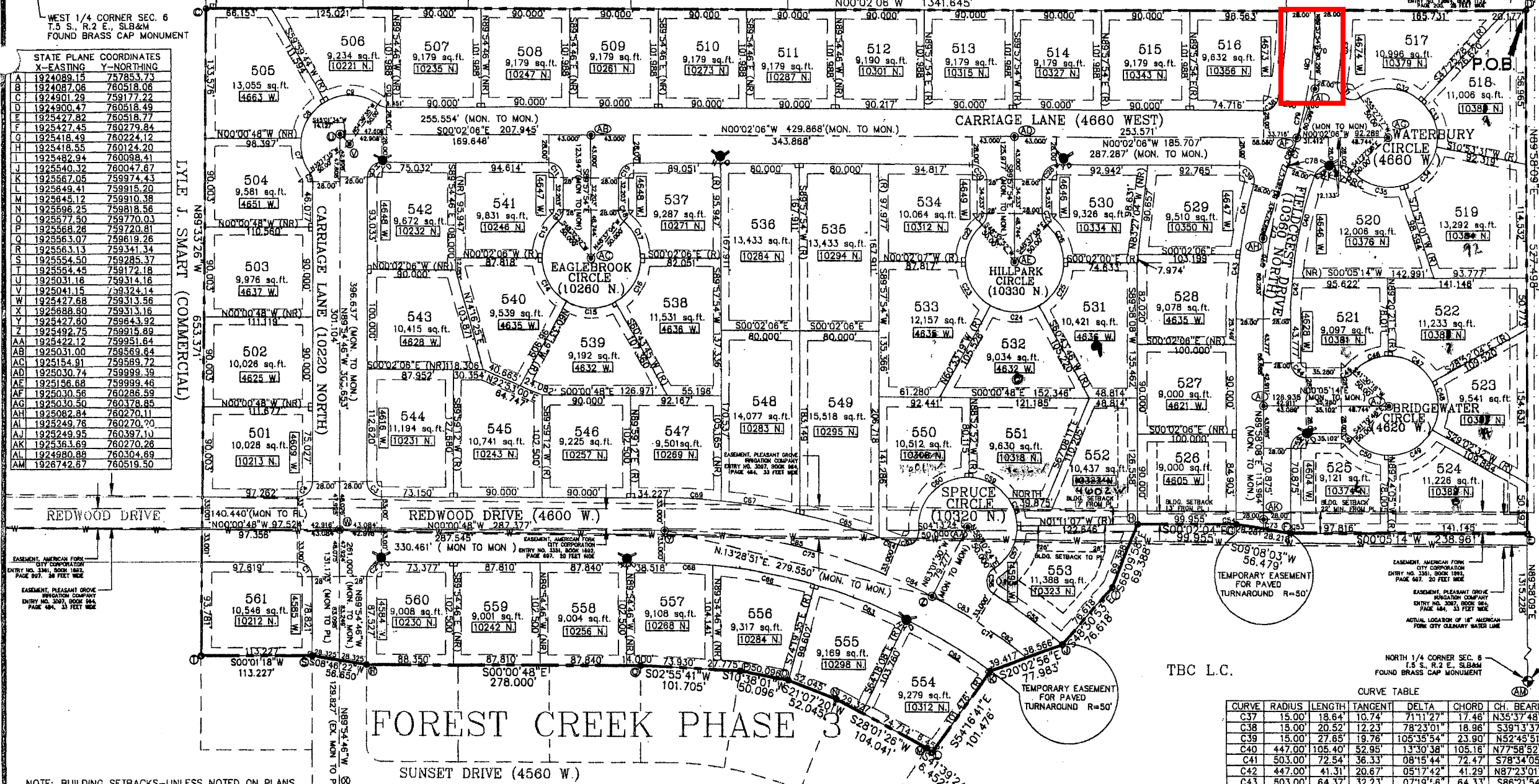


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	2/26/2009

Planning Commission Agenda Item

SUBJECT:	Fieldcrest Park Plat Vacation
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning
BACKGROUND AND FINDINGS: Fieldcrest Dr dead ends at the west end of the road. Originally Cedar Hills had planned on this road connecting with 4800 West; however Highland chose not to make this connection. Because the 4800 West connection was not made Cedar Hills is left with an unusable section of road. The City is looking to turn this unused section into a pocket park, for this reason the City must vacate/re-plat the plat and rezone in order to do this.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Forest Creek Phase 5 Plat	
RECOMMENDATION: Review and recommend approval of the plat vacation	
MOTION: Recommend/not recommend the vacation of the Forest Creek Phase 5 Plat to the Cedar Hills City Council.	



STATE PLANE COORDINATES

	X-EASTING	Y-NORTHING
A	192408.15	757853.73
B	192408.06	760518.06
C	192401.29	759177.22
D	192400.47	760518.49
E	192547.82	760518.77
F	192547.45	760279.84
G	192548.49	760224.12
H	192548.55	760124.20
I	192548.24	760099.41
J	192540.32	760047.67
K	192567.05	759974.43
L	192564.12	759910.38
M	192566.25	759818.56
N	192567.50	759770.03
O	192568.28	759720.81
P	192563.07	759619.26
Q	192563.13	759341.34
R	192554.50	759285.37
S	192554.45	759172.18
T	192503.16	759314.18
U	192504.15	759324.14
V	192547.68	759313.56
W	192568.80	759313.16
X	192547.75	759915.89
Y	192542.12	759915.64
AA	192503.00	759569.64
AB	192515.91	759589.72
AC	192503.74	759999.39
AD	192515.68	759999.46
AE	192503.56	760286.59
AF	192503.50	760378.85
AG	192508.84	760270.11
AH	192524.98	760270.20
AI	192524.95	760397.10
AJ	192536.93	760270.26
AK	192490.88	760304.69
AL	192674.67	760519.50

NOTE: BUILDING SETBACKS--UNLESS NOTED ON PLANS
30' FRONT YARD SETBACK
25' REAR YARD SETBACK
12' GARAGE SIDE YARD SETBACK
8' NON-GARAGE SIDE YARD SETBACK

LEGEND

- PROF. FIRE HYDRANT
- SECTION CORNER MONUMENT
- SURVEY MONUMENT TO BE SET
- 4'x4' MAILBOX EASEMENTS
- SET REBAR & CAP #158397
- CURVE LABEL
- STATE PLANE COORDINATE LABEL
- LOT LINE IS PERPENDICULAR TO FRONTING ROAD
- LOT LINE IS NOT PERPENDICULAR TO FRONTING ROAD
- DRAINAGE & PUBLIC UTILITY EASEMENT
- 10' FRONT AND REAR SIDEYARDS UNLESS OTHERWISE NOTED
- PHASE BOUNDARY
- BUILDING SETBACK LINE
- PLEASANT GROVE IRRIG. CO. EASEMENT LINE
- AMERICAN FORK CITY CORP. EASEMENT LINE
- WILLIAM COX RIGHT OF WAY EASEMENT LINE
- CENTERLINE OF ROAD

4	Rev. F.H. Loc.	D.R.B.	4/22/99	Project Number	EC 55 13 98
3	ADD CHORDS & BEARINGS TO CURVE TABLE	CBALL	4/2/99	Designed By	GPW
2	CHANGE ADDRESSES PER CITY	CBALL	2/2/99	Drawn By	RT
1	ADJUST BLDG. SETBACKS FOR EASEMENTS	CBALL	1/25/99		

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CH. BEARING
C1	15.00	23.59	15.03	90°06'02"	21.23	N45°02'14"E
C2	15.00	23.54	14.97	89°53'58"	21.20	N44°57'48"W
C3	15.00	23.59	15.03	90°06'02"	21.23	S45°02'13"W
C4	15.00	23.54	14.97	89°53'58"	21.20	S44°57'47"E
C5	15.00	9.26	4.78	35°22'28"	9.12	N72°24'00"E
C6	15.00	23.53	14.97	89°52'40"	21.19	N44°58'26"E
C7	50.00	37.16	19.49	42°34'56"	36.31	N76°00'13"E
C8	50.00	45.99	24.77	52°42'04"	44.39	S56°21'18"E
C9	50.00	57.02	32.07	65°20'40"	53.98	S02°40'03"W
C10	15.00	9.26	4.78	35°22'30"	9.12	S17°39'10"W
C11	15.00	23.56	15.00	90°00'00"	21.21	N44°57'54"E
C12	15.00	12.72	6.77	48°34'58"	12.34	S65°44'38"E
C13	50.00	42.40	22.57	48°34'58"	41.14	S65°44'37"E
C14	50.00	52.81	29.17	60°31'12"	50.39	N59°42'18"E
C15	50.00	51.24	28.13	58°42'56"	49.03	N00°05'13"E
C16	50.00	53.03	29.31	60°45'51"	50.58	N59°39'10"W
C17	50.00	42.40	22.57	48°34'57"	41.14	S65°40'25"W
C18	15.00	12.72	6.77	48°34'58"	12.34	S65°40'25"W
C19	15.00	23.56	15.00	90°00'00"	21.21	N45°02'08"E
C20	15.00	23.56	15.00	90°00'00"	21.21	N44°57'54"E
C21	15.00	12.72	6.77	48°34'58"	12.34	S65°44'37"E
C22	50.00	42.40	22.57	48°34'58"	41.14	S65°44'37"E
C23	50.00	52.81	29.17	60°31'12"	50.39	N59°42'17"E
C24	50.00	51.24	28.13	58°42'56"	49.03	N00°05'13"E
C25	50.00	53.03	29.31	60°45'51"	50.58	N59°39'07"W
C26	50.00	42.40	22.57	48°35'04"	41.14	S65°40'28"W
C27	15.00	12.72	6.77	48°34'58"	12.34	S65°40'25"W
C28	15.00	23.56	15.00	90°00'00"	21.21	N45°02'08"E
C29	503.00	74.49	37.31	08°29'04"	74.42	N85°47'34"W
C30	447.00	90.83	45.47	17°38'59"	90.47	S84°13'37"E
C31	15.00	34.82	18.49	132°59'41"	27.51	S31°57'08"W
C32	50.00	87.30	39.86	77°07'15"	62.33	S04°00'55"W
C33	50.00	50.89	27.90	58°18'59"	48.72	S71°44'01"W
C34	50.00	53.28	29.49	61°03'30"	50.80	N48°34'43"E
C35	50.00	58.12	32.84	68°35'30"	54.90	N15°14'56"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CH. BEARING
C37	15.00	18.64	10.74	71°11'27"	17.46	N35°37'48"W
C38	15.00	20.52	12.23	78°23'01"	18.96	S39°13'37"E
C39	15.00	27.65	19.76	105°35'54"	23.90	S52°45'51"E
C40	447.00	105.40	52.95	133°03'38"	105.16	N77°58'51"E
C41	503.00	72.54	36.33	08°15'44"	72.47	S78°34'05"E
C42	447.00	41.31	20.67	05°17'42"	41.29	N87°23'01"W
C43	503.00	64.37	32.23	07°19'56"	64.33	S86°21'54"E
C44	15.00	23.53	14.97	89°52'54"	21.19	S45°01'41"W
C45	15.00	12.72	6.77	48°34'58"	12.34	S24°12'18"E
C46	50.00	41.74	22.18	47°50'05"	40.54	S24°34'42"E
C47	50.00	53.93	29.92	61°47'35"	51.35	S30°14'09"W
C48	50.00	50.54	27.66	57°54'36"	48.41	N89°54'46"W
C49	50.00	53.72	29.78	61°33'22"	51.17	N30°10'47"W
C50	50.00	41.95	22.30	48°04'17"	40.73	N24°38'03"E
C51	15.00	12.72	6.77	48°34'58"	12.34	N24°22'39"E
C52	15.00	23.59	15.03	90°07'06"	21.24	N44°58'18"W
C53	346.14	14.10	7.05	02°20'01"	14.10	N88°51'46"W
C54	290.14	5.10	2.55	01°00'24"	5.10	S89°31'41"E
C55	632.00	86.01	43.07	07°47'49"	85.94	S35°48'12"W
C56	15.00	30.44	16.13	116°16'07"	25.48	N89°57'38"W
C57	50.00	51.80	28.50	59°21'32"	49.52	N61°30'21"W
C58	50.00	29.38	15.13	33°39'53"	28.96	S71°58'56"W
C59	50.00	47.15	25.49	54°01'52"	45.42	S28°08'04"W
C60	50.00	83.20	54.89	95°20'32"	73.93	S44°33'08"E
C61	15.00	30.44	16.13	116°16'07"	25.48	S36°05'20"W
C62	566.00	99.02	49.64	10°01'27"	98.90	N30°42'35"E
C63	566.00	99.02	49.64	10°01'27"	98.90	N20°41'09"E
C64	632.00	20.75	10.38	01°52'53"	20.75	S21°06'16"W
C65	632.00	83.46	41.79	07°33'59"	83.40	S18°22'51"W
C66	566.00	105.59	52.95	10°41'18"	105.43	N10°19'46"E
C67	632.00	81.04	40.58	07°20'50"	80.99	S08°55'26"W
C68	566.00	49.38	24.71	04°59'55"	49.36	N02°29'10"E
C69	632.00	56.06	28.05	05°15'49"	56.04	S02°37'07"W
C70	475.00	70.339	35.234	08°29'04"	70.27	S85°47'34"E
C71	475.00	27.43	13.72	03°18'30"	27.42	S72°29'55"E
C72	475.00	155.90	78.66	18°48'20"	155.20	S80°37'42"E
C73	318.14	9.60	4.80	01°43'45"	9.60	S89°09'59"E
C74	599.00	113.62	56.98	10°52'05"	113.45	N32°24'33"E
C75	599.00	282.15	143.74	26°59'18"	279.59	F13°28'51"W
C76	475.00	129.28	65.04	15°35'40"	128.88	S82°14'02"E
C77	475.00	29.78	14.90	03°35'32"	29.78	S72°38'27"E
C78	475.00	3.18	1.58	00°22'52"	3.16	S71°02'11"E
C79	475.00	35.36	17.69	04°15'56"	35.36	S76°17'06"E
C80	475.00	61.33	30.71	07°23'52"	61.29	S77°51'06"E
C81	475.00	96.30	48.32	11°36'59"	96.14	S84°13'37"E
C82	599.00	62.08	31.07	05°56'18"	62.06	N34°52'27"E
C83	599.00	51.54	25.79	04°55'47"	51.52	N29°28'24"E
C84	599.00	51.54	25.79	04°55'47"	51.52	N24°30'37"E
C85	599.00	230.61	116.75	22°03'31"	229.19	N1°00'58"E

PHASE 5 BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS N89°58'09"E 81.844' ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M. THENCE THE FOLLOWING 8 COURSES:

COURSE	DISTANCE	ALONG SAID SECTION LINE, THENCE	REMARKS
N89°58'09"E	527.488 FEET	ALONG SAID SECTION LINE, THENCE	
S00°05'14"W	238.361 FEET	THENCE	
S09°08'03"W	56.479 FEET	THENCE	
S00°02'04"E	99.855 FEET	THENCE	
S09°05'50"E	59.358 FEET	THENCE	
S49°30'25"E	76.618 FEET	THENCE	
S20°02'50"E	77.383 FEET	THENCE	
S54°16'41"E	101.478 FEET	TO A POINT ON THE BOUNDARY OF FOREST CREEK PHASE 3 SUBDIVISION, THENCE	
S41°39'24"W	8.452 FEET	THENCE	
S28°01'26"W	104.041 FEET	THENCE	
S21°07'20"W	52.045 FEET	THENCE	
S10°38'01"W	50.096 FEET	THENCE	
S02°55'41"W	101.705 FEET	THENCE	
S00°04'25"E	278.040 FEET	THENCE	
S08°48'22"W	54.850 FEET	THENCE	
S00°01'18"W	113.227 FEET	THENCE	
N89°33'28"E	853.371 FEET	THENCE	
N00°02'06"W	1341.845 FEET	TO THE POINT OF BEGINNING.	

CONTAINS: 10.2544 ACRES FOR A TOTAL OF 61 LOTS
BASIS OF BEARING: FROM THE WEST 1/4 CORNER OF SECTION 6, T.S. 5, R.2 E., S.L.B.&M. TO THE NORTHWEST CORNER OF THE SAME SECTION, BEARING N00°02'42"W (UTAH CO. A.R.P.)

DATE: 4-5-99 SURVEYOR: *Ronald L. Watson*

OWNER'S DEDICATION

Know all men by these presents that we, all of the undersigned owners of all of the property described in the Surveyor's Certificate hereon and shown on this map and subject to any restrictions and conditions stated hereon, have caused the same to be subdivided into lots, streets and easements, and do hereby dedicate the streets and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof, we have hereunto set our hands this 5th day of May, A.D. 1999.

Patricia Delmischer REGIONAL MANAGER / *Alaine Morris* ACKNOWLEDGMENT
By: John & Candace Manager
TOOD & CROSSLAND

STATE OF UTAH S.S.
COUNTY OF _____

On the 5th day of May, A.D. 1999, personally appeared before me, the undersigned Notary Public, in and for said County of Utah, the signers of the above Owner's dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 7-1-01

Qui E. Hollenback NOTARY PUBLIC
RESIDING IN Utah COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

The Cedar Hills City Council of the Town of Cedar Hills, County of Utah, approves this subdivision and hereby accepts the dedication of all streets, easements and other parcels of land intended for the perpetual use of the public this 29th day of October, A.D. 1999.

APPROVED: ENGINEER *Qui E. Hollenback* ATTEST: CLERK - RECORDER

Brad Sears, Mayor BOARD OF HEALTH

Approved this _____ day of _____, A.D. 19____.

CITY - COUNTY HEALTH DEPARTMENT

FIRE MARSHALL

Approved this _____ day of _____, A.D. 19____.

CEDAR HILLS CITY FIRE MARSHALL

PLANNING COMMISSION

Approved this 29th day of October, A.D. 1999.

By Cedar Hills City Planning Commission
Qui E. Hollenback DIRECTOR-SECRETARY
Murdock D. Johnson CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

PH 56321 M 1 81
UTAH COUNTY RE
1999-10-29 11:45 AM
RECORDED FOR 1999-10-29

FOREST CREEK PHASE 5 SUBDIVISION

LOCATED IN THE NORTHWEST 1/4 OF SEC. 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M. CITY OF CEDAR HILLS, UTAH COUNTY, UTAH

SCALE: 1" = 60 feet

SURVEYOR'S SEAL NOTARY PUBLIC'S SEAL CITY ENGINEER'S SEAL CLERK-RECORDER

8052-93



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	2/26/2009

Planning Commission Agenda Item

SUBJECT:	Discussion on Title 10-5-5, Development in Required Setback Area of the City Code
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning
BACKGROUND AND FINDINGS: The City Council requested that the Planning Commission review the setbacks and design standards for decks, pergolas, and similar structures. This will be a preliminary discussion, and will be given a public notice for our March meeting. Councilman Richardson will be bringing his suggested changes to our February meeting.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Provided at the meeting by Councilman Richardson	
RECOMMENDATION: Make recommendation to staff regarding any changes to city code Title 10	
MOTION: Continue this item to the March Planning Commission Meeting, and direct staff to...	