

**NOTICE OF
PLANNING COMMISSION MEETING
Tuesday, May 22, 2018 7:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, May 22, 2018 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.

PLANNING COMMISSION MEETING

1. Call to Order
2. 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

- Review/Recommendation on Final Plan Approval for the Wardell Subdivision, located at approximately 9730 N Canyon Road in the R-1 15,000 Residential Zone
- Review/Recommendation on Amendments to the City Code Title 10, Chapter 5-26 related specifically to School Signs in the PF Public Facilities Zone
- Review/ Recommendation on Amendments to the City Code Title 10, Chapter 3 Regarding the Creation of the PD-1 Planned Development Zone, and to Amend the Official Zone Map to Reflect Creation of this Zone
- Review/Recommendation on Amendments to the City Code Title 10, Chapter 3 Regarding the Re-zoning of Certain Portions of Area Currently in the PF Public Facilities Zone to the R-1-11,000 Residential Zone, and the Re-zoning of Certain Portions of Area Currently in the SC-1 Commercial Zone to the PD-1 Planned Development Zone, and to Amend the Official Zone Map to Reflect these Zone Changes
- Review/Recommendation on Preliminary Plan Approval for the Cedar Canyon Subdivision, located at approximately 4600 West and Cedar Hills Drive

SCHEDULED ITEMS

3. Approval of Minutes from the February 27, 2018 and the March 27, 2018 Planning Commission Meetings
4. Review/Recommendation on Final Plan Approval for the Wardell Subdivision, located at approximately 9730 N Canyon Road in the R-1 15,000 Residential Zone
5. Review/Recommendation on Amendments to the City Code Title 10, Chapter 5-26 related specifically to School Signs in the Public Facilities Zone
6. Review/Recommendation on Amendments to the City Code Title 10, Chapter 3 Regarding the Creation of the PD-1 Planned Development Zone, and to Amend the Official Zone Map to Reflect Creation of this Zone
7. Review/Recommendation on Amendments to the City Code Title 10, Chapter 3 Regarding Re-zoning of Certain Portions of Area Currently in the PF Public Facilities Zone to the R-1-11,000 Residential Zone, and the Re-zoning of Certain Portions of Area Currently in the SC-1 Commercial Zone to the PD-1 Planned Development Zone, and to Amend the Official Zone Map to Reflect these Zone Changes
8. Review/Recommendation on Conceptual and Preliminary Plan Approval for the Cedar Canyon Subdivision, located at approximately 4600 West and Cedar Hills Drive
9. Review/Recommendation on Amendments to the City Code Title 10, Chapter 5-32 related to Accessory Apartments
10. Discussion on the Size of Buildings Allowed in the SC-1 Commercial Overlay Zone

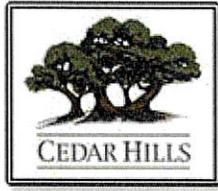
ADJOURNMENT

11. Adjourn

Posted this 18th day of May, 2018

/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 to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

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

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



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	5/22/2018

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Final Plan Approval for the Wardell Subdivision, located at approximately 9730 N Canyon Road in the R-1 15,000 Zone
APPLICANT PRESENTATION:	Martin Wardell
STAFF PRESENTATION:	Jenny Peay, Planning Associate
BACKGROUND AND FINDINGS: The Wardell Subdivision is located at 9730 N Canyon Road. The subdivision is a two lot subdivision with both dwellings existing; one building will be retrofitted to comply with building and zoning code to allow for occupancy. The owner, Martin Wardell, has worked with Utah County on getting his second driveway access approved as part of the approved set of plans for the upcoming Canyon Road reconstruction project	
PREVIOUS LEGISLATIVE ACTION: Planning Commission has reviewed and approved the preliminary subdivision proposal for the Wardell Subdivision on February 27, 2018. City Council has reviewed and approved preliminary subdivision on March 6, 2018.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Wardell Subdivision Final Plans	
RECOMMENDATION: Recommend to approve Final Plan for the Wardell Subdivision located at approximately 9730 N Canyon Road in the R-1 15,000 Zone.	
MOTION: To approve/not approve Final Plan for the Wardell Subdivision	

CONCEPT SITE PLANS FOR
REVIEW ONLY

WARDELL SUBDIVISION

SINGLE FAMILY RESIDENTIAL SUBDIVISION

IN CEDAR HILLS, UTAH

November 13, 2017

PROJECT NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CEDAR HILLS CITY STANDARDS AND SPECIFICATIONS.
2. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR MANUAL METHODS, PROCEDURES, TECHNIQUES, OR EQUIPMENT USED BY THE CONTRACTOR. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE OR FAILURE BY THE CONTRACTOR TO PERSONNEL ACCORDING TO CONTRACT DOCUMENTS.
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LOCATED BASED ON FIELD EVIDENCE AND RECORD INFORMATION. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

Development Summary

Development Area: 50,703 sq.ft.
Total Developed Area: 1,164 sq.ft.

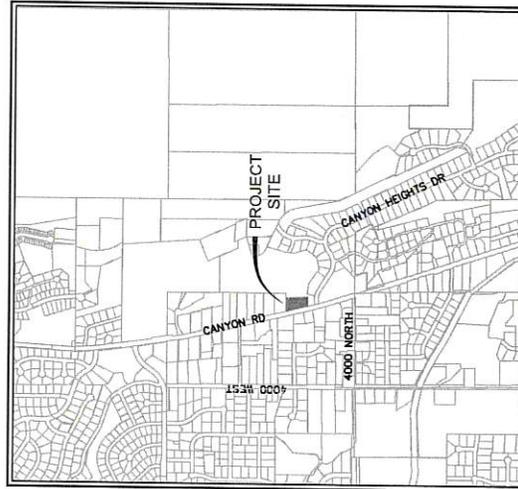
Current Zoning: R-1 15,000 Residential (Cedar Hills Zoning Map)

Zoning Regulations (Cedar Hills Zoning Map)

Max Density	2.9 units/acre
Minimum Area	15,000 sq ft
Minimum Lot Width	100 ft
Minimum Lot Depth	120 ft
Setbacks	
Front yard	30 ft
Side yard	10 ft one side, combined 24 ft (interior lot)
Rear yard	30 ft street side, (corner lot)
25 ft	

Actual Development:

Total # of Lots	2 Lots
Density	1.7 units/acre
Min. Lot Size:	15,953 sq ft
Max. Lot Size:	34,750 sq ft



VICINITY MAP
SCALE: 1" = 800'

Owner / Developer:
Martin Wardell
9730 North Canyon Rd
Cedar Hills, UT 84062
Tel: 801-362-2533
Attr: Martin Wardell
martin.wardell@gmail.com

Engineer / Surveyor:
Arise Engineering and Surveying, INC
42 North 200 East, Suite 1
American Fork, UT 84003
Tel: 801-756-2488
Attr: Brent Salley
brent@rise-eng.com

Property Address:
9730 North Canyon Road
Cedar Hills, Utah

SHEET INDEX

- C-01 Cover Sheet
- C-02 Concept Platmap
- C-03 Concept Site Plan
- C-04 Concept Grading Plan

NO.	DATE	DESCRIPTION

ARISE
Engineering & Surveying, LLC
4219 2000 East, Suite 1, American Fork, Utah 84003
Tel: 801-756-2488 | www.arise-eng.com

WARDELL SUBDIVISION
9730 N. CANYON RD.
CEDAR HILLS, UTAH

PROJECT NO: 11-0617
DATE: 11-13-17
PROJECT NAME: ARISE
ENGINEER: BR
CHECKED: BR
DATE: 11-13-17

TITLE: Cover Sheet
SHEET: C-01

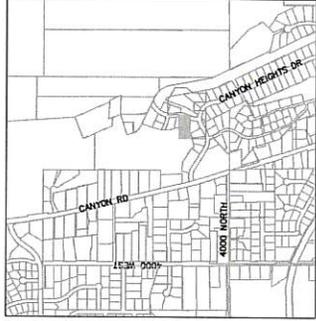
MARTIN WARDELL PLAT A

A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 5,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
CEDAR HILLS, UTAH COUNTY, UTAH

GARY AND BONNIE HARDMAN LIVING
TRUST 14-002-0009

BLAKE, DAVID C (ET AL)
14-002-0148

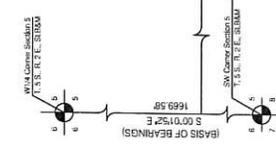
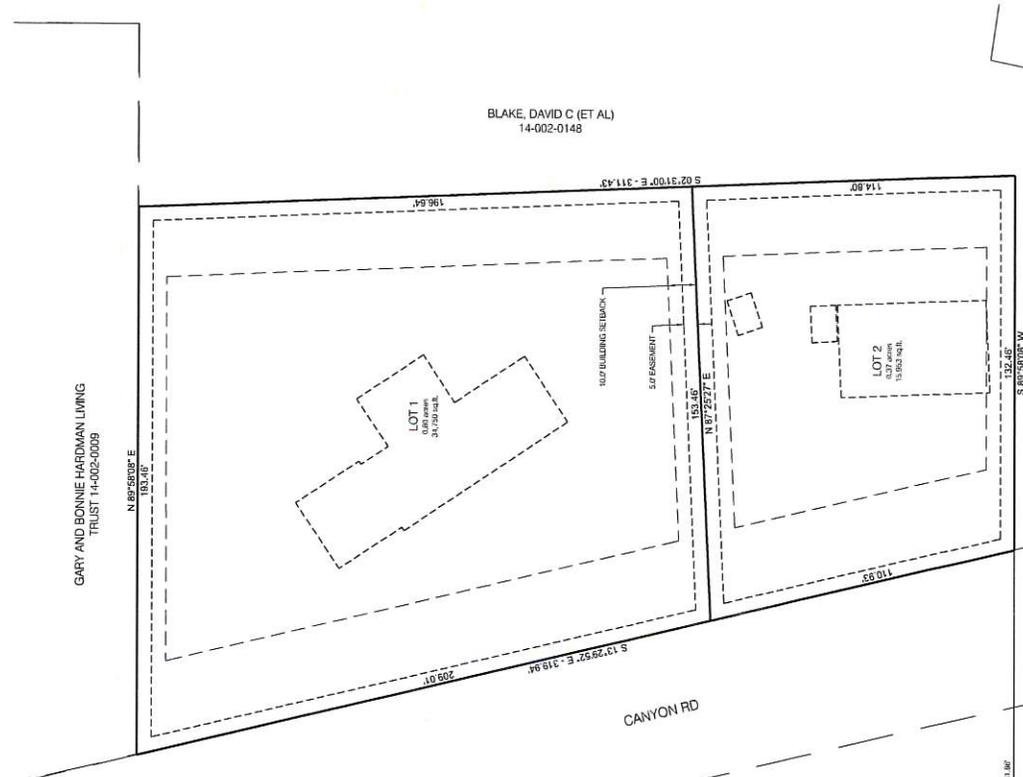
BLAKE, DAVID C (ET AL)
14-002-0148



VICINITY MAP



- LEGEND**
- Sewer Conduit
 - Street Monument
 - Property Corner
 - Section Line
 - Property Line
 - Easement Line
 - Setback Line



SURVEYOR'S CERTIFICATE

I, TRAVIS L. HANSEN DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 38583 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT DESCRIBED IN THIS PLAT, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT, AND HAVE PLACED ADJUSTMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE FOREGOING EIGHT ACRES MORE OR LESS, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC THE USE OF THE PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERMANENT USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO UNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20 _____

By: _____

ACKNOWLEDGMENT

STATE OF UTAH) I, SS _____
COUNTY OF UTAH)

ON THIS _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME THE SIGNED OF THE FOREGOING DECLARANT WHO KNOWS AND KNOWS TO ME THAT THEY DO PRECISE THE SAME.

WIDOR'S FULL NAME & COMMISSION NUMBER _____
BY COMMISSIONER LURIES _____ ATTORNEY PUBLIC COMMISSIONER FULTON _____

ACCEPTANCE BY LEGISLATIVE BODY

THIS _____ DAY OF _____ A.D. 20 _____ THE CITY COUNCIL OF CEDAR HILLS, UTAH COUNTY, UTAH HAS ACCEPTED THE PLAT OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERMANENT USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20 _____

APPROVED: _____ CITY CLERK (SEE SEAL BELOW) _____
ATTEST: _____ CITY RECORDER (SEE SEAL BELOW) _____

MARTIN WARDELL PLAT A

A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 5,
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE & MERIDIAN
CEDAR HILLS, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SMITHVILLE SEAL _____ NOTARY PUBLIC SEAL _____ CITY UTILITIES SEAL _____ CITY ENGINEERS SEAL _____ CLERK-RECORDER SEAL _____



BASIS OF BEARINGS

BEARINGS AND DISTANCES ON THIS PLAT TO BE BASED ON U.S. STATE PLANE COORDINATES, UTAH CENTRAL ZONE, AND INFORMATION AVAILABLE AT THE UTAH COUNTY SURVEYING OFFICE.

CITY UTILITIES APPROVAL

Culinary Water/Pressure Irrigation _____ Sewer/Storm Drain _____
Public Works Director _____ Date _____
Public Works Director _____ Date _____

NO.	DATE	DESCRIPTION

ARISE
 Surveying & Engineering, LLC
 4750 E. 10th St., Suite 100, Aurora, CO 80015
 Tel: 303.733.6813 www.arise-eng.com

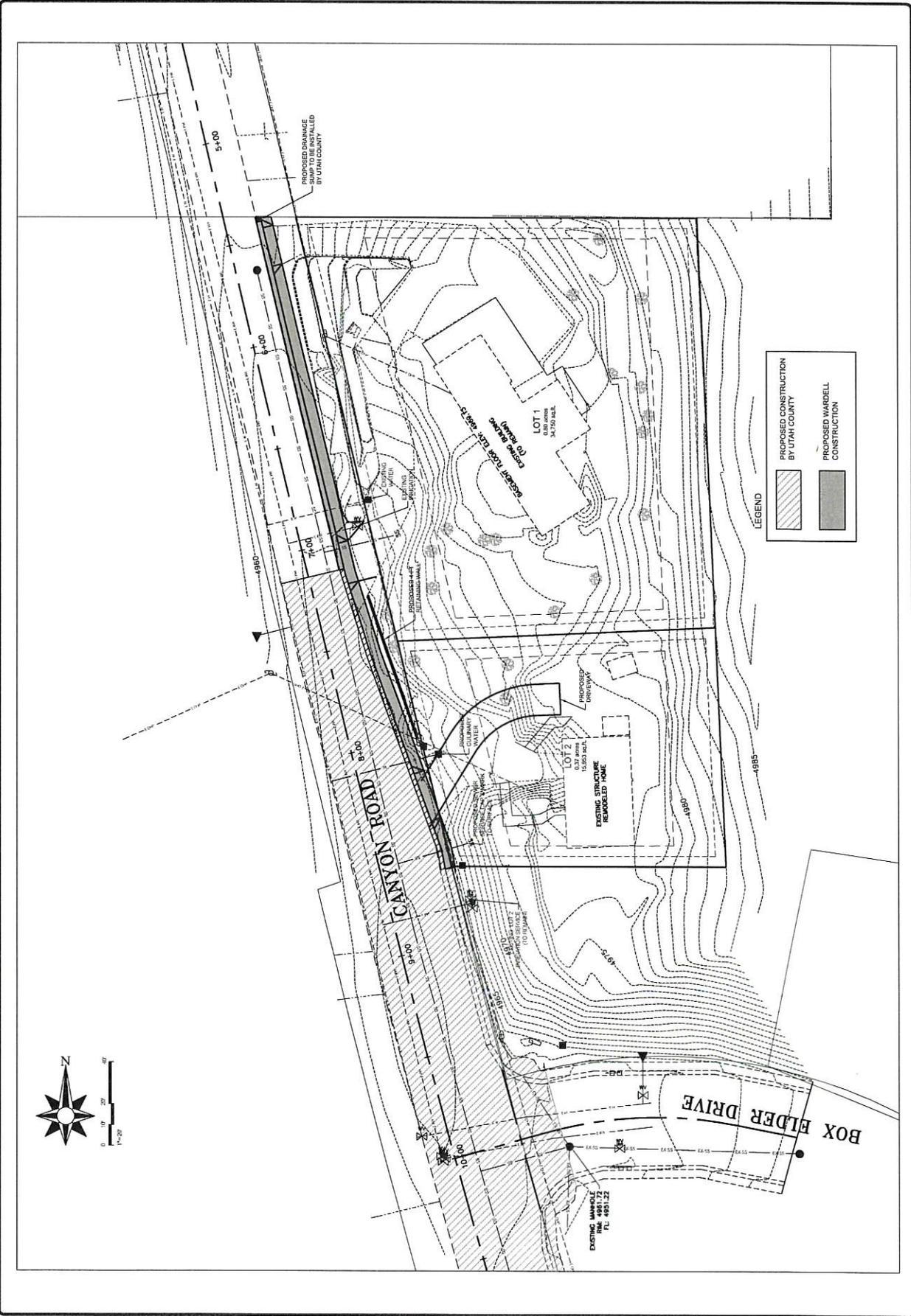
WARDLE SUBDIVISION
 9730 N. CANYON RD.
 CEDAR HILLS, UTAH

PROJECT NAME

PROJECT NO: 11-08-07
 DATE: 11-08-07
 HORIZONTAL SCALE: AS SHOWN
 ENGINEER: BR
 PROJECT NO: 11-08-07
 CITY: CHICAGO, IL

TITLE
**CONCEPT
 GRADING
 PLAN**

SHEET
04





CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	5/22/2018

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to the City Code Title 10, Chapter 5-26 related specifically to School Signs in the PF Public Facilities Zone
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager; Jenny Peay, Planning Associate
BACKGROUND AND FINDINGS:	
<p>Cedar Ridge Elementary School has expressed a desire to have a digital marquee installed in front of the school. Currently, Cedar Hills sign code (10-5-26) prohibits certain types of signs (see section I) including an animated or flashing sign. As the sign code is written, there are no provisions specifically related to signage in the Public Facilities Zone. With two elementary schools, as well as multiple municipal facilities in the PF zone, it is likely that more requests for digital signs in the PF zone are coming.</p> <p>Cedar Hills Staff has reviewed the current sign code, City Code 10-5-26 and is recommending a number of changes as it relates to signage in the PF (Public Facility) Zone. Staff has taken the feedback provided by the Planning Commission in March and incorporated those comments into the proposed code.</p>	
PREVIOUS LEGISLATIVE ACTION:	
Sign ordinance passed 8-16-2011	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
Proposed amendments to code §10-5-26	
RECOMMENDATION:	
Review proposed code, make necessary modification for recommendations to Cedar Hills Council.	
MOTION:	
To recommend /not recommend the proposed amendments to Cedar Hills Municipal Code §10-5-26, relating to Signage in the PF Zone, subject to the following modifications {LIST ANY APPLICABLE CHANGES}.	

10-5-26: SIGNS:

A. Purpose And Intent: The City Council finds that unregulated signage can be detrimental to public safety, that it can result in visual blight and negatively impact local property values, and that it can displace alternative land uses.

1. It is the purpose of this section to promote public safety and to foster an appealing cityscape, and in accordance with the State and Federal Constitutions, the General Plan, and for the general welfare⁷; and
2. To promote the health and well being of the public generally, pedestrians and motorists, by minimizing obstruction, visual or otherwise, distraction, and related safety and traffic hazards within the city; and
3. To preserve and enhance the beauty of the city by minimizing visual clutter and regulating physical characteristics of and placement of signage within the city.

B. General Provisions:

1. Signage shall be regulated within each zone of the city. Signage in residential zones shall have specific limitations as set forth herein. Signage in commercial/industrial zones shall have specific limitations as set forth herein.
2. Signs shall be deemed either permanent or temporary. Both temporary and permanent signs are allowed in all zones, except where specifically prohibited. A permit shall be required for all permanent signs, except as otherwise provided herein.
3. All signage shall be reasonably secured and maintained so as to withstand normal weather conditions including, but not limited to, wind, rain, snow and so forth. Signs, whether temporary or permanent, shall be constructed in such a way so as to preserve the public safety and shall be maintained in such a manner so as to prevent disrepair and visual blight.
4. All signage shall be generally prohibited from being posted or left behind on public property, in any public right of way, on utility poles, historical markers, on publicly owned property, including trees, and on street and traffic signs.
 - a. Exception: Where the city has traditionally allowed public property to be used as an open public forum, temporary noncommercial signage shall be allowed only if the signage is handheld or personally attended, and where said signage presentation does not block public rights of way, disrupt the peace, incite to violence, or cause any other public disturbance.
 - b. Exempt: Signage dedicated for government use including traffic signs, traffic lights, street signs, directional signs, public safety signs and related signage shall be exempt from the prohibition against signage in any public right of way. (Ord. 8-16-2011A, 8-16-2011)
 - c. Exempt Temporary Signage: Temporary signage used for government purposes that is informational in nature or related to events, elections, recreation, or other city programming may be placed on public property or in the public right of way. Such temporary signage shall be limited to three feet (3')

in height, and five feet (5') in length. Signage may be posted no more than fourteen (14) days before the occurrence of an event and shall remain for no more than one business day after the occurrence of an event; no more than two (2) signs shall be permitted in any location; and where said signage presentation does not block public right of way, disrupt the peace, incite to violence, or cause any other public disturbance. Such exception does not apply to the roundabout portion of 4600 W. Cedar Hills Drive, where signs shall be limited to one at any given time. (Ord. 10-20-2015C, 10-20-2015)

5. All signage shall be subject to a discontinued use limitation, whereupon the owner of said signage shall remove such no later than sixty (60) days after a discontinued use. A "discontinued use" shall include the expiration of a permit, abandonment of the sign, or the completion of an event or sale for which the sign was posted. "Discontinued use" shall not include the involuntary destruction of a sign in whole or in part due to fire or other calamity unless the sign has been abandoned.

C. Signs In Residential Zones:

1. In residential zones, signage may be placed in accordance with the lesser of the following setback limitations:
 - a. Signage may be placed on a lot in accordance with the front, side, and rear yard limitations of the applicable zone, if there be such, and may conform to setback limitations provided for accessory buildings, so long as such placement conforms to all setback and placement limitations for accessory buildings as set forth in the zoning code; or
 - b. Signage may be placed no closer than three (3) linear feet from the sidewalk, curb, or street (whichever is farthest) three (3) linear feet from the edge of the lot, and three (3) linear feet from a neighboring lot.
2. Except for window signs, all signage on any residential lot shall be limited to a maximum elevation or height of six feet (6'). Where a building on a residential lot has more than one level, window signs shall be allowed on each level of the building.
3. Any window sign shall not exceed twenty five percent (25%) of a window display area and shall not exceed a total window display area for all windows of thirty two (32) square feet. In multiple-unit residential buildings, the total window display area allowed shall apply to each individually rented or owned unit and not to the building as a whole.
4. Commercial signage on a residential lot shall be limited to a cumulative display area of thirty two (32) square feet for temporary commercial signs, plus an additional six (6) square feet for a permanent commercial sign if a variance has been granted for a business use on the residentially zoned lot.
5. Noncommercial signage on a residential lot shall be limited to a cumulative display area equal to that permitted for any commercial signage on the same lot.
6. The display area of a two (2) faced sign with identical copy on both sides shall be counted as the display area of only one of the faces.

D. Signs In Commercial And Industrial Zones:

1. In commercial or industrial zones, signage may be placed in accordance with the lesser of the following setback limitations:
 - a. Signage may be placed on a lot in accordance with the front, side, and rear yard setback limitations of the applicable zone, if there be such; or
 - b. Signage may be placed no closer than three (3) linear feet from the sidewalk curb, or street (whichever is furthest), three (3) linear feet from the edge of the lot, and three (3) linear feet from a neighboring lot.
2. All signage on a commercial or industrial lot shall be limited to a maximum elevation or height of thirty feet (30').
3. Any window sign on a commercial or industrial lot shall not exceed fifty percent (50%) of a window display area and shall not exceed a total window display area for all windows of one hundred (100) square feet. Where a building on a commercial lot has more than one level, window signs shall be allowed on each level of the building.
4. Commercial signage on a commercial or industrial lot shall be limited to a cumulative display area of twenty five percent (25%) of the facade of the building or structure it represents or which is found on the commercial lot, or to ninety (90) square feet, whichever is greater.
5. Noncommercial signage on a commercial or industrial lot shall be limited to a cumulative display area equal to that permitted for any commercial signage on the same lot.
6. The display area of a two (2) faced sign with identical copy on both sides shall be counted as the display area of only one of the faces.

E. Signs In Public Facility Zone

In the Public Facility Zone, signage may be placed in accordance with the lesser of the following setback limitations:

- a. Signage may be placed on a lot in accordance with the front, side, and rear yard setback limitations of the applicable zone, if there be such; or
- b. Signage may be placed no closer than three (3) linear feet from the sidewalk curb, or street (whichever is furthest), three (3) linear feet from the edge of the lot, and three (3) linear feet from a neighboring lot.
2. All signage on a lot in the Public Facility Zone shall be limited to a maximum elevation or height of thirty feet (20').
3. Marque Digital Signs- may be allowed in the Public Facility Zone, subject to the following conditions:
 - a. Sign is owned, operated, and maintained by a public school. Any messages displayed on a digital marquee should be those that relate with such property type of events/activities, with the exception of public service announcements.

b. Sign does not illuminate into adjacent residential lots. Only indirect and diffused lighted signs are permitted in the PF Zone. Lights that are not an integral part of a sign must be directed away from surrounding properties and oncoming traffic. No flashing or rotating lights are permissible.

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c. Electronic displays shall not include animation, full motion video, flashing, scrolling, strobing, racing, blinking, changes in color, fade in or fade out in any manner imitating movement, or any other means not providing constant illumination.

d. Each message shall be illuminated for at least eight seconds before transitioning to a new message.

ee. Operation and illumination of sign shall not occur between the hours of 9:00 PM and 6:00 AM

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FE. Permanent Signs:

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1. Permit and fee required.
2. Any sign that is permanently constructed, attached, or intended to remain for more than one hundred twenty (120) days shall be deemed permanent and requires a permit. Permanent signs shall be subject to a fee.
3. A sign shall be deemed permanently constructed if, standing alone, it exceeds thirty two (32) square feet in display area, or exceeds six feet (6') in height, or weighs more than twenty (20) pounds.
4. A sign shall be deemed attached if it is connected to or protruding from any building or similar structure, interior window signs excluded.
5. A sign intended for use during a specified, limited time, which is posted more than sixty (60) days before the occurrence of an event or sale and which shall remain for more than sixty (60) days after the occurrence of an event or sale or commencement thereof shall be deemed permanent.

Exempt: Any signage related to issues on the ballot for an upcoming election, whether a primary or general election, are hereby deemed temporary despite the actual number of days displayed and are deemed to have satisfied any permit and fee requirements. Said signage is subject to the discontinued use provision set forth above.

6. The city finds that permanent signage requires review by the zoning administrator to ensure that the constructed sign will be structurally safe and durable so as to preserve and promote public safety.
7. Permanent signage shall be subject to the discontinued use provision set forth above.

GF. Temporary Signs:

1. No permit or fee required.
2. Any sign that is not permanently constructed or attached as defined above, or that is intended for use during a specified, limited time of one hundred twenty (120) days or less shall be deemed temporary and shall not require a permit or be subject to a fee. All temporary signage shall be subject to the discontinued use provision set forth above.

HG. Window Signs:

1. No permit or fee required. No time limitation.
2. A window sign is any copy posted on or sign posted inside of a window of a building, house, or similar structure. No permit or fee is required to post a window sign. Window signs shall not be limited to a specific number of days allowed for display; however said signage shall be removed upon discontinued use. Window signs shall be subject to the display area limitations and size limitations set forth above under signs in residential and commercial/industrial zones.

IH. Sexually Oriented Business Signs: Commercial signage for a sexually oriented business shall be prohibited off site from the actual lot where the business is lawfully located. Said signage shall be limited to alphanumeric copy only and shall be limited to a display area of thirty two (32) square feet. (Ord. 8-16-2011A, 8-16-2011)

J. Prohibited Signs:

A-FRAME SIGN: Any sign or structure composed of two (2) sign faces mounted or attached back to back to form a triangular vertical cross section through the faces or structure over three feet (3') in height and three feet (3') in width from grade.

ABANDONED SIGN: Any sign or structure that no longer correctly directs or influences a person, identifies or advertises a bona fide business, lessor, service, owner, product, or activity.

ANIMATED OR FLASHING SIGN: A sign that includes movement or optical illusion of movement or rotation of any part by mechanical, artificial or atmospheric means or a sign that displays flashing or intermittent lights. Time and temperature devices and banners and flags shall be exempted from this definition.

BALLOON OR INFLATABLE SIGN: Any device supported by heated air, forced air, or other gases for the purpose of drawing attention.

BILLBOARD: A high profile freestanding ground sign on one or more poles, typically located along freeways or major highways, but not limited thereto, designed or intended to direct attention to a business, product, or service that is not sold, offered, or existing on the property where the sign is located.

MARQUEE SIGN: Any sign attached to, in any manner, or made part of a marquee. A marquee is a permanent rooflike structure projecting beyond a building or wall of the building, generally

designed and constructed to provide protection from the weather.

MOTION SIGN: A sign that has motion either constantly or at intervals or that gives the impression of movement through intermittent flashing, scintillating, or varying the intensity of illumination whether or not said illumination is reflected from an artificial source or the sun.

PENNANT SIGN: A sign made of lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from rope, wire, or string, usually in series, designed to move in the wind.

PROJECTING SIGN: A sign attached perpendicular to a building structure and extending in whole or in part more than twelve inches (12") beyond the wall to which it is attached.

ROOF SIGN: A sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof or which does not lie flat on the roof.

ROTATING SIGN: Any sign or portion of a sign that moves in a revolving or similar manner.

SNIPE SIGNS: Any sign typically made of non- or semi-durable material, mounted to a tree, to a utility pole, or to the ground by nails, staples, a wire frame, or similar device within a right of way, including public and private parking strips and medians, or on public property. (Ord. 8-16-2011A, 8-16-2011; amd. Ord. 3-20-2012C, 3-20-2012)

K.d. Issuing A Permit: Permit issuance is subject to the following application process and review:

1. **Application Process:** The city shall prepare a "sign permit request" form, which shall request the applicant or agent's name, telephone number, address, where the proposed sign(s) will be placed, whether the sign is intended to remain for more than one hundred twenty (120) days, whether the sign is intended to serve commercial purposes, to identify zoning restrictions, and which may include, but is not limited to, a site plan, sign layout, a sign depiction, elevation of existing and future buildings, and any other reasonably related information necessary for the zoning administrator to be able to determine whether the sign complies with the design and placement requirements set forth in this chapter. Proposed signs that are larger and that are intended to remain for a longer period of time will require more information to assist the zoning administrator in determining whether the sign will be safe and durable.
2. **Application; Fee:** Applications will not be accepted without the accompanying fee for a permanent sign.
3. **Fees:** Permanent signage shall be subject to a permit application fee as determined by the city council (see city fee schedule).
4. **Form:** The sign permit request form shall include a checkbox with a statement indicating that, if checked, the applicant agrees to allow the city to enter and remove the sign for which the permit is requested if the sign's removal period expires, in lieu of prosecution by the city prosecutor and in lieu of a fine.
5. **Review:** If the zoning administrator determines that a sign permit request is incomplete, or that signage will conflict with the provisions of this chapter because of illegal content or nonconforming

proposed design and placement, the request shall be returned to the applicant as incomplete. The applicant may revise and resubmit the amended sign permit request with additional information as necessary.

6. Granting Or Denial Of Permit Request: The zoning administrator shall make a decision to grant or deny a sign permit request in accordance with this chapter and other applicable city, state, and federal laws and ordinances. No sign permit shall issue unless the sign permit request and sign comply with the provisions of this chapter.
7. Permanent Signs: The zoning administrator shall issue a decision to grant, deny, or return as incomplete the sign permit request within thirty (30) days of submission.
8. Appeal: An applicant wishing to appeal the zoning administrator's decision to reject a permit application to the planning commission has ten (10) days to do so⁸. The planning commission, on administrative appeal, shall review the applicant's sign permit request form for completeness in an open and public meeting at which the applicant shall be allowed to appear and present and then determine whether the applicant's proposed sign complies with the design and placement requirements set forth in this chapter, and subsequently return a decision either to uphold or reverse the zoning administrator's decision within twenty (20) days.

K. Permit Limitations:

1. Transferability: Permits, permit numbers, permit applications, and supporting information shall not be transferable to other sites or signs and shall be valid only for a specific sign at the designated location. If at any time a sign or sign structure is altered, removed, or relocated in a manner different from the terms of an issued sign permit, such existing sign permit will become void and a new application must be made for the sign as altered or relocated.

Exception: Signs associated with a business that has its ownership transferred with no proposed alteration to the business name, building, or signage shall, upon notification to the city, have its permits transferred to the new business owner without need of a new application.

2. Expiration: A permit shall expire and become null and void if work on the sign is not commenced within sixty (60) days from the date of the permit or if work is suspended or abandoned. In such case, a new permit shall be obtained, and where the permit is for a permanent sign, a new fee shall be paid.
3. Written Suspension Of Permit: The city may in writing suspend or revoke a permit issued under provisions of this section whenever the permit is issued on the basis of a material omission or misstatement of fact or in violation of any ordinance.
4. Nuisance: No permit for a sign may be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall any permit issued hereunder constitute a defense in any action to abate a nuisance.

L. Removal Of Signs:

1. Zoning Administrator: The zoning administrator is hereby authorized to require removal of any sign. Before bringing action to require removal of any sign, the zoning administrator shall give written notice to the owner of the sign or the owner of the premises on which such sign is located. The notice shall state the violation charged and the reasons and grounds for removal, specifying the deficiencies or defects and what repairs, if any, will make the sign conform to the requirements of this chapter. The notice shall also specify that the sign must be removed or made to conform with the provisions of this chapter within the notice period. Service of notice shall be made personally on the owner or lessee, or by certified mail addressed to the owner or lessee at the address specified in the permit or the last known address.
2. Notice Period: The notice period for permanent signs shall be fifteen (15) days. The notice period for temporary signs shall be three (3) days.
3. Prosecution: If the owner or lessee of the premises upon which the sign is located has not demonstrated to the satisfaction of the zoning administrator that the sign has been removed or brought into compliance with the provisions of this chapter by the end of the notice period, the zoning administrator shall first submit an order for removal by the city, and if necessary, due to inability to access the sign for removal, submit the violations to the city prosecutor for prosecution. If the city removes the sign, any and all prosecution charges shall be dropped.
4. Continuous Violation: Reerection of any sign or substantially similar sign on the same premises after a notice of violation has been issued shall be deemed a continuation of the original violation.
5. Removal Of Temporary Signs: The zoning administrator may remove any illegal temporary sign which is maintained or reerected after the expiration of the notice period, if the owner or lessee of the premises has been issued a notice of violation at least once before for the same violation involving the same or similar sign. When temporary signs are removed by city staff, the responsible party shall be notified within two (2) business days of the reason for the removal and the location from which the sign was removed. Removed signs shall be made available for the responsible party to pick up for three (3) calendar days. After that time, removed signs will be destroyed.
6. Safety Hazard: Notwithstanding other provisions of this subsection, the zoning administrator may cause the immediate removal, following notice to the owner of the sign or the property on which it is located of any unsafe or defective sign that creates an immediate hazard to persons or property.
7. Costs Of Corrective Action: The costs of removal of a sign by the city shall be borne by the owner of the sign.

M. Requirement Of Conformity:

1. No sign for which a permit is issued after the effective date of this chapter, may be placed or maintained in the city except as provided in this chapter.
2. All signs maintained contrary to the provisions of this chapter are declared to be nonconforming and, as such, may be dealt with or removed as provided herein.
3. Any sign that poses a public safety hazard may be removed as specified herein.

N. Nonconforming Signs:

1. Nonconforming signs which preexist the effective date hereof shall be removed upon their discontinued use according to the general discontinued use provision set forth above.
2. Nonconforming signs which become unsafe due to natural wear and tear shall be deemed a discontinued use and subject to removal without an option to repair or replace with a similar nonconforming sign.
3. Except as provided for in the Utah Code Annotated, billboards shall be generally prohibited. Signs which constitute billboards prior to the effective date hereof are protected only insofar as provided for in the Utah Code Annotated. Titles within the Utah Code Annotated which protect billboards include, but are not limited to, title 72, chapter 7, which is the protection of highways act and [title 10, chapter 9a](#), which is the municipal land use, development, and management act⁹.

O. Enforcement: A violation of this section is punishable as a class C misdemeanor and shall be punishable by a fine of not more than five hundred dollars (\$500.00) when a person fails to alter or repair or remove a noncompliant sign after notice of a violation.

P. Noncommercial Copy: Notwithstanding any provision of this chapter to the contrary, to the extent that this chapter allows a sign containing commercial copy, it shall allow a sign containing noncommercial copy to the same extent. Any signage containing obscenity, defamation, fighting words, true threats or anything like unto it is prohibited as a matter of law.

Q. Applicability Of The Zoning Code: The regulations of this section are in addition to those set forth in the planning and zoning provisions of this chapter and any other ordinances adopted by the city council, and do not contain any rights not otherwise granted under the provisions and procedures contained in this chapter or any other ordinances.

R. Applicability Of The Utah Code: The provisions of this section are enforceable only in accordance with the governing and enabling provisions of the Utah Code Annotated. It is the intent of the drafters herein that this section comply with such governing provisions.

S. Scope: The requirements of this chapter shall not be construed so as to prohibit or limit other applicable provisions of this chapter/title, this code, or the Utah Code Annotated (UCA). In the instance where provisions of this chapter conflict with other provisions of this code, the terms of this chapter shall govern. In the instance where provisions of this chapter conflict with provisions of the Utah code, the Utah code shall govern.

T. Interpretation:

1. In interpreting and applying the provisions of this chapter, the sign regulations contained herein shall be interpreted by the zoning administrator. If the zoning administrator determines that an application needs further interpretation, he may request planning commission review of the proposal.
2. The zoning administrator and planning commission shall seek to administer this section in a content neutral manner.

U. Variances: For rules regarding variances, see Utah Code Annotated section 10-9a-702. (Ord. 8-16-2011A, 8-16-2011)



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	5/22/2018

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to the City Code Title 10, Chapter 3 Regarding the Creation of the PD-1 Planned Development Zone, and to Amend the Official Zone Map to Reflect Creation of this Zone.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS:	
<p>Creation of this PD-1 Planned Development Zone is result of a settlement agreement between Cedar Hills Farm Land, LLC, Developer, and the City of Cedar Hills. Settlement agreement has been reached in order to resolve differences amicably. In this Settlement, the Owner and Developer are proposing a new development for a new subdivision to be located on 4600 W Cedar Hills Dr. Preliminary plans for this development will be known as; "CEDAR CANYON" planned development. In this new development proposal it will require, among other things, that the city adopt a new zoning district to accommodate the development and the proposed densities. Such items would apply in settlement such as; new zoning district to the Property, adopt a new Zoning Map consistent with such actions. The City and Developer mutually enter into this development agreement stating that the City would approve preliminary and final subdivision plats. The successful completion of such actions requires adherence to applicable state law and city ordinances.</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
Proposed PD-1 zone	
RECOMMENDATION:	
Review/Recommendation on Amendments to the City Code Title 10, Chapter 3 Regarding the Creation of the PD-1 Planned Development Zone, and to Amend the Official Zone Map to Reflect Creation of this Zone as 10-4C	
MOTION:	
<p>To recommend/not recommend to the City Council the creation of the Planned Development Zone, as presented by Cedar Hills City staff, to be located on the approximately twelve acres at 4600 W Cedar Hills Dr. as part of the Settlement Agreement between Cedar Hills Farmland LLC and the City, subject to the following changes {LIST ANY APPLICABLE CHANGES}.</p>	

Chapter 4

REGULATIONS WITHIN ZONES

ARTICLE C. PD-1 ~~“PLANNED DEVELOPMENT ZONE”~~

SECTION:

- 10-4C-1: Legislative Intent
- 10-4C-2: Permitted Uses
- 10-4C-3: Conditional Uses
- 10-4C-4: Area And Width Requirements
- 10-4C-5: Access Requirements
- 10-4C-6: Location Requirements
- 10-4C-7: Utility Requirements
- 10-4C-8: Dwelling Requirements
- 10-4C-9: Development Agreement

10-4C-1: **Legislative Intent**

- A. The Planned Development Zone (PD-1) covers ~~the a~~ portion of the city that is primarily intended for high density single family residential development within a homeowners association. Uses in the zone include a combination of single-family dwellings, parks, playgrounds, and other community facilities typically located within a residential neighborhood and intended to serve the residents thereof. The zone is characterized by high density housing, typically between six and eight units per acre.
- B. The provisions of this zone are intended to implement the objectives of the highest density residential areas identified in the city general plan and are hereby declared to be consistent therewith. The PD-1 zone shall apply only to a parcel of property of approximately 11.4 acres, located generally at 4600 West Cedar Hills Dr., as more fully specified in Exhibit “BA” to the Development Agreement that ~~is~~ has been adopted by the City Pursuant to Section ~~10-4C-9~~ below.
- C. The specific regulations necessary for the accomplishment of the intent of the zone are hereinafter set forth.

Comment [CB1]: Is this area identified in the General Plan?

10-4C-2: **Permitted Uses:** Permitted uses within the PD-1 zone shall include single family homes and the commercial office and retail uses included as a part of the Design Guidelines (the “Design Guidelines”) ~~which are Exhibit as defined in Section 1.2.15 of “C”~~ to the Development Agreement that

Comment [CB2]: It's better to refer to this definition, because it captures the Required Project Elements and the maintenance obligations from the Settlement Agreement. In other words, the Design Guidelines are more than just the Exhibit.

has been adopted by the City Council. Any use not specifically listed as a permitted use in this ~~section~~Section, or as a conditional use in Section 10-4C-3 ~~as a Conditional Use~~, shall be prohibited.

The following buildings, structures and uses of land shall be permitted upon compliance with the applicable requirements of this title:

Commercial office and retail uses subject to the provisions of Section 10-6A of this title

Customary household pets, but not including kennels.

Foster care homes containing not more than four (4) foster care occupants.

Gardens, ~~orchards, and field crops~~.

~~Public agency~~HOA maintained parks and playgrounds.

Single-family dwellings.

10-4C-3: **Conditional Uses:** The following buildings, structures and uses of land may be permitted upon compliance with the standards set forth in this title and after approval has been given by the designated review body.

Conventional subdivision projects, subject to compliance with the applicable provisions of this zone and the city subdivision ordinance.

Fences, walls and hedges subject to the requirements of ~~section~~Section 10-5-19-18 of this title.

Home occupations, subject to the provisions of title 3, chapter 1 of this code.

Small animal units. See ~~section~~Section 10-5-33, "Small Animals or Fowl", of this title.

Water, sewer and utility transmission lines and facilities required as an incidental part of a conventional subdivision or other approved development project in the zone and subject to approval by the city council.

10-4C-4: **Area And Width Requirements:** Property in the PD-1 zone shall be developed in substantial conformance with the Concept Plan included as Exhibit "BC" to the Development Agreement that is adopted by the City pursuant to Section 10-4C-9, below. Lot dimensions in the ~~Townsite Commercial-Zone~~PD-1 zone shall be generally -consistent with the Concept Plan, as finally determined by the City Council with a recommendation from the Planning Commission based on an approved subdivision plan subject to the approval process found in Title 11 of this code.

10-4C-5: **Access Requirements:** Except as illustrated in the Concept Plan, ~~E~~each lot shall abut upon and have direct access to a ~~city~~ street constructed to city standards. The distance of said abutting

Comment [CB3]: I'm thinking of the southwest corner.

side shall not be less than the minimum width requirement of the zone or as adopted pursuant to the terms of the Development Agreement.

10-4C-6: **Location Requirements:**

A. Main Buildings: All dwellings and other main buildings and structures shall be set back in accordance with the following:

1. Front Setback: All dwellings and other main buildings shall be set back not less than twenty feet (20') from the front lot line that abuts on any existing or proposed public street. A front porch may extend into the front setback no more than five feet (5').
2. Side Setback
 - a. Interior Lots: All dwelling and other main buildings shall be setback not less than five feet (5') from any side lot line. Porch may extend into side yard setback area no more than two feet (2').
 - b. Corner Lots; Side Abutting A-a Street: All dwellings and other main buildings shall be set back not less than ten feet (10') from the side lot line that abuts on an existing or proposed street.
3. Rear Setback: All dwellings or other main buildings shall be set back not less than ten feet (10') from the rear lot line.
4. Measurement of Setbacks: Compliance with minimum setback requirements shall be determined in accordance with the provisions of ~~section~~Section 10-5-5 of this title.

B. Accessory Structures: All accessory structures shall meet the provisions of ~~sections~~Sections 10-5-29 and 10-5-30 of this title; all other types of accessory structures are strictly prohibited.

Comment [CB4]: See 2.1.4 of the Settlement Agreement.

Comment [CB5]: The Settlement Agreement says 10 feet combined. They may want flexibility here.

10-4C-7: **Utility Requirements**

All dwellings and other structures used for human occupancy shall be served with adequate utilities, as follows:

- A. The city culinary water system.
- B. The city sanitary sewer system.
- C. Electric, natural gas and ~~telephone systems~~ telecommunication systems.
- D. The city pressurized irrigation system.
- E. The city stormwater system.

Comment [CB6]: Should this be updated to include cable/internet?

10-4C-8: **Dwelling Requirements**

A. Design Elements: Each dwelling shall conform to the following:

1. Dwellings shall conform to the provisions of the adopted Design Guidelines (~~Exhibit "C" to the Development Agreement~~) dictating the design elements for all approved lots within the subdivision. Design elements shall dictate the following design elements:
 - a. Roof Pitch
 - b. Façade Treatment
 - c. Minimum Home Size
 - d. Prohibited Items

B. Height Of Building:

1. The maximum height of any dwelling shall be thirty-five feet (35') in height as measured to the ridgeline of the roof. The dwelling height shall be measured from the highest finished grade of the ground surface adjacent to the foundation of the structure ~~form~~ from the elevation to the ridgeline. The height of all accessory structures shall comply with the provisions of sections 10-5-29 and 10-5-30 of this title.
2. Chimneys, television antennas, and similar ancillary structure not used for human occupancy shall be excluded in determining height; provided, that no such ancillary structure shall extend to a height in excess of ten feet (10').
3. The minimum height of a building used as a dwelling shall be not ~~less than fifteen~~ eight feet (15' ~~8'~~ 8').

C. Off Street Parking:

1. Not less than two (2) off street parking spaces shall be required for each dwelling unit. Each off street parking space shall be not less than ten feet by twenty feet (10' ~~x~~ 20') per space.
2. Not less than two (2) off street parking spaces appurtenant to a dwelling shall be enclosed within a garage.
3. Parking of recreational vehicles, boats, trailers, etc., is permitted within the optional enclosure area, in a private driveway or directly adjacent to the garage/driveway on an approved surface.

D. Special Provisions: All dwellings shall conform to the special provisions relating to dwellings set forth under section 10-5-5 of this title.

Comment [CB7]: Is this even possible?
 This is from our other sections of code, I imagine that someone at some time made an interesting proposal to make the city adopt this code.

10-4C-9: **Development Agreement:** The City has entered into a Development Agreement contemporaneously with the adoption of this PD-1 Zone zone and zoning the Property property PD-1. The Development Agreement specifies the following development standards for the PD-1 zone:

- A. Number of Residential Units: The maximum number of residential units allowed shall be eighty (80) single family units.
- B. Height/Setbacks/Landscaping/Fencing/Trails/Open Space/Lighting/ Architectural Style/Parking/ and Other Design Aspects of the Residential Units. The height, setbacks, fencing, trails, open space, lighting, architectural style and all other design aspects of the residential structures in the PD-1 zone shall be as specified in the Design Guidelines ~~which are Exhibit "C" to the Development Agreement.~~

- C. Commercial Building and Uses: All aspects of the development of the commercial building shown on Exhibit "BC" to the Development Agreement shall be as specified in the Design Guidelines ~~which are Exhibit "C" to the Development Agreement~~. All commercial buildings shall be limited to the area identified in Exhibit "BC" to the Development Agreement. The development of the commercial portion of the PD-1 ~~Zone~~ zone shall be subject to all provisions adopted by 10-6A of this title.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	5/22/2015

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation Amendments to the Official Zoning Map of Cedar Hills, Oak Road Open Space Public Facility Zone
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

Applicant and land owner, Alan Parsons, has applied for a zone change for his parcel, Lot 26 of Cedar Hills Subdivision Plat I. The parcel in question has been recorded as open space from the time that Cedar Hills Subdivision Plat I was recorded in 1976. The subdivision was built by the Associated Industrial Developers, who owned the parcel in question from the time the plat was recorded. In 1983 the property changed hands through a tax deed, and Alan Parsons received the property by quitclaim deed in 1993.

From Utah State Code §10-9a-102, "municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law.

Further, §10-9a-505 states, "The legislative body may divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area that it considers appropriate to carry out the purposes of this chapter."

Authority is granted to the municipality to regulate zoning, open space and density within the municipal boundaries. The current piece is identified as "open space" on the plat, and is zoned as public facility. In order to put density onto the property, the legislative body of Cedar Hills would need to rezone the parcel into the R-1, 11,000 zone, vacate the plat identifying Lot 26 as open space, and re-plate Plat I as Plat I Amended. The owner of Lot 26, or the developer would be responsible for surveying and re-plating Plat I

PREVIOUS LEGISLATIVE ACTION:

Planning Commission made recommendation to the City Council in August of 2017 to rezone to the R-1 11,000 for the purpose of enforcing the weed abatement ordinance, application was pulled prior to final decision being made.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Current Zoning Map, map showing areas of proposed changes, Minutes from previous meetings 1993, and minutes from 8-2017, Letter to the Planning Commission, Cedar Hills Plat I

RECOMMENDATION:

Staff recommends that the Planning Commission consider the proposal and make a recommendation

to the City Council

MOTION:

To recommend/not recommend the proposed changes to the official zoning Cedar Hills Zoning Map, amending portions of the Public Facility zone, and recommending/not recommending that the City Council vacate the open space provision of Cedar Hills Subdivision, Plat I, Lot 26.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	5/22/2015

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation Amendments to the Official Zoning Map of Cedar Hills, a Portion of the SC-1 zone to the PD-1 zone
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: As part of the Settlement Agreement between Cedar Hills Farmland LLC and the City of Cedar Hills, the City will consider the rezoning of a portion of the SC-1 zone to the newly created PD-1 zone. The zone only applies to this area of Cedar Hills, other areas of the City may not be rezoned PD-1. The PD-1 is a higher density single family residential zone. A portion of the proposed rezone will remain as a commercial use, and will remain subject to 10-6A of the Planned Commercial Development Projects code, but will be a part of the PD-1 zone.	
PREVIOUS LEGISLATIVE ACTION: The PD-1 zone is being proposed to be created as part of this same meeting.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Current Zoning Map, Map indicating area of proposed changes.	
RECOMMENDATION: Staff recommends that the Planning Commission consider the proposal and make a recommendation to the City Council	
MOTION: To recommend/not recommend the proposed changes to the City Council related to the official Cedar Hills Zoning Map, amending portions of the SC-1 zone to be rezoned as PD-1, and amend the Zoning Map to reflect these changes.	

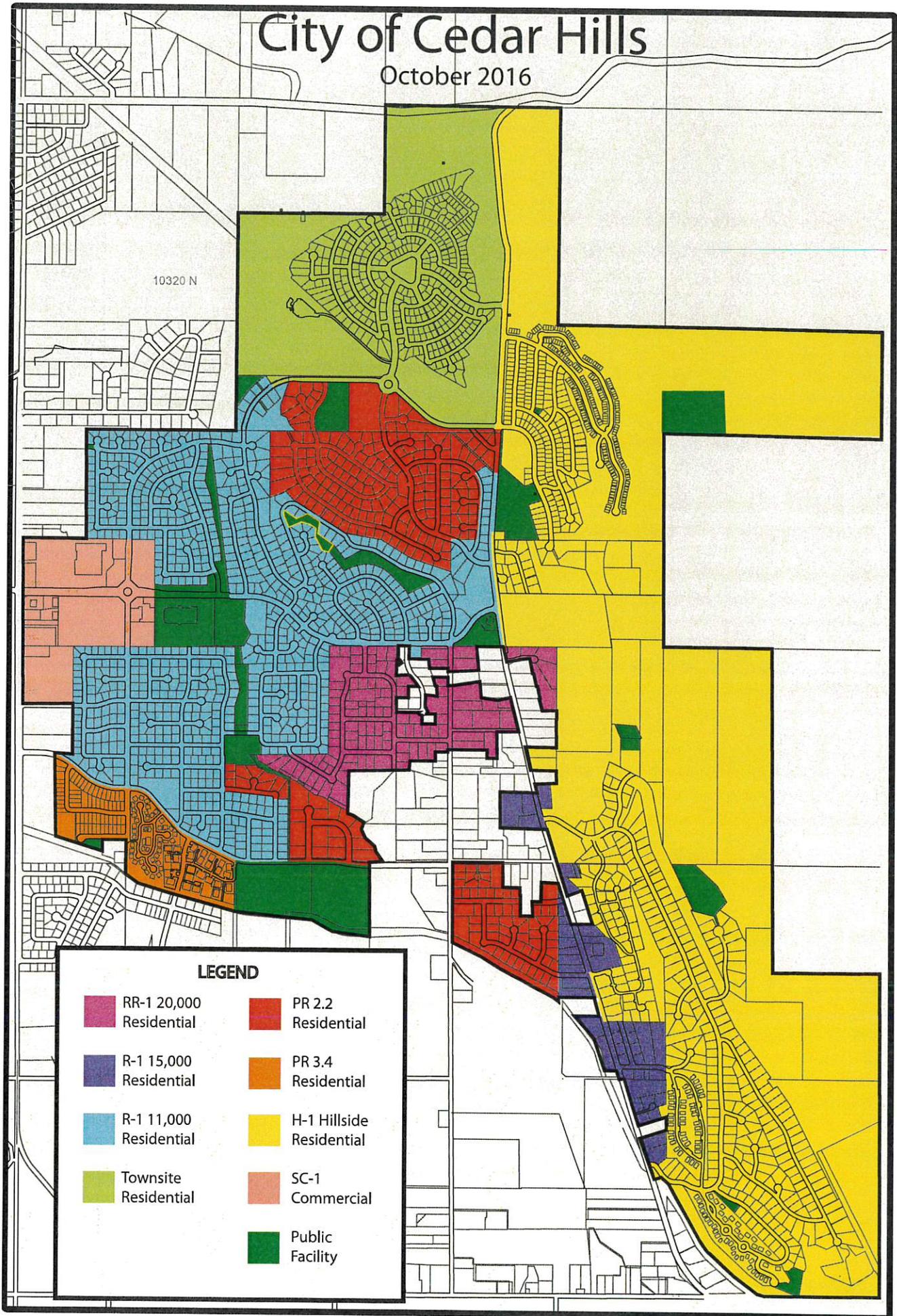
City of Cedar Hills

October 2016

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



Revision to Letter of Introduction,

The planned Meeting at Cedar Hills to consider the request for a Zone Change has been rescheduled to the week of May 21, I believe on the 24th, The Meeting the city scheduled for May the 2nd has been rescheduled to the 24th.

I have met several times with Tyler Gardner and Raymond Layne and have found that my previous offer of putting in a retaining wall and Vinyl fence along property owned by Laynes, Hawkins, Gardners, Catermoles, and Hensens will cause a hardship for several families and would not work.

" ALSO I FOUND" due to existing issues it will be best if the Boundary Line adjustment offered on part of the property should also be expanded to include the property adjacent to Laynes. Gardners, Catermoles, and an additional portion to Hensens, Thus providing an approximate total of 1.19 acres of the 1.69 acres I contracted to purchase for \$80,000 to the families surrounding this land, if the City agrees to the Zone change; and the individual families agree to accept the additional properties to their lots. If they do the way they choose to incorporate the additional land will be theirs.

This will leave a building lot for the building of 1 home along Oak Road, see revised map that is attached.

In doing this it in my opinion this would be fair to the homeowners surrounding the "Open Space" and workable for Me. I hope this will ease the struggles endured over the past number of years concerning the Open Space (that I have not been a part of), but have agreed to help end If the Zone change is approved.

April 21, 2018


Rance Jones

PS: please phone if you have questions 1-801-759-0720 Thank You

Utah County Parcel Map

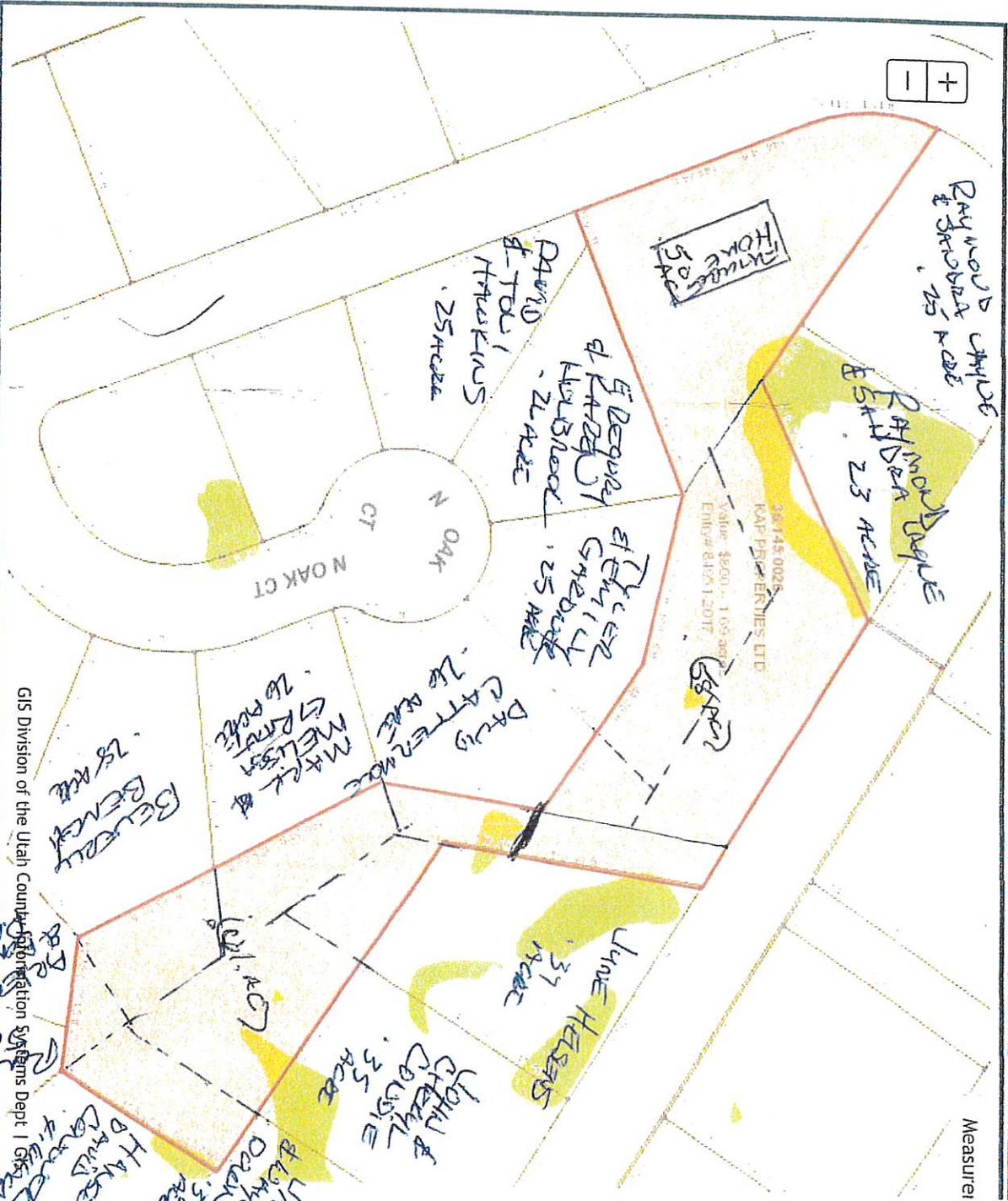
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(Enter the Map Title.)

Create PDF

Please disable your pop-up blocker before clicking.

Click the 'Help' tab above for further instructions on how to print the map.



Measure

This on-line parcel map is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an official map.

GIS Division of the Utah County Information Systems Dept | 616-411-1111

TOWN OF CEDAR HILLS

Regular Town Council Meeting
Wednesday, May 12, 1993 7:00 p.m.
Manila Elementary Media Center

NOTICE is hereby given that the Regular Town Council Meeting of the Town of Cedar Hills, Utah, will be held Wednesday, May 12, 1993, at the Manila Elementary Media Center at 7:00 p.m.

COUNCIL MEETING

1. Call to Order and Pledge of Allegiance
2. Approval of Minutes and Agenda
3. Finances
4. Department Reports
5. Attorney Reports - Tony Schofield & Craig Carlile
 - A. Northstar Cablevision Status Report
 - B. Pretreatment of Industrial Waste Ordinance Amendment
 - C. Herrera Status Report
 - D. Other Issues
6. Adjourn to Executive Session
7. East Cove
8. Cedar Cove - Reestablishment of Performance Guarantee
9. Park Maintenance Sealed Bids
10. Hullinger Annexation
- ~~11.~~ Street Between Prestwich & Olson (Cedar Hills Dr & 4280 West)
- ~~12.~~ Extend Meter Reading Period *184 billed 120 credit*
- ~~13.~~ Fine for Contractors for Taking Out or Bypassing Meters
- ~~4.~~ **14. Lots 26 and 19 (Greenbelt) - Mr. Parsons**
15. Other Business
16. Adjournment

MOTION: C. Johnson - That we will agree to meet with Carl Warnick in one last effort in two weeks to see site proposals and a cost breakdown of moving the reception station and that Carl, the attorneys and two Council members will be present and that we will then discuss the outcome at the next Council meeting. Seconded by C. Peaslee and unanimously approved.

14. Lots 26 and 19 (Greenbelt) - Mr. Parsons (9:00 p.m.)

Mayor Memmott - Written letter that the open space be removed from plats I and D.

Allen Parsons - I would like to build on the North end and would need the open space designation removed.

Jeff Lindstrom - I bought a lot that states that it is not a buildable lot.

Allen Parsons - Mine does not say this.

Rodney Despain - Lot numbers were given to convey the property but the Town did not claim the property and let it go to tax sale. The position is that this is privately held but not buildable because of the open space on it. We must amend the plat and remove the open space. Petition before the Town Council and a plat made. There is no guarantee that it will be further divided. My comments to Mr. Parson is that you keep it as a single lot or sell portions to adjoining lots.

Cindy Huntbach - I check plats when I buy them and if someone bought it then that is how it is.

Tony Schofield - I believe that open space means that it is not buildable but that is my opinion.

Steve Kesler - Could we put this in writing to the Council. Mr. Hansen does not plan to divide Lot 19 at the present time but may in the future.

Tony Schofield - We may sue. He does have legal council advising as well.

R.L. Peay - You have the ability to tell me what fence I can put in, etc. I talked to Mr. Hansen and he will put 9 lots in Lot 19 if he is to sue the Town.

C. Peaslee - If the Town keeps this as open space then the Town ~~has~~ ^{should} buy it. This information comes from Utah League of Cities and Towns one year ago.

Tony Schofield - It comes down to what open space means on the plat. Ordinances are upheld.

Rodney Despain - Any property that is divided two or more times, they become a subdivider and must go through process of plat amendment. Lot 26 meets frontage and area requirements but the lot is open space. Our ordinance states that it is then not buildable.

Paul Massicotte - We won't address that this area is causing flooding? A home could cause more problems.

MOTION: C. Peaslee - That we firm up the term "open space" and what we require that it be and address this issue at our next meeting. No second, motion dies.

Rodney Despain - If you say that it is not buildable then Mr. Parsons will try to get a judge to change that definition. The Town in the past has said that it appears that the portion fronting Oak Road W could be built upon. I believe that Mr. Parsons has a strong right to a building permit but not without limitations. We have some strong feelings to just say "no".

Mayor Memmott - If this is the way we want to go, do we keep it that way or do we give it up.

Citizens - NO!

(Kim Holindrake excused at 10:45 p.m. and remaining minutes taken by Rodney Despain)

MOTION: C. Snively - Table Consideration to get an opinion as to the meaning of open space and put on next agenda. Seconded by C. Peaslee and unanimously approved.

MOTION: C. Peaslee - Extend meeting for 25 minutes. Seconded by C. Howard and unanimously approved.

7. East Cove (10:16 p.m.)

Verl Hebertson inquired as whether the Town wanted all of the property or just the portion previously negotiated. The Mayor indicated that he discussed this with other Council members and the Town was interested in at least part of the property. Two alternatives were discussed.

1. \$30,000 plus a tax credit letter for the drainage basin and properties fronting the Canyon Road.

2. Entire parcel at a cost of approximately \$125,000 plus the tax credit letter on the 4 lots facing Canyon Road.

TOWN OF CEDAR HILLS

Public Hearing and Regular Town Council Meeting
Wednesday, June 9, 1993 7:00 p.m.
Manila Elementary Media Center

NOTICE is hereby given that a Public Hearing will be held on the 1993-94 Tentative Budget followed by the Regular Town Council Meeting of the Town of Cedar Hills, Utah, beginning at 7:00 p.m.

PUBLIC HEARING

1. Call to Order
2. 1993-94 Tentative Budget
3. Adjournment

TOWN COUNCIL MEETING

1. Call to Order and Pledge of Allegiance
 2. Approval of Minutes and Agenda
 3. Finances
 4. 1993-94 Budget Adoption
 5. Department Reports
 6. Street Between Prestwich & Olson (Cedar Hills Dr & 4280 W)
 7. Extend Meter Reading Period
 - ~~8.~~ Fine Contractors for Taking Out or Bypassing Meters
 9. Lot 26 (Open Space)
 10. Park Maintenance Bids
 11. Park Street Light
 12. High Meadows Streets - Tom Harward
 13. Other Business
 14. Adjournment
-

up rocks on the ball field. Steve Kesler donated some redwood for picnic tables. I may chain them down. If I catch kids doing vandalism, they do work in the park for free. The Town celebration is July 30 and 31. BBQ and dance on 30th and rest on the 31st.

C. Snively - Mr. Haily is going to paint the street lines.

C. Peaslee - Also the water company has done a good job keeping the weeds down on their pump station.

6. Street Between Prestwich and Olson (Cedar Hills Dr & 4280 W) (8:07 p.m.)

Mayor Memmott - I propose that we make an offer to the owners to buy the piece.

Rodney Despain - Property owners to amend the plat. Then set terms of dividing. The Town could vacate interest but you then don't have a say in requiring improvements.

Mayor Memmott - Should the Town improve this or give it up? If the beautification offsets giving it to the citizens then that's what we should do.

C. Howard - First step is to find out if the property owners want it and then go from there.

Rodney Despain - You don't have much alternative uses.

C. Peaslee - I will talk to the property owners.

7. Extend Meter Reading Period (8:20 p.m.)

C. Peaslee - I get a lot of calls every Spring about big bills.

C. Snively - There were no big water checks. This was talked about before and people pay extra if they feel they need to.

Kim Holindrake - I billed 184 people for water last month and 120 of them received a credit for their winter use.

MOTION: C. Peaslee - That we read the meters at the end of April instead of the end of May. (Resolution to be changed)

Seconded by C. Howard.

Aye C. Howard

C. Peaslee

Nay Mayor Memmott

C. Snively

Motion dies.

9. Lot 26 (Open Space) (8:29 p.m.)

Allen Parsons - I talked to Hansen and he agreed to sell to the adjoining lot owners. The upper lots feel it is too low and the others are giving me a counter offer. R.L. Peay is interested in the lower 1/3.

Mayor Memmott - First item of business is to remove the open space.

Rodney Despain - Discussed open space with the attorney. Best definition is from the dictionary. The Town has maintained that this was not to be built upon. A judge may say differently but this has been the Town's intent. The shape of the lot and statement of open space was the intent not to be buildable.

R.L. Peay - Has any one looked at this to see if it meets the criteria to be built upon?

Rodney Despain - Western edge of Oak Road gives area for a building to be built.

There must be a petition to amend the plat to remove the designation of open space.

The citizens have a strong feeling to not let that occur. Mr. Parsons wants a building permit but needs to comply with the plat standards. The Town needs the name and address of everyone in the plat.

Allen Parsons - The above owners are not against it.

Dawn Cattermole - That's not true.

Rodney Despain - You need the signature of each owner. This would be all in Plat I. If all consent, then there is no need for a hearing. All owners are notified and a public hearing held. We need a plat to remove the open space and a list of the adjoining owners. This gives the right to move forward. Then the Town Council decides to go forward or not. Then you have a replacement plat. If you do remain with one lot then I suggest that the eastern 2/3 still be labeled as open space so that it remains unbuildable.

TOWN OF CEDAR HILLS

Regular Planning Commission Meeting
Wednesday, July 27, 1994 6:30 p.m.
Alpine City Council Building
20 North Main, Alpine, Utah

NOTICE is hereby given that the Regular Planning Commission Meeting of the Town of Cedar Hills, Utah, will be held Wednesday, July 27, 1994, at the Alpine City Council Building at 6:30 p.m.

PLANNING COMMISSION MEETING

- | | | |
|--------|----|---|
| 2 min | 1. | Call to Order |
| 2 min | 2. | Swearing in of new Planning Commission Member - Jim Howe |
| 2 min | 3. | Approval of Minutes - July 25, 1994, Regular Meeting |
| 30 min | 4. | Preliminary Plan Review of 16 Acres - Vilmar Gaertner |
| 30 min | 5. | Review of Lot 26 (Open Space) - Allen Parsons |
| 15 min | 6. | Impact Fees |
| 15 min | 7. | Zoning Ordinance Amendments
A. Commercial Zone
B. Other |
| | 8. | Adjournment |
-

TOWN OF CEDAR HILLS

Regular Planning Commission Meeting
Wednesday, July 27, 1994 6:30 p.m.
Alpine City Council Building
20 North Main, Alpine, Utah

NOTICE of this meeting was properly posted throughout the Town and the press notified.

Present: Chairperson Meredith Simpson
Planning Commissioners Priscilla Leek, Dolores Gardiner, Lori Martin,
Jim Howe, Doug LeDoux
Councilmembers Elizabeth Johnson and Mike Robertson
Kim Holindrake, Town Clerk
Rodney Despain, Town Planner
Citizens: Alan Parsons

This meeting of the Planning Commission was called to order by Chairperson Meredith Simpson at 6:42 p.m.

2. Swearing in of New Planning Commission Member - Jim Howe

Jim Howe was sworn in as a member of the Planning Commission by Kim Holindrake, Town Clerk, with a term through December, 1996.

3. Approval of Minutes - July 25, 1994, Regular Meeting

MOTION: C. Gardiner - To accept the minutes from May 25, 1994, with changes on page 2. Seconded by C. Leek and unanimously approved.

4. Preliminary Plan Review of 16 Acres - Vilmar Gaertner (6:45 p.m.)

C. Simpson - I received a call and apparently Mr. Scow has taken a second offer on the property and Vilmar Gaertner and Robert Mount are going to take him to court. Apparently they had a meeting with Mr. Scow Monday. He is planning to sell it for one home. He does not have frontage and he needs this in order to build.

Rodney Despain - Lot 1 does not conform to our ordinance. That could move a couple of property lines to have it conform. Part of the discussion last time was do we need a collector class road going through. A road with a sewer under would probably not have enough slope to run. So we may shift up to 9600 North for the collector class road and then to the west where the LDS Church is planning a building. I have talked to them about a collector class road there.

C. Simpson - What will happen to this piece with the sewer?

Rodney Despain - They were planning to run a line to 4000 West and then pick it up when the sewer came down that road. The Mayor and I have talked with Pleasant Grove about putting the sewer down at their line but she said that meeting did not go well. Much of it is uncertain at this time.

5. Review of Lot 26 (Open Space) - Allen Parsons (6:51 p.m.)

Alan Parsons - **See map handout** Scott Oldroyd has bought the property. We have been negotiating with the neighbors to buy 2/3 of the property.

C. Howe - My position and others is that we do not want to buy anything. If it is broken up then we might consider it.

Alan Parsons - Then maybe I should sell the whole thing to Scott Oldroyd. Mr. Swenson's house was open space and now has a house.

Rodney Despain - Lot 26 is an open space lot and the question of erasing

and making it a building lot has been the issue for some time. There is nothing that says he can't sell the property. It was acquired with that indication on it. The Town has continued that this be required to go through the plat amendment process to get rid of the open space designation. This is a determination of the Council. The Planning Commission is responsible for recommending to the Council what the replacement plat would be. Question, is this a suitable alignment of the property for those who have expressed interest. For the sake of discussion, let's say the Council will approve the plat vacation and the removal of the open space. I believe that the property that Scott Oldroyd wants could accommodate a lot. The question comes, what happens to the rest of the property. He has discussed it with many property owners. Ray Layne, Jim Howe, Mark Grant, R.L. Peay, A.J. Michaels and Paul Massicotte would all have a portion. We need a subdivision plat that includes all those lots with the portion of their lot. All these people would become co-subdividers. The question really before us is assuming that this alignment would be acceptable.

C. LeDoux - How does this affect those people who bought lots to be along open space. Can we do that?

Rodney Despain - The Planning Commission does not make that call. The Council will make the determination after a public hearing. The public or any individual can not be harmed. The Planning Commission recommends to the Council. We are trying to flush out the issues that are here. Everyone will sign this plat, if they are in it. All the citizens will have an opportunity to express their issue about if this will affect them. The issues are do we feel strongly about the open space. There are a lot of political issues. It will be and always be a weed patch.

Michael Robertson - Do we not have a weed ordinance?

Alan Parsons - I don't know that you want to cut what is holding that side up.

C. Howe - Some owners have said that they would like it to be open space. A.J. Michaels said she was concerned about the fire problem and the weeds.

Rodney Despain - If the amendment process takes the open space off and you want it on then you would put it back on at that time of the new plat.

C. Leek - Have you entertained an offer from one person to buy it?

Alan Parsons - Scott Oldroyd is interested in buying the whole thing. Open space has only been applied to public property and not private property.

C. LeDoux - What are we deciding here? This will set a precedence for the other lot.

Rodney Despain - 1. That the Scott Oldroyd piece is buildable. 2. Other parcels would be divided off and title given. These people would know that it would be open space.

C. LeDoux - Is there a building envelope there?

Rodney Despain - Yes. I believe a building could be placed in that piece.

C. Howe - You have a frontage between Laynes and Howes. If we allow one for Scott Oldroyd, could others come and put houses there?

Rodney Despain - Yes, but Laynes will put the property to his lot. There is no guarantee that people won't ask but will they receive this?

C. Martin - What are we here to decide without the proper presentation?

C. Leek - You have talked to these people but we don't have anything before us from these people that they want the property.

Rodney Despain - It has been represented to me that these people do want this. This is a concept review. Everything will have to be resolved.

Elizabeth Johnson - What if the one building lot is given and the rest turned to the Town as it was in the past?

C. Martin - Mr. Sears called me and he says that this will affect his building lot value.

Elizabeth Johnson - Mr. Sears and Mr. Layne will not be happy with a building lot there.

C. LeDoux - Our leverage is if we give one lot then others will want the same.

Rodney Despain - In some way we need a distribution of the property and Mr. Parsons wants a building lot out of this. Until Lot 26 is owned by someone adjacent to it then it will always be a fire hazard. It is a possibility that the Town gets it but they may not be financially set to maintain it. Is the lot between Laynes and Howes buildable?

C. Howe - It is not as steep as some areas on Lot 19. In Salt Lake on the east bench, there are homes built like this.

Rodney Despain - You put the open space back on this area and then the Town has control.

C. Martin - Do the people intend to keep it open space or do they plan to use it how they want to? We need to determine what they plan to do. One gentleman intends to put his heavy equipment on it.

Rodney Despain - You can be more definitive and restrictive. The property owners need to be involved early on. To some degree, if Gardners get it, do they want to remove their fence. I don't think so. Most would want to enlarge their own lot if they got the property.

C. Howe - A number of us would prefer that it remains as it is; but if it is parceled, then we would be forced to buy this.

C. LeDoux - It is not the concept that is our concern. It is other issues.

Rodney Despain - Nothing vests at a concept. You have to go through preliminary approval. You have to go through the process.

Alan Parsons - My original intent was to sell the whole thing to Mr. Oldroyd. We do not want to build a home that would antagonize the neighbors. The people there wanted to have it pieced or sold in whole. The other 2/3 is worth \$65,000.

Rodney Despain - The question I raise again is if all came to pass would the Planning Commission be willing to approve a plat?

C. Simpson - We are looking to have a lot for Mr. Oldroyd and the rest being open space.

****Discussion of Open Space designation****

Rodney Despain - I discussed the open space with legal council and one argument is that it is there and you treat this as a request. I don't know what a judge would do because this one area meets building requirements. The Town has addressed the issue of allowing a building lot.

C. Simpson - We could then put restrictions on the rest so this does not happen again.

Rodney Despain - I believe that Lot 19 will come with a similar request. Mr. Hansen has said in the past that it is good for 8 lots, but it is one lot and was bought as onelot. The owners think differently. The Council will make the call.

Michael Robertson - If the Planning Commission gives concept then it goes to the Council for public hearing and a decision?

Rodney Despain - The Council decides if it burdens others after the public hearing is held. The history is clear. It was intended to be dedicated to the Town. For whatever reason, it did not happen and was sold for taxes. I suggest that you express your point of view and not have a motion.

Elizabeth Johnson - 1. Leave as open space. 2. Make one lot and allow a building permit on the west side. 3. Allow one lot and divide remaining to neighbors. 4. Have a building lot and negotiate with the Town to take the remainder. You need to decide and let the Council know.

Rodney Despain - If this is done, these people will have to come and be a definite part of the process.

Alan Parsons - If I sold it to one neighbor and Mr. Oldroyd?

C. Simpson - They have to be here.

C. Howe - Some of the neighbors would want to know what the plans are.

Alan Parsons - Can I ask for the open space to be erased?

Rodney Despain - You are asking this now. You did that in the past. If you want to do this it is the same process. It has a high probability of denial.

C. Martin - If Mr. Oldroyd gets his permit, then there is no access for a brush truck.

****Priscilla Leek excused at 7:50 p.m.****

Elizabeth Johnson - The point we are getting hung up on is that these other people are co-developers and need to be here.

Alan Parsons - To simplify this then I will sell the entire thing to Mr. Oldroyd.

C. Simpson - There is no conclusion.

6. Impact Fees (7:55 p.m.)

C. Simpson - Roger Zundel did a study of other towns.

Elizabeth Johnson - He came up with just throwing in a number. That is not the process that holds up in the courts. We have to have a specific study of our Town.

C. Simpson - The Council is addressing this issue.

7. Zoning Ordinance Amendments (7:58 p.m.)

Elizabeth Johnson - Issues we had. Change from a shopping zone to a professional zone. Part of the deal was Lyle Smart giving the property for the road and making it a SC-1 Zone. We need to make sure that he agrees with this. I have been told that it is a very staff intensive ordinance and we don't have any staff. I feel we need to go back and look at our goals for this area. List the businesses we want and don't want and then go from there.

C. Howe - I think a shopping center is a horrible idea. People raised \$75,000 to fight a shopping center.

****Discussion of road property being given to Town for zoning property to SC-1****

C. Gardiner - We do need revenue.

Elizabeth Johnson - We might want a professional area, medium retail and then Walkers would be on the corner. Get the lowest impact to the residential and the highest at the Training School Road.

C. Simpson - The State has set the plans for the Training School Road.

Elizabeth Johnson - We need a feel of what we want before we talk to Lyle Smart. We need to plan carefully. We could say that we will allow only one convenience store. Do you like the idea of a progressive commercial area? The area is 41 acres.

C. LeDoux - I would like to see it as small as we can.

C. Simpson - We need to find out the specifics from the road property and Lyle Smart's deal.

Elizabeth Johnson - I want to know how you want it to look. Do you want a strip mall or small house type businesses?

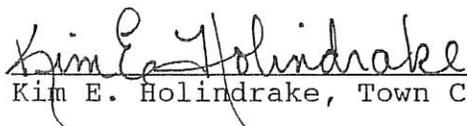
C. Howe - I would like a "James Town Square" type look with trees, bike trails and such. I will see if I can get a copy of their requirements.

Elizabeth Johnson - We could say that we are predominantly residential and we want our commercial zone to fit in.

****Discussion of building types and SC-1 Zone Ordinance****

8. Adjournment

This meeting was adjourned at 8:35 p.m. on a motion by C. Gardiner and seconded by C. LeDoux.



Kim E. Holindrake, Town Clerk

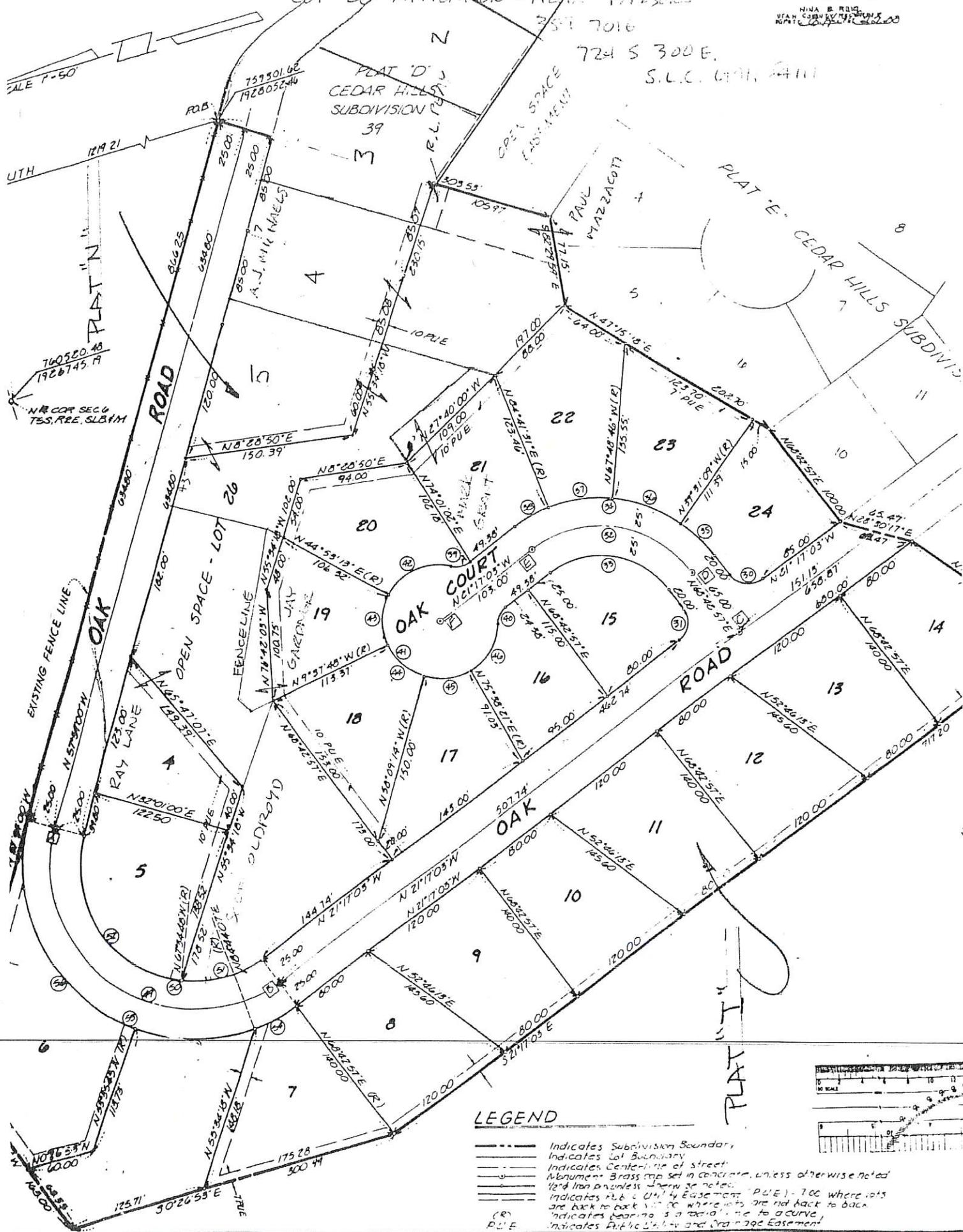
LOT 26 APPLICATION - ALAN PARSONS

10/7/07 11 AM 8:44

NINA B. ROSS
NEAR CORNER OF 724 S 300 E
DATE 10/7/07

724 S 300 E.

S.L.C. 07/11/07



LEGEND

- Indicates Subdivision Boundary
- Indicates Lot Boundary
- Indicates Center-line of street
- Monument Brass cap set in concrete, unless otherwise noted
- Yard Iron pin unless otherwise noted
- Indicates Public Utility Easement (PUE) - 7.00 where lots are back to back will be where lots are not back to back
- (R) Indicates bearing is a radial line to a curve
- PUE Indicates Public Utility and Open Space Easement



PLANNING COMMISSION MEETING
Thursday, August 31, 2017 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: David Driggs, Presiding
Commissioners: Jared Anderson, John Dredge, Brian Miller, LoriAnne Spear, Steve Thomas
Absent/Excused: Craig Clement, Jeff Dodge
Chandler Goodwin, City Manager/City Planner
Denise Andersen, City Council Representative
Colleen Mulvey, City Recorder
Others: Jenney Rees, Gary Gygi

1. Call to Order.

This meeting of the Planning Commission of the City of Cedar Hills having been properly noticed was called to order at 7:02 p.m. by C. Driggs. The voting members of the Planning Commission were recognized.

2. Public Comment:

Tyler Gardner of 10218 North Oak Court started his comments by saying he was born and raised in Cedar Hills. He spoke regarding the open space near his home of which there had been a continuous battle to have it rezoned. He and a number of other members of the community had a number of items they would like to take place: (1) denial of the zone amendment, (2) immediate enforcement of the maintenance of the property, (3) purchase of the land by the City that would develop and maintain the open space.

Ray Layne of 4279 West Oak Road North also commented on the aforementioned open space. After thirty eight years of living where did, the open space continued to be an issue. He discussed conflicting language from the City as to whether or not it was still considered open space, or if the City was trying to sell the property. He went into detail of the negative impact that the changing of the area from open space to another residential space would have on current residential homes.

Dave Free of 4309 West Oak Road North also discussed the open space in question. He spoke on the views that owners bought when purchasing homes. Residents didn't buy the view of the side of a house, rather, a park-like space. He cited this being no different than those who had purchased homes overlooking the golf course and how their property values would go down if the golf course were to be sold for the purpose of building new homes. He requested the voting of the Commission be in opposition to the proposal.

Cherie Condie of 4221 West Oak Road North thanked the Commission for the opportunity to speak. She wanted to speak with the Commission regarding rezoning open space. She stated that would be great mistake and urged the denial of the petitioner's request. She also implored of the Commission to not recommend for rezone to the City Council.

Steve Brantley explained that the owner of the lot that had been spoken of by those who preceded him was not looking to put more than one lot in the aforementioned space. Also, the owner was not looking to build a home anywhere outside of City building regulations. C. Driggs asked if Steve Brantley represented the owner of the lot. Steve Brantley stated that he represented Allen Parsons through Pettey and Associates. C. Driggs cited Steve Brantley having said there was a desire to build on part of the zone, and he inquired as to what part. Steve Brantley responded that he was willing to work with the City to determine the best section to build.

Mark Grant of 10196 North Oak Court stated he had lived in Cedar Hills for approximately thirty years. He stated that Allen Parsons had bullied him and his family and made unspecified threats. He continued that the land in question was nothing but weeds. He requested that City officials take action.

Mike Taylor of 10099 North Sage Road East stated that a decided factor of purchasing his home when he did was that the land in question was designated open space. He was against the development of even a section of the land. He, among others, believed that the space was not ugly, but beautiful and enjoyed the beauty of unmanicured, natural lands.

Ken Hazelbaker of 10253 North Oak Road West discussed the definition of “integrity”. He asked the City to not compromise its integrity for the sake of one individual, while seventy five others opposed the will of that individual. This was regarding the possible residential development of the land aforementioned.

Jean Peaslee of 10147 North Oak Road West discussed what the open space meant for children living in the area. She was concerned that building on the ground could destabilize the land, thereby putting nearby homes in jeopardy.

Markus Memmott of 10137 North Maple Court wished to bring a historical perspective into the conversation, believing such a view to be of value. He shared that he had been one of the individuals that signed the petition of the County to grant Cedar Hills the status of being an independent town to become a city. A part of that petition included plats that illustrated the open spaces requested. The County accepted the statement as what the residents of now Cedar Hills wanted at that time. Markus Memmott continued that many residents had bought land near the space with the intent that the open space would continue, of which they would benefit. He would like to see the land remain as was into the future.

Troy Flickinger of 10130 North Maple Court explained that he had previously lived in an area where he was fish-bowled in. He had bought land having not been surrounded by other homes, but that quickly became the case. He didn't enjoy feeling he had no privacy, and for this purpose he moved to Cedar Hills as he was told the aforementioned area was open space and he wouldn't have to worry about privacy. He expressed concerns with the land shifting, possible flooding, density and difficulty of travel, and privacy. He asked that the Commission do what was best for the majority and not the minority in this case.

Eric Richardson of 4275 West Sandalwood Drive stated that he loved Cedar Hills having built two homes in the City, and would most likely be buried in the City cemetery if it was finished by that time. He stated there were no development rights on open space. He would like to see the property bought at a reasonable rate to preserve the owner's rights as a property owner and the rights of the citizens of Cedar Hills. He hoped the Commission would deny the request.

Judy Ball of 10116 North Sage Road East sought to clarify that Allen Parsons was not seeking to build on his lot, but hoped to sell it. She also shared her opposition of the request.

Joann Holmes of 196 South 850 West Lehi stated she was the residential real estate agent for the property. She made the recommendation that the City make a reasonable offer.

Brent Holbrook of 10217 North Oak Court asked if all those opposed could stand to show that even those that hadn't spoken were in opposition to the request. It was noted that the greater majority of audience stood up.

Mary Witty of 4222 West Cedar Hills Drive expressed concern of the geology of the property.

Diane Sorensen of 4078 West Oak Road North agreed with all the other residents. She had one question, that being what was the basis for the Staff's recommendation.

C. Driggs stated that the Planning Commission would recommend this item to City Council who would ultimately decide the outcome of the request. He spoke on the rights of the property owner to submit a request. He also wanted to make it clear that the Planning Commission is not made up of elected officials; rather they are appointed officials.

C. Driggs then closed the public comment segment of the meeting.

SCHEDULED ITEMS

3. Approval of Minutes from the July 25, 2017 Planning Commission Meeting

MOTION: C. Miller—To approve the minutes from the July 25, 2017 Planning Commission Meeting. Seconded by C. Spear.

Yes - C. Anderson
C. Dredge
C. Miller
C. Spear
C. Thomas Motion passes.

C. Driggs reviewed the agenda items. He also noted that items number five and six had been suggested to be discussed but not voted on as they were not properly publically noticed.

4. Review/Recommendation on Amendments to the City Code Title 10, Chapter 3 Regarding the Re-zoning of Certain Portions of Area Currently in the PF Public Facilities Zone to the R-1-11,000 Residential Zone, and to Amend the Official Zone Map to Reflect these Zone Changes

Chandler Goodwin explained that land use issues required a public hearing and public notice. He wrote down some of the concerns of the public and hoped he could cover them in his presentation. He stated that property owners had the right to due process. He spoke on the history of the land parcel and explained the plat was signed in 1976 by Utah County, before Cedar Hills was incorporated. The land had not previously had a city to be dedicated to and had been held privately.

Chandler Goodwin then explained in detail the State's code concerning powers and duties of a city. One of the duties dealt with regulation of density and open space.

He then addressed Diane Sorensen's question regarding the Staff's recommendation. He read the official recommendation of Staff which stated either the landowner be allowed to build or leave the land as it was. He stated that rezoning would not grant developmental rights.

An unidentified audience member asked if it was a requirement of every resident to maintain the property. C. Driggs stated that the public comment section was over.

Chandler Goodwin said he didn't see how the issue at hand pertained to the violation of property rights.

C. Thomas cited the staff report, mentioning two other parcels that were privately owned. Chandler Goodwin made the correction that there was only one other parcel now, the second being the Harvey land which was acquired by the City.

C. Spear stated that last month Chandler Goodwin was going to seek legal advice on this matter, and asked Mr. Goodwin what he had learned. Mr. Goodwin expressed his concerns on taking the land. C. Spear stated that there had been attempts to purchase the land from Allen Parsons and wondered when the last attempt had been made. Eric Richardson replied that the most recent attempt was either 2010 or 2011. Chandler Goodwin stated he wasn't privy to those discussions.

Mr. Goodwin explained that the same open space provision was still intact on the property. That hadn't changed since the time the plat had been recorded. C. Miller stated that it seemed odd to have private property designated as a public facility. C. Driggs cited a section of City code which had to do with public land zoning.

Chandler Goodwin stated that the owner's rights had not changed, but the City did have the intent to someday acquire the land. C. Driggs asked if this was currently on the City's master plan for a park. He pointed out that according to nuisance section of City Code, weeds and general appearance only applied to commercial residential lots, not to public facilities which the land in question would be labeled. Chandler Goodwin stated there were park rules which would be considered nuisance, such as fireworks. C. Driggs stated that the plat currently was a fire hazard, but because the nuisance ordinance didn't apply to a public facilities zone the City didn't have any recourse to encourage the owner to maintain the land. Chandler Goodwin responded that if the area stayed in the public facilities zone, the City would need to reach an agreement with Allen Parsons regarding the needed maintenance. C. Driggs asked Chandler Goodwin what

he would suggest. Chandler Goodwin stated that the City did do weed abatement on private property and billed the owner, but that was on residential lots. C. Anderson inquired as to why the City would even want to interject on land maintenance. Chandler Goodwin stated the City typically did not do this.

C. Driggs stated that unless the plat went back to an R-1-11,000 zone, there would be no recourse for the owner to take care of the land. Chandler Goodwin stated that the space could be rezoned to R-1-11,000 and the Commission could forward a recommendation to the City Council as to whether or not the open space should be vacated.

C. Dredge asked about the timeline for acquiring the property and turning it into a park. Chandler Goodwin stated that for the last fifteen years the City had been trying to acquire the Harvey property. In those years, other parks had been developed. Now that the Harvey property had been acquired, that would take precedence over other park developments because of funding availability.

C. Driggs stated that he believed Allen Parsons had no legal right to revert the land from open space. He also spoke on how the property rights of the neighbors began and ended on their own property. Much of the conversation came back to what was in the best interest of the City, since neither party held legal claim to force the other to do what they wished. His opinion was that the best interest of the City was to keep the land as open space. He suggested the City put the land back in the R-1-11,000 zone so the owner would be responsible for addressing the maintenance needs of the property.

C. Dredge believed the Commission was not discussing whether to vacate the land from open space. It was stated that this was to be a part of the motion.

C. Spears stated that the property owner knew what the land was when he bought it. C. Miller didn't see any compelling reason to change the status of the property. He also didn't fault the property owner. Expectations were set with a hope of development which was not a right.

Chandler Goodwin interjected with a side note that he was willing to work with Steve Brantley to begin conversation regarding acquisition of the property.

C. Thomas asked where the trail would go if the property becomes a park. Chandler Goodwin responded that it would simply snake through the land beginning in the east. There was more discussion as to the overall layout possibilities.

There was some discussion as to what type of motion to make on this item.

MOTION: C. Spear moved that the Commission recommend to the City Council to not rezone the certain portions of the area currently in the Public Facilities zone and not recommend the amendment of the official zone map to reflect those changes.

C. Driggs asked if C. Spear wished to keep the land a Public Facilities zone and C. Spear answered affirmatively.

C. Dredge seconded the motion.

C. Driggs stated it would be hard for him to vote with the issue of nuisance and fire hazard that the land posed. C. Spear questioned that if the land was put back into R-1-11,000 zone that the owner would then be responsible. C. Driggs responded that was correct. C. Miller stated that the City code enforcer could issue citations.

A vote was called for the motion. All were opposed.

C. Driggs asked if it was the intent of the Planning Commission body to have the property owner subject to the nuisance ordinance. There was subsequent discussion concerning this question.

C. Miller asked if there was another option for amending City code.

Mr. Goodwin explained that R-1-11,000 was a residential designation and was what all homes were in. He stated the only other option was to make the space commercial. C. Miller believed that if the Commission was to put the land back into the R-1-11,000 zone, with the City being years away from acquiring the land, there would be time between now and the time of acquisition to make the necessary amendments to nuisance to public lands.

C. Driggs recognized a number of hands raised in the audience. He reminded the audience that public segment was closed.

MOTION: C. Dredge moved to recommend amending the official zoning map of Cedar Hills to move Lot 26 Plat I of the Cedar Hills subdivision into the R-1-11,000 zone and to not vacate the open space provision associated with Lot 26 Plat I. The motion was seconded by C. Spear. Voting was unanimous in carrying the motion.

Note: The Commission took a break beginning at 8:28 pm. They reconvened at 8:40 pm.

Chandler Goodwin noted on the previous decision that recommended rezoning only had to do with the Parson's piece.

5. Review/Recommendation on Amendments to the City Code Title 10, Chapter 5, Section 27: Landscaping, Relating to Artificial Turf

Chandler Goodwin stated once more that this item was for discussion only. There were two codes for landscaping; one in favor, one for denial. The code only addressed front and side yards.

C. Dredge was looking at the proposed code and believed wording needed to be changed in order to reflect artificial versus genuine blades of grass. There was deliberation as to what the wording should read and properties that had requested the City consider the usage of artificial turf on lawn space.

C. Driggs was opposed to artificial lawn space because it was not ozone friendly. C. Thomas didn't like artificial lawn space as it was not meant to last. C. Driggs stated there was a safety issue as well.

C. Spear asked if the Commission had discussed last month that these kinds of astro-turfs were different than those used for sporting events. Staff responded in the affirmative and explained that the hazards associated with athletic astro-turfs were not an issue with the artificial lawn spaces in question.

C. Driggs stated regardless that it was artificial turf. Cedar Hills was a natural city not an artificial city. C. Spear stated the City did use vinyl fences which were plastic and artificial.

C. Driggs asked for a straw poll on this item. C. Anderson and C. Dredge were in favor of allowing artificial turf. C. Driggs, C. Spear, C. Thomas, and C. Miller were in opposition to the allowance.

MOTION: C. Thomas moved to table the agenda item on artificial turf code until a future Planning Commission meeting. The motion was seconded by C. Miller. Voting was unanimous in favor of the motion.

6. Review/Recommendation on Amendments to the City Code title 10, Chapter 5, Section 38, Relating to Ground Mounted Renewable Energy Systems

Chandler Goodwin stated that rather than disallow such renewable energy systems it was the desire to constrain residents from placing said systems above the property lines and twenty feet tall. He went into detail concerning the specifics of the amendments.

C. Dredge observed that those on smaller lots would not be able to take advantage of systems according to the specifications. Chandler Goodwin stated the amendment affected those smaller backyards. The amendment would limit the renewable energy system size based on square footage of the backyard in which it was placed. He continued that he would not want to have such a large system in his own backyard blocking his and the view of his neighbors. C. Thomas stated it was like having a billboard in the backyard.

Chandler Goodwin stated the amendment would be similar to the limitations on the City's large animal units; for each horse a resident must own 5,000 square feet of agricultural area. Not every property right was held by every property.

C. Driggs asked about the placement of solar panels and whether or not there was an allowance to place the panels on the front side of a home. Chandler Goodwin responded there were no restrictions on placement due to solar panel efficiency being constrained by where the sun was.

C. Driggs talked about trying to mitigate solar panel glare. Chandler Goodwin thought the Commission had addressed mitigation of solar panel glare. He read the code regarding said issue and upon reading the code stated that there wasn't prevention of panel placement, only mitigation.

C. Driggs asked for a motion to table this item.

MOTION: C. Miller moved to table the item for proposed changed to Code 10-5-38 Renewable Energy Systems to City Council until future Planning Commission meeting. The motion was seconded by C. Dredge. Voting was unanimous in favor of the motion.

ADJOURNMENT

This meeting was adjourned at 8:57 p.m. on a motion by C. Dredge, seconded by C. Thomas and unanimously approved.

Approved:
September 26, 2017

/s/ Colleen A. Mulvey, MMC
City Recorder

Cedar Hills Planning Commission
Cedar Hills, Utah

May 17, 2018

Re: Amendment Petition Rezoning PF to Residential

Honorable Planning Commission Members:

I'm writing to urge you to deny the rezoning petition for a portion of what is known as the Hillside Parcel in our General Plan. The City has always wanted to provide a natural parkland there to bring our community closer to established Recreational Standards. To date, we are below the Level of Service for Parks based on our population. Please refer to pages 48 & 54 of the Plan.

As you review page 48 you'll note that there is a proposed trail connector to the Hillside Parcel shown in the upper left corner of the schematic. No doubt the plan hopes to tie in public access to Hillside with the walkway across Oak Road North going on up the hill toward Sandalwood Dr.; the trail then heads northwest to the connector with Cottonwood. But access into the future Hillside parkland at that particular point is nearly impossible due to an extreme slope there. Without a large investment in some kind of switchback stairway, trail users will need a different western entryway to Hillside.

Instead, I would suggest the trail into the future park align with the sidewalk around the upper northwest curve of Oak Road North to a large entrance using the parcel's street exposure at Oak Road North. This may be seen on page 48 as access just north of Oak Court.

I feel it's important that the portion of the natural landscape of Hillside there at the street needs to be prominent and welcoming.

As the trail would continue eastward into the rest of the parcel, it would become quite narrow since it would be wedged between the steep slope and housing to the south. Making use of the large area at the street as parkland would be like creating a pocket-park attached to the larger section of Hillside.

Thank you for your consideration. I value the commitment you've made to serve Cedar Hills as we plan for the future of our community.

Sincerely,
Cheri Condie
4221 W. Oak Road North
Cedar Hills, Utah



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	5/22/2018

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Conceptual and Preliminary Plan Approval for the Cedar Canyon Subdivision, Located at approximately 4600 West and Cedar Hills Drive
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS:	
<p>The Cedar Canyon subdivision is an eighty lot subdivision located in the newly adopted PD-1 zone. The subdivision is per the terms outlined in the Settlement Agreement reached between the City of Cedar Hills and Cedar Hills Farmland LLC. The subdivision consists of single-family residential units, as well as a commercial component. Per the terms of the Settlement Agreement, the City must have final approval by July 31, 2018. The preliminary plans have been submitted to the City's engineering firm for review, that review is unavailable at the time of this writing. The subdivision has been through a site plan review meeting, and feedback was given by the fire department, and public works that will be passed along to the developer.</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
"Cedar Canyon" subdivision concept/preliminary plan, drainage report, CC&R for the Subdivision	
RECOMMENDATION:	
Review the proposed subdivision in terms of the newly created PD-1 code and the Settlement Agreement; be prepared to make any necessary recommendations to staff for alterations.	
MOTION:	
To recommend/not recommend to the City Council the Conceptual and Preliminary Plan as presented by Staff to be located on approximately twelve acres at 4600 W Cedar Hills Dr. and as part of the Settlement Agreement between Cedar Hills Farmland LLC and the City, subject to the following changes {LIST ANY APPLICABLE CHANGES}.	



BENCHMARK
 A DIVISION OF THE BENCHMARK GROUP
 1000 WEST 1000 SOUTH
 SALT LAKE CITY, UT 84119
 (801) 466-1000
 www.benchmarkgroup.com

CEDAR CANYON

4600 WEST CEDAR HILLS DRIVE
 CEDAR HILLS, UTAH

**FOR REVIEW
 NOT FOR CONSTRUCTION**

DATE PRINTED
 08/14/2018

INDEX OF DRAWINGS

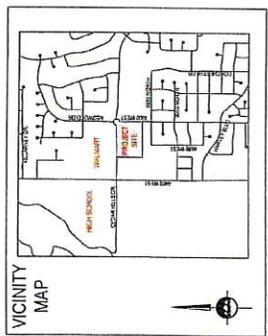
NO.	DESCRIPTION	NO.	DESCRIPTION
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY	PP-5	PLAN AND PROFILE
1 OF 1	PLAT	PP-6	PLAN AND PROFILE
C-001	GENERAL NOTES	PP-7	PLAN AND PROFILE
C-100	SITE PLAN	PP-8	PLAN AND PROFILE
C-200	GRADING AND DRAINAGE PLAN	PP-9	PLAN AND PROFILE
C-300	UTILITY PLAN	C-500	DETAIL SHEET
C-400	EROSION CONTROL PLAN	C-501	DETAIL SHEET
PP-0	PLAN AND PROFILE KEY MAP	C-502	DETAIL SHEET
PP-1	PLAN AND PROFILE	C-503	DETAIL SHEET
PP-2	PLAN AND PROFILE	C-504	DETAIL SHEET
PP-3	PLAN AND PROFILE	L-100	LANDSCAPING PLAN
PP-4	PLAN AND PROFILE		

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE CITY AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE CITY AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE CITY AND THE STATE OF UTAH.

DEVELOPER:

6150 SOUTH REDWOOD ROAD SUITE 159
 TAYLORSVILLE, UTAH 84123
 DONG YOUNG, 801.265.1590



GENERAL NOTES

- ALL WORK SHALL BE DONE ACCORDING TO THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE CITY AND THE STATE OF UTAH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE CITY AND THE STATE OF UTAH.

ENGINEER:



NOTICE TO DEVELOPER/CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE CITY AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE CITY AND THE STATE OF UTAH.

UTILITY DISCLAIMER

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE CITY AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE CITY AND THE STATE OF UTAH.

ENSGN
 THE STANDARD IN ENGINEERING
 SALT LAKE CITY
 450 W. 1000 S. SUITE 201
 SALT LAKE CITY, UT 84119
 Phone: (801) 225-1628
 FAX: (801) 225-1629
 LAYTON
 Phone: (801) 547-1100
 TOOELE
 Phone: (435) 841-2599
 RICHFIELD
 Phone: (435) 353-1483
 RICHFIELD
 Phone: (435) 893-2983
 WWW.ENSGN.COM
 6000 WEST CEDAR HILLS DRIVE
 CEDAR HILLS, UTAH

CEDAR CANYON
 4600 WEST CEDAR HILLS DRIVE
 CEDAR HILLS, UTAH



2018-04-08 REVIEW SET

DATE
 08/14/2018
 TIME
 10:00 AM
 USER
 J. GARDNER
 PROJECT
 CEDAR CANYON



SALT LAKE CITY
 45 W. 1000 N, Suite 500
 Phone: 801-255-8289

LAYTON
 1000 N. 400 W.
 Phone: 801-255-8289

TOOLE
 Cedar Hills, UT
 Phone: 435-843-2990

CEGAR CITY
 Cedar Hills, UT
 Phone: 435-843-2990

RICHFIELD
 Cedar Hills, UT
 Phone: 435-843-2990

[WWW.ENSNGN.COM](http://www.ensgn.com)

SCORE OF WORK:
 1. THE DESIGN SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE UTAH DEPARTMENT OF HERITAGE AND ARTS.
 2. THE DESIGN SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF HERITAGE AND ARTS.
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 10. THE DESIGN SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF HERITAGE AND ARTS.

CEGAR CANYON
 4600 WEST CEDAR HILLS DRIVE
 CEDAR HILLS, UTAH



2018-04-24 REVIEW SET

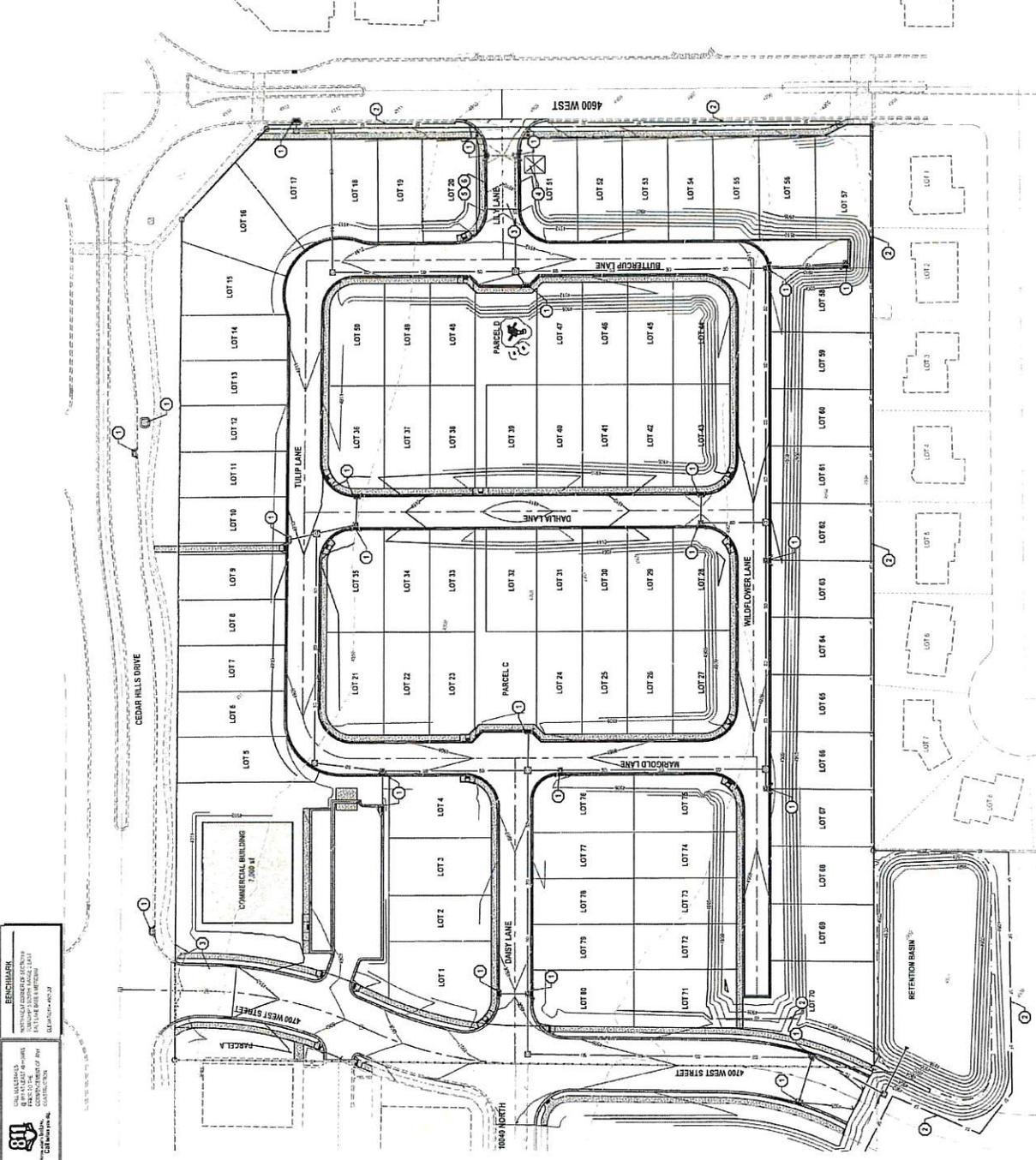
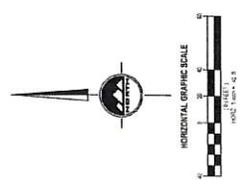
EROSION CONTROL PLAN

C-400

GENERAL NOTES:
 1. THE DESIGN SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF HERITAGE AND ARTS.
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REVISION SCHEDULE

NUMBER	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		



BENCHMARK
 NATIONAL CENTER OF BEST PRACTICES
 1000 N. 1000 W. SUITE 1000
 SALT LAKE CITY, UT 84119
 801-255-8289



SALT LAKE CITY
 85 W. 1000 S. Suite 500
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LAYTON
 Phone: (801) 547-1100

TOOELE
 Phone: (435) 633-2559

CEDAR CITY
 Phone: (435) 851-1653

PHOENIX
 Phone: (435) 852-2883

WWW.ENSIGNENG.COM

CEDAR HILLS PARKWAY, LLC
 1400 WEST CEDAR HILLS DRIVE, SUITE 100
 20000 VICK, PHOENIX, AZ 85048

CEDAR CANYON
 4600 WEST CEDAR HILLS DRIVE
 CEDAR HILLS, UTAH

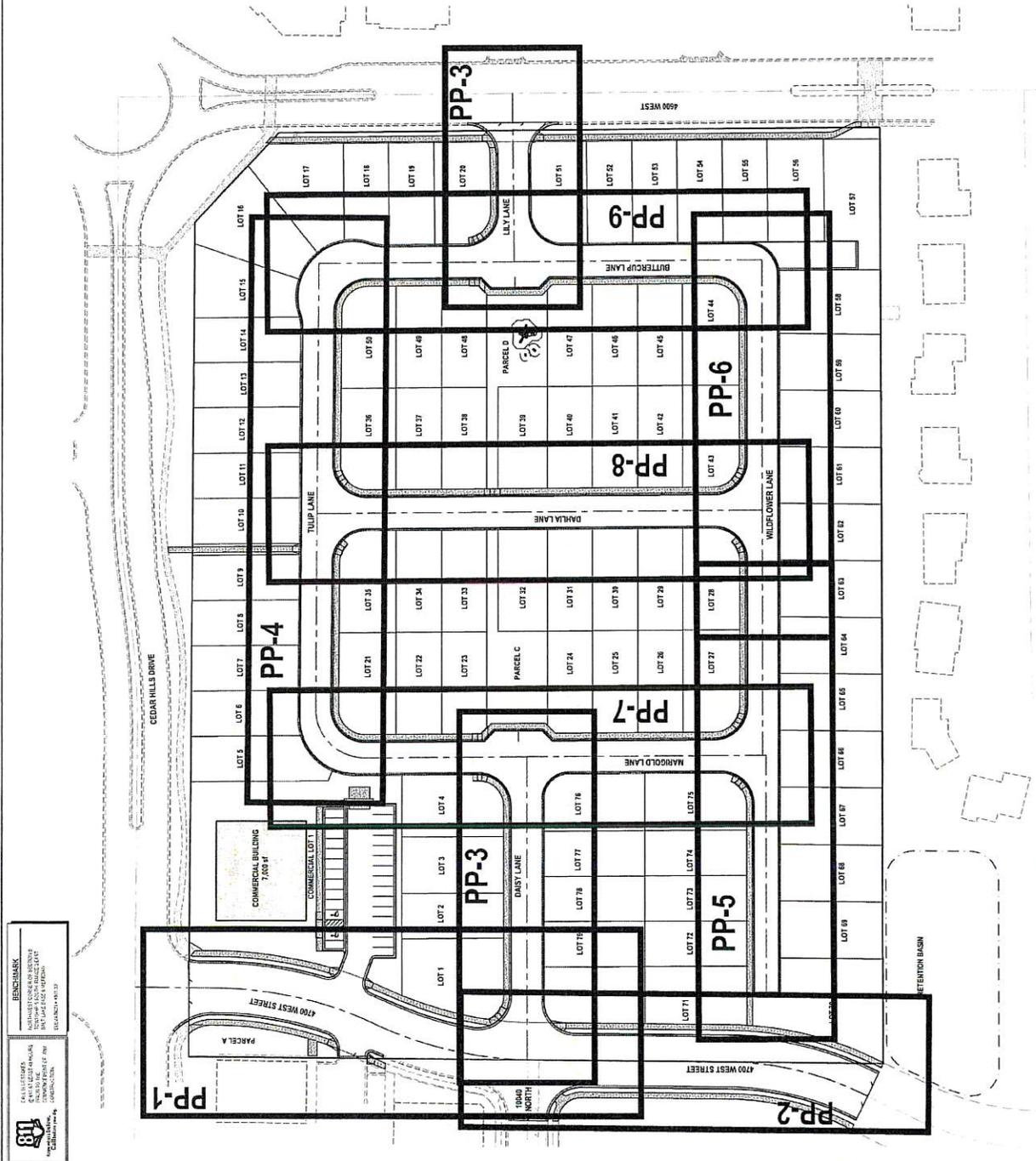
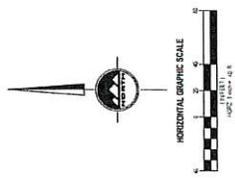


2018-04-24 REVIEW SET

PLAN AND PROFILE
KEY MAP

DATE: 04/24/18
 DRAWN BY: J. JOHNSON
 CHECKED BY: D. JOHNSON
 PROJECT NO.: 18-001

PP-0



BENCHMARK
 UTAH REGISTERED PROFESSIONAL ENGINEER
 NO. 123456789
 EXPIRES 12/31/2023



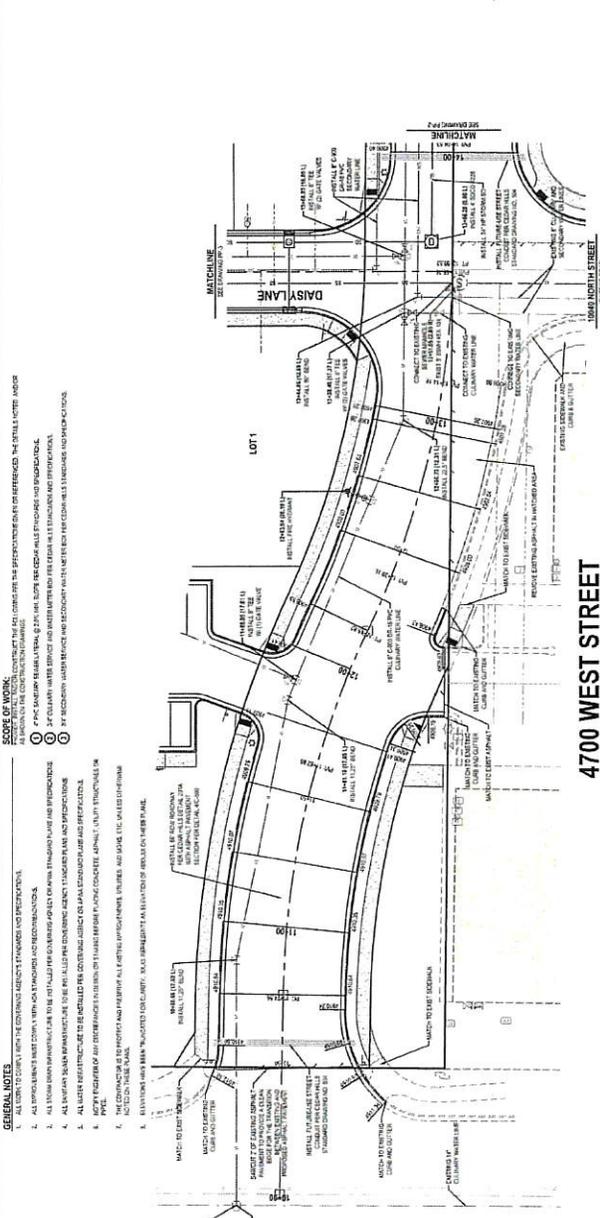
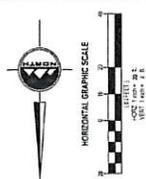


2018-04-24 REVIEW SET

PLAN AND PROFILE

DATE: 04/24/18
DRAWN BY: JACOB
CHECKED BY: JACOB
SCALE: AS SHOWN
PROJECT NO.: 18-001

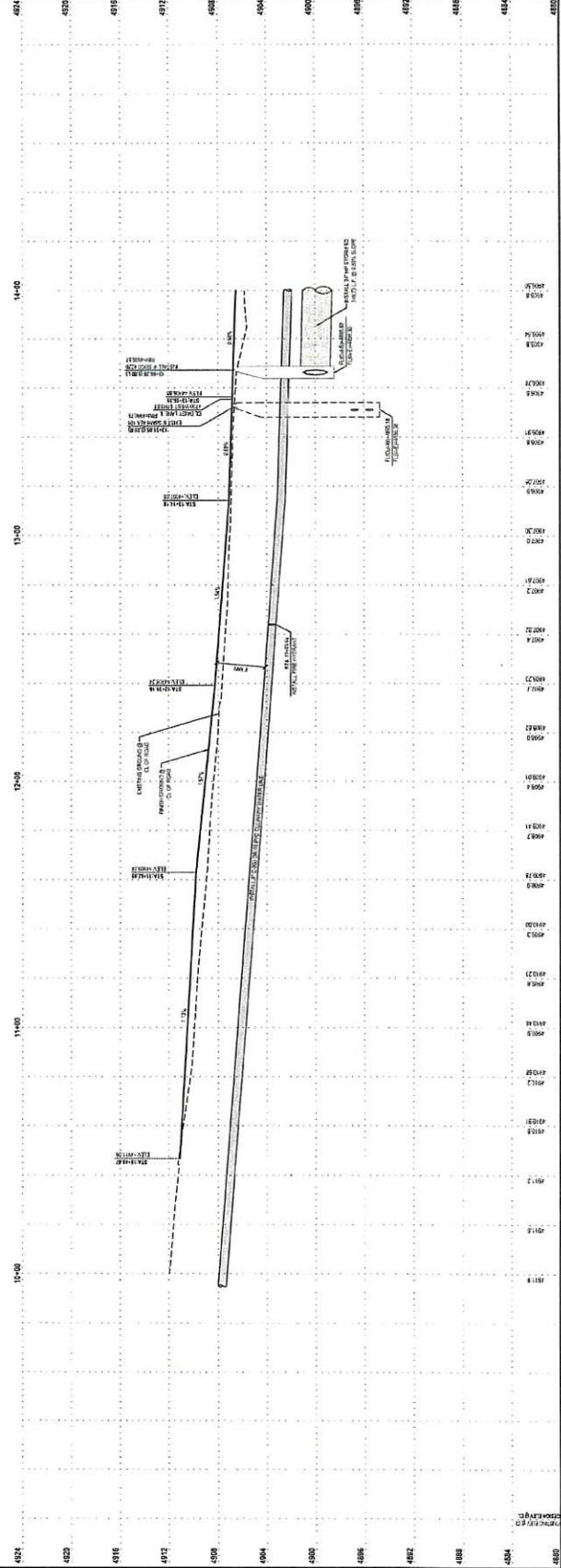
PP-1



- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN A MINIMUM COVER OF 48 INCHES.
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BENCHMARK
EAST CORNER OF SECTION 9
SOUTH 1000 WEST
SOUTH 1000 WEST
EAST CORNER OF SECTION 9
SOUTH 1000 WEST

4700 WEST STREET



PROF. BY: JACOB



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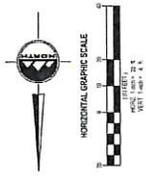
CEDAR CANYON
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH



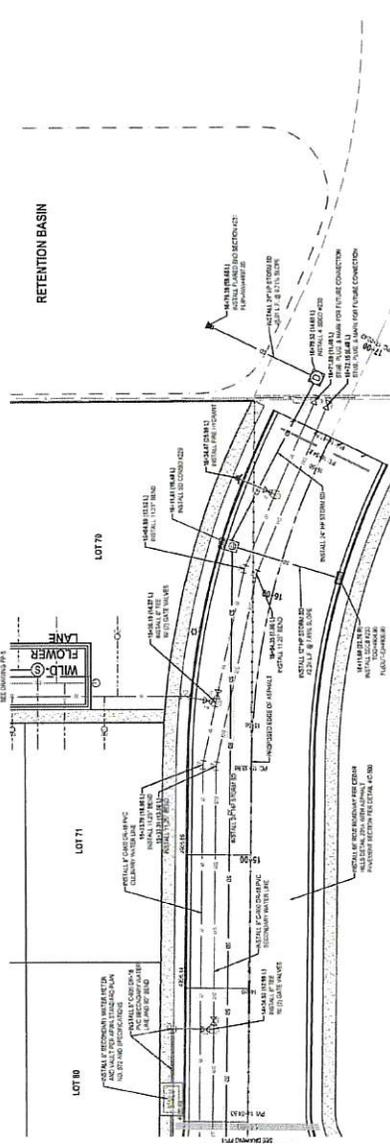
2018-04-21 REVIEW SET

PLAN AND PROFILE

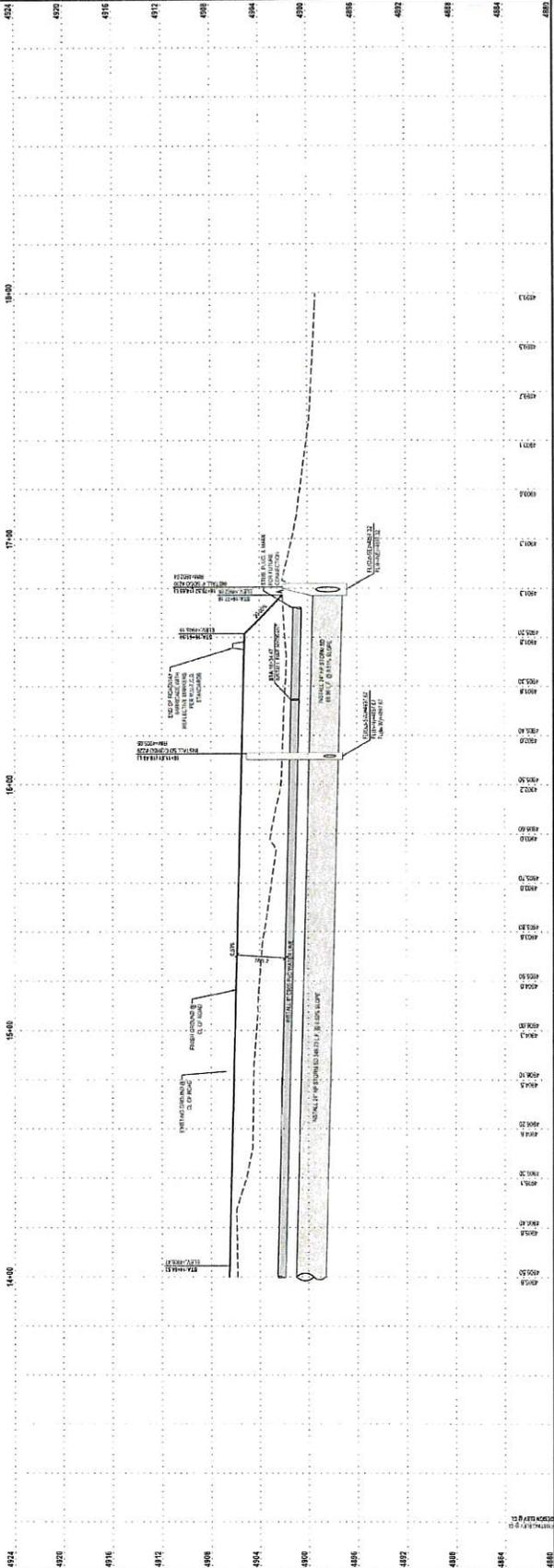
PP-2



- GENERAL NOTES**
1. MATCH THE EXISTING ADJACENT TO THE DRAINAGE AND SPECIFICATIONS.
 2. ALL STRUCTURES SHALL BE CONSTRUCTED TO THE SPECIFICATIONS AND REQUIREMENTS OF THE UTAH DEPARTMENT OF HERITAGE AND ARCHITECTURE.
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4700 WEST STREET



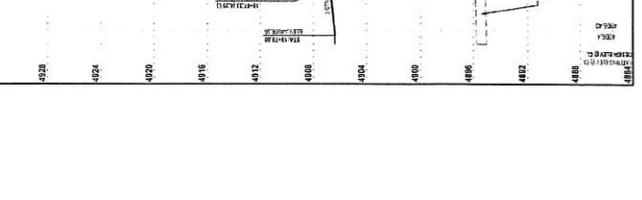
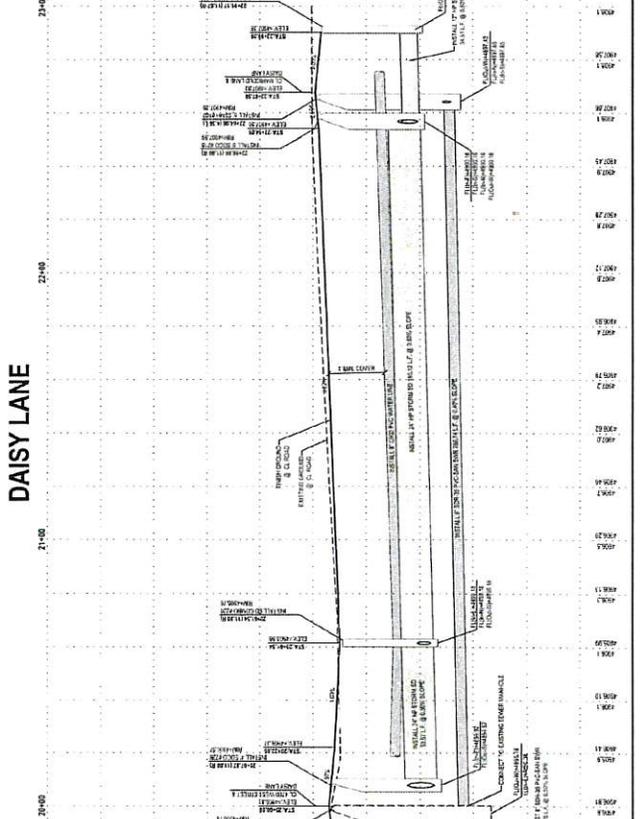
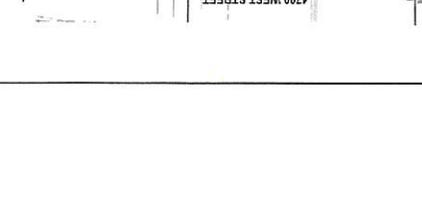
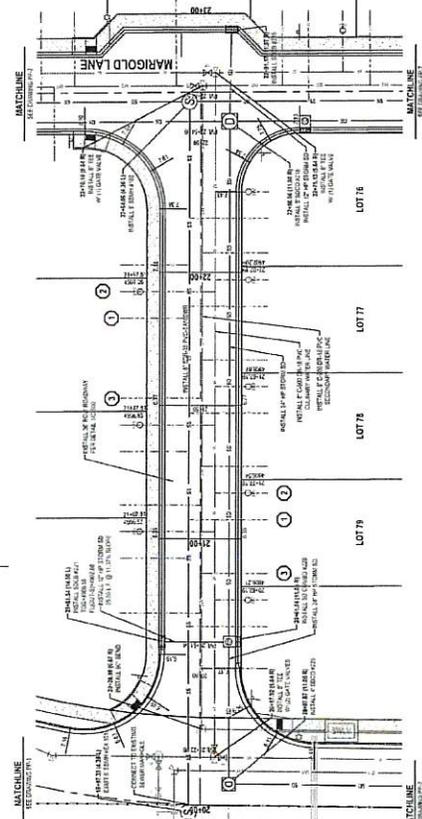
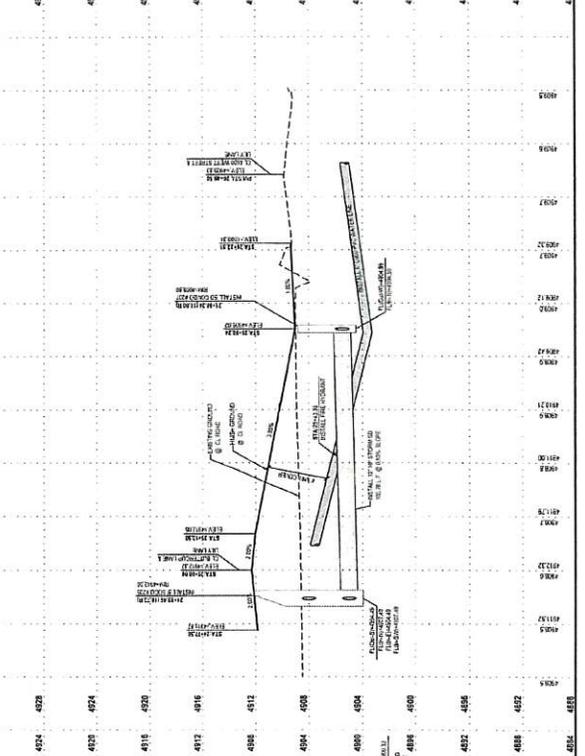
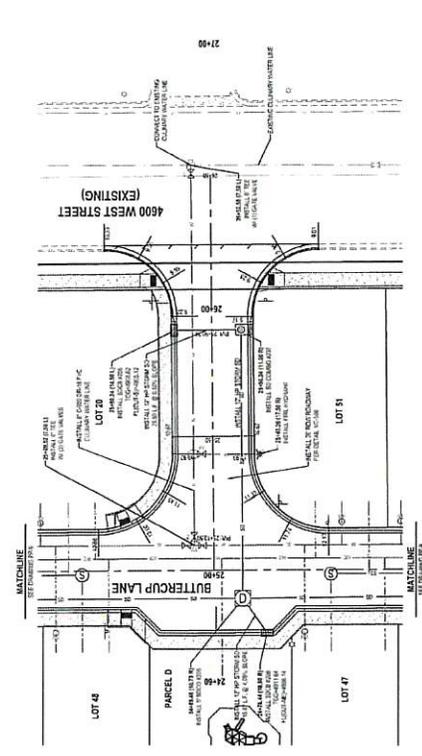
BENCHMARK
NORTH AND SOUTH BENCHMARKS
ELEVATION: 4882.22

SCALE
1" = 10'-0"
CONSTRUCTION OF PLAN
CONSTRUCTION OF PROFILE



GENERAL NOTES:

- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. REFER TO THE DETAIL NOTES ABOVE FOR A COMPLETE LIST OF UTILITIES.
- ALL UTILITIES SHALL BE DEEPENED AND RECONSTRUCTED TO 48" COVER.
- ALL EXISTING UTILITIES SHALL BE PROTECTED AND RECONSTRUCTED TO 48" COVER.
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- ALL EXISTING UTILITIES SHALL BE PROTECTED AND RECONSTRUCTED TO 48" COVER.





DATE: 11/14/2018
 SHEET NO.: 4 OF 4
 PROJECT NO.: 18-0001
 CLIENT: CEDAR HILLS, UT
 DRAWN BY: R. ROBERT
 CHECKED BY: R. ROBERT

BENCHMARK
 1. 10'x10'x10' CONCRETE
 2. 10'x10'x10' CONCRETE
 3. 10'x10'x10' CONCRETE
 4. 10'x10'x10' CONCRETE
 5. 10'x10'x10' CONCRETE

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

- SCOPE OF WORK**
1. PREPARE ALL NECESSARY CONTRACT DOCUMENTS INCLUDING THE FINAL SET OF PLANS.
 2. PREPARE ALL NECESSARY CONTRACT DOCUMENTS INCLUDING THE FINAL SET OF PLANS.
 3. PREPARE ALL NECESSARY CONTRACT DOCUMENTS INCLUDING THE FINAL SET OF PLANS.
 4. PREPARE ALL NECESSARY CONTRACT DOCUMENTS INCLUDING THE FINAL SET OF PLANS.
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 9. PREPARE ALL NECESSARY CONTRACT DOCUMENTS INCLUDING THE FINAL SET OF PLANS.
 10. PREPARE ALL NECESSARY CONTRACT DOCUMENTS INCLUDING THE FINAL SET OF PLANS.



EN SIGN
 THE STRATEGIC ENGINEER

SALT LAKE CITY
 45 W. 10000 E. SUITE 200
 SALT LAKE CITY, UT 84121
 PHONE: 801.224.5229

LAYTON
 1000 W. 1000 S.
 LAYTON, UT 84040
 PHONE: 801.224.5229

TORRELE
 Phone: 801.224.5229

CEDAR CITY
 Phone: 801.224.5229

RICHFIELD
 Phone: 801.224.5229

WWW.ENSIGNENGINEERING.COM

2018-04-20 REVIEW SET

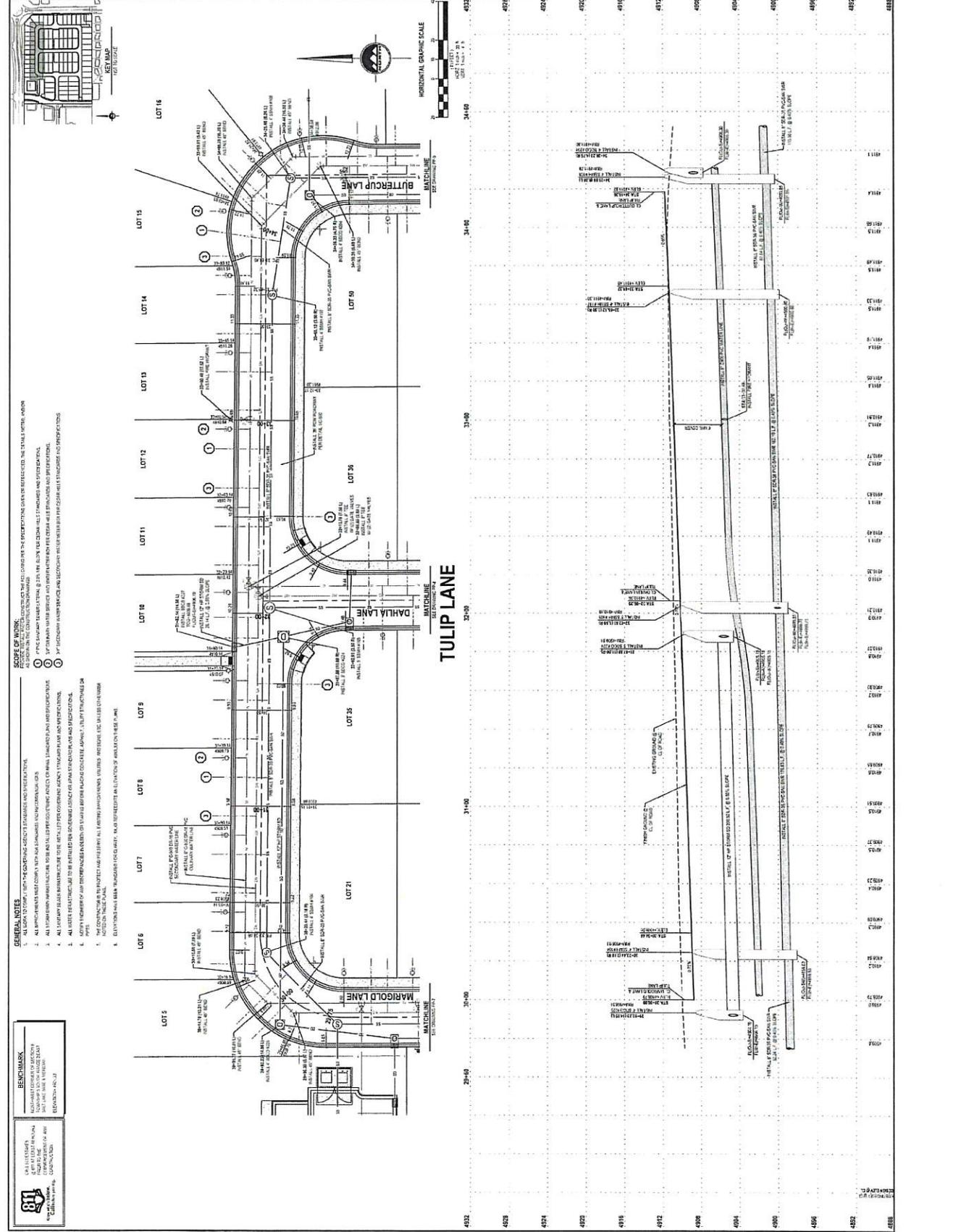
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

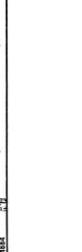
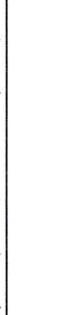
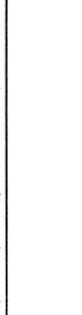
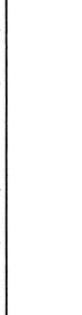
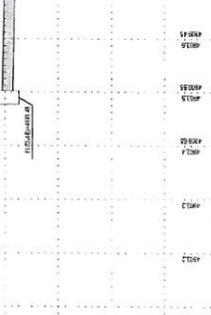
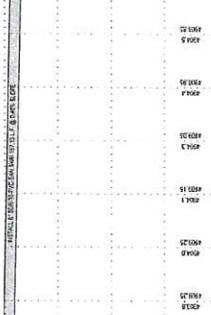
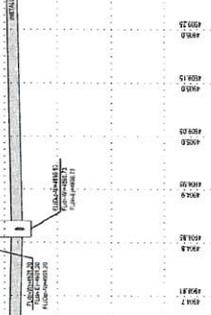
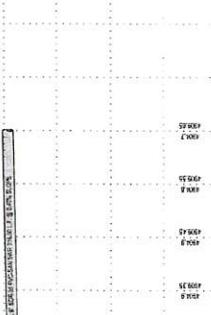
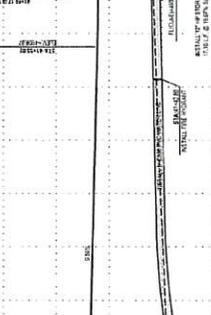
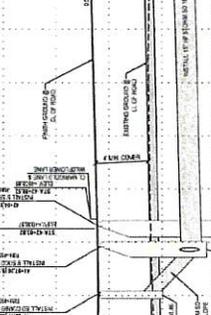
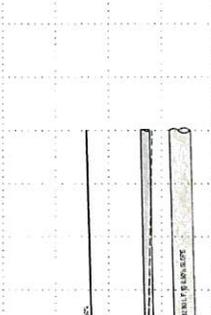
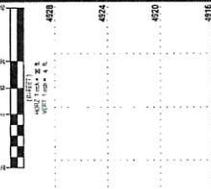
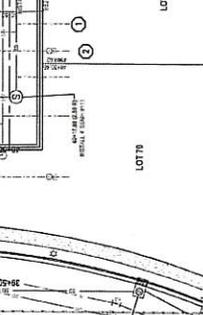
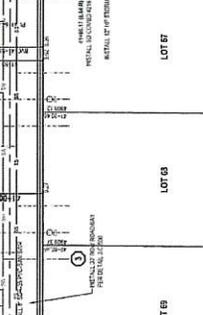
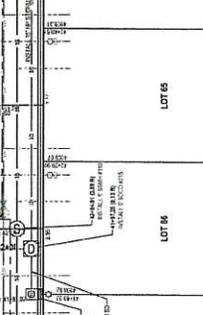
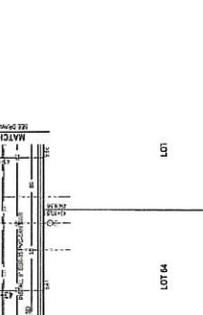
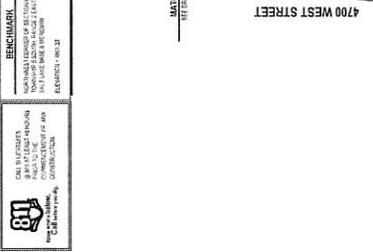
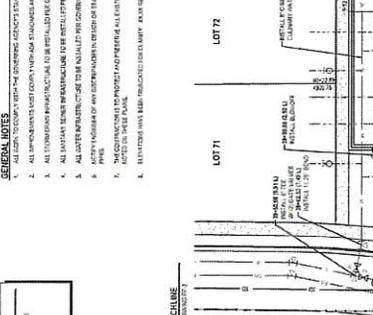
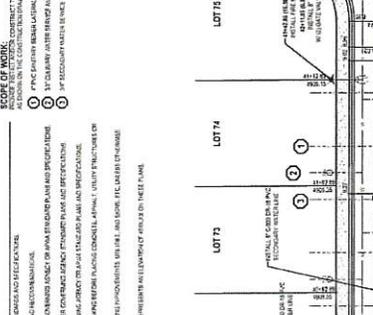
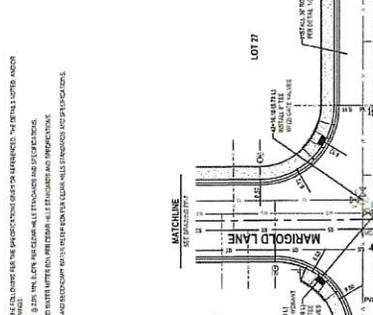
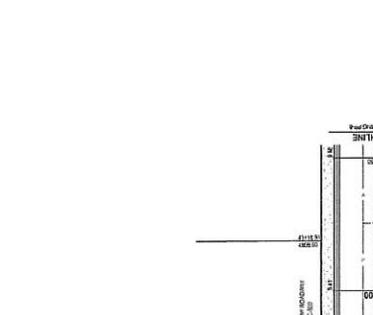
CEDAR CANYON

PLAN AND PROFILE

DATE: 11/14/2018
 SHEET NO.: 4 OF 4
 PROJECT NO.: 18-0001
 CLIENT: CEDAR HILLS, UT
 DRAWN BY: R. ROBERT
 CHECKED BY: R. ROBERT

PP-4







BENCHMARK
 NORTH-SOUTH LINE
 111 W. 1000 S. CORNER
 4300.00

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH ELECTRICAL CODE.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH PLUMBING CODE.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH MECHANICAL CODE.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH FIRE CODE.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH HEALTH CARE CODE.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH ENVIRONMENTAL CODE.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH LAND DEVELOPMENT CODE.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH WATER CODE.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH AIR QUALITY CODE.
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH SOIL CONSERVATION CODE.
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH WILDLIFE AND FISH CODE.
 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH HISTORIC PRESERVATION CODE.
 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CULTURAL RESOURCES CODE.
 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH ANTI-CORRUPTION CODE.
 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH PUBLIC ACCESS CODE.
 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH OPEN SPACE CODE.
 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH RECREATION CODE.
 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH TOURISM CODE.
 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH BUSINESS CODE.
 21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH LABOR CODE.
 22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH TAX CODE.
 23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH FINANCIAL CODE.
 24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH PROFESSIONAL CODE.
 25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH REGULATORY CODE.
 26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH ADMINISTRATIVE CODE.
 27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH GOVERNMENTAL CODE.
 28. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH LEGISLATIVE CODE.
 29. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH JUDICIAL CODE.
 30. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH EXECUTIVE CODE.

- SCOPE OF WORK:**
1. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF THE SYSTEM.
 2. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF THE SYSTEM.
 3. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF THE SYSTEM.
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 29. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF THE SYSTEM.
 30. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF THE SYSTEM.



ENSIGN
 THE STANDARD IN ENGINEERING

SALT LAKE CITY
 45 W. 1000 S. Suite 500
 Sandy, UT 84070
 Phone: 801.255.2525

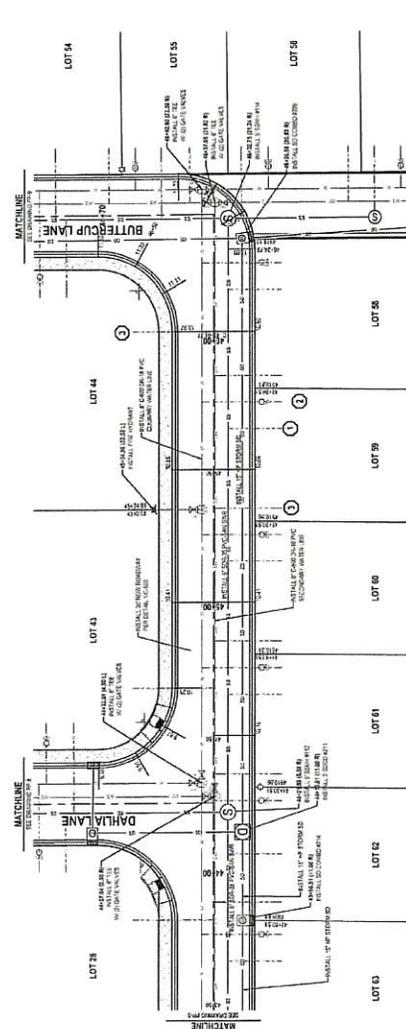
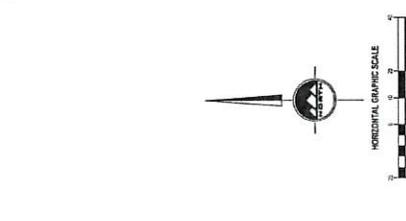
LAYTON
 1000 W. 1000 S.
 Phone: 801.255.2525

CEGAR CITY
 Cedar Hills Parkway, LLC
 Phone: 801.255.2525

RICHFIELD
 Phone: 801.255.2525

WWW.ENSIGNENG.COM

CEGAR HILLS PARKWAY, LLC
 4600 WEST CEDAR HILLS DRIVE
 CEDAR HILLS, UT 84202
 PHONE: 801.255.2525



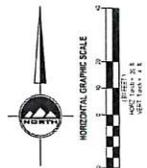
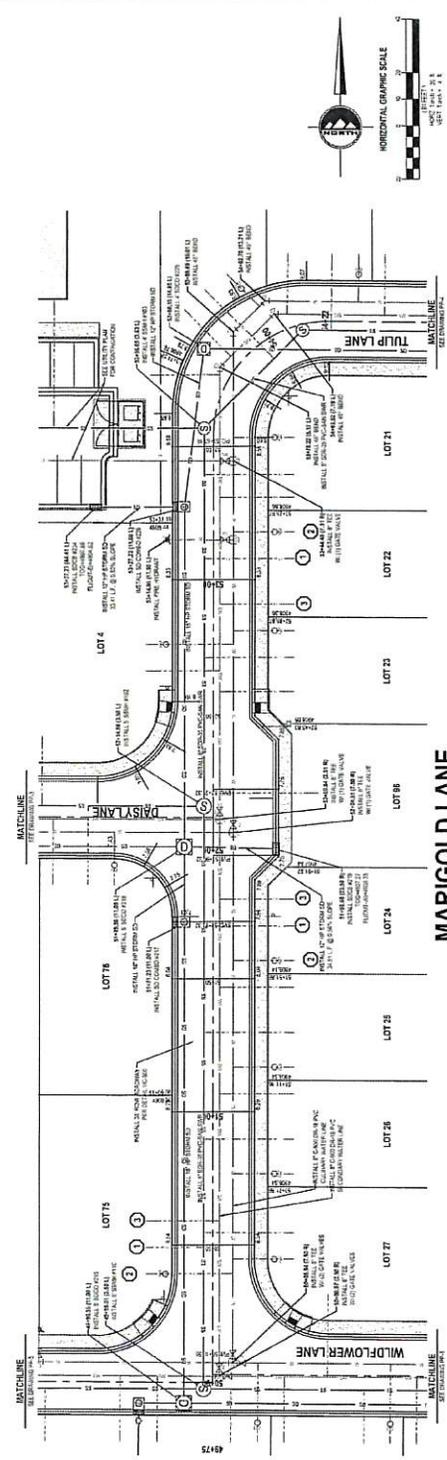


THE CITY OF CEDAR HILLS, IOWA
 2017-2018 BUDGET
 COMMUNITY DEVELOPMENT
 COMMUNICATIONS
 BUDGET

BENCHMARK
 CEDAR HILLS, IOWA
 2017-2018 BUDGET
 COMMUNITY DEVELOPMENT
 COMMUNICATIONS
 BUDGET

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
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- SCOPE OF WORK**
1. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE PROJECT.
 2. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE PROJECT.
 3. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE PROJECT.
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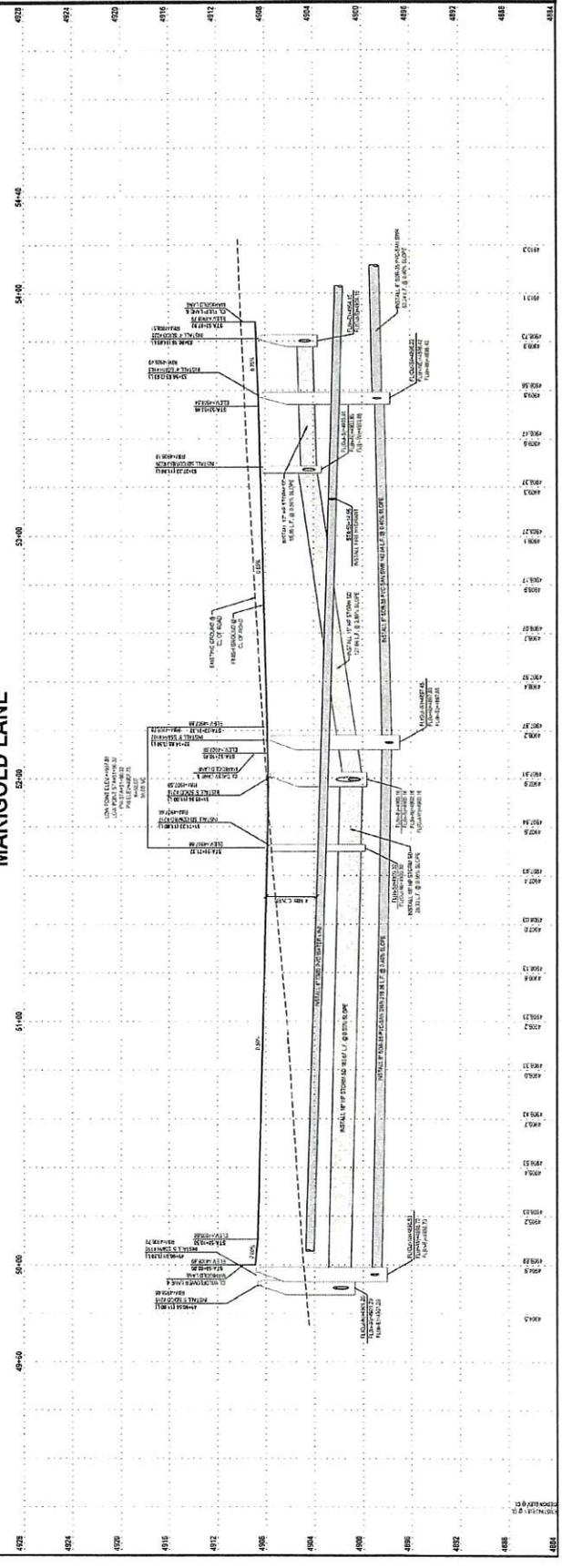
CDAR CANYON
 4600 WEST CEDAR HILLS DRIVE
 CEDAR HILLS, UTAH



2018-21 REVIEW SET

PLAN AND PROFILE

PP-7





BENCHMARK
 ELEVATION: 4923.7
 DATE: 10/15/14
 BY: [Signature]

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES.
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 3. ALL LOT DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
 4. ALL LOT DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
 5. ALL LOT DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
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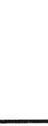


ENSIGN
 THE DESIGN ENGINEERS
 SALT LAKE CITY
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 Salt Lake City, UT 84103
 Phone: (801) 552-0529

LAYTON
 PROJECT NO. 17100
TORRELE
 Phone: (801) 552-0529
CEDAR CITY
 Phone: (801) 552-0529
RICHFIELD
 Phone: (801) 552-0529

WWW.ENSIGN.COM
 CEDAR HILLS DRIVE, LLC
 4600 WEST CEDAR HILLS DRIVE
 CEDAR HILLS, UTAH 84202
 PHONE: (801) 552-0529

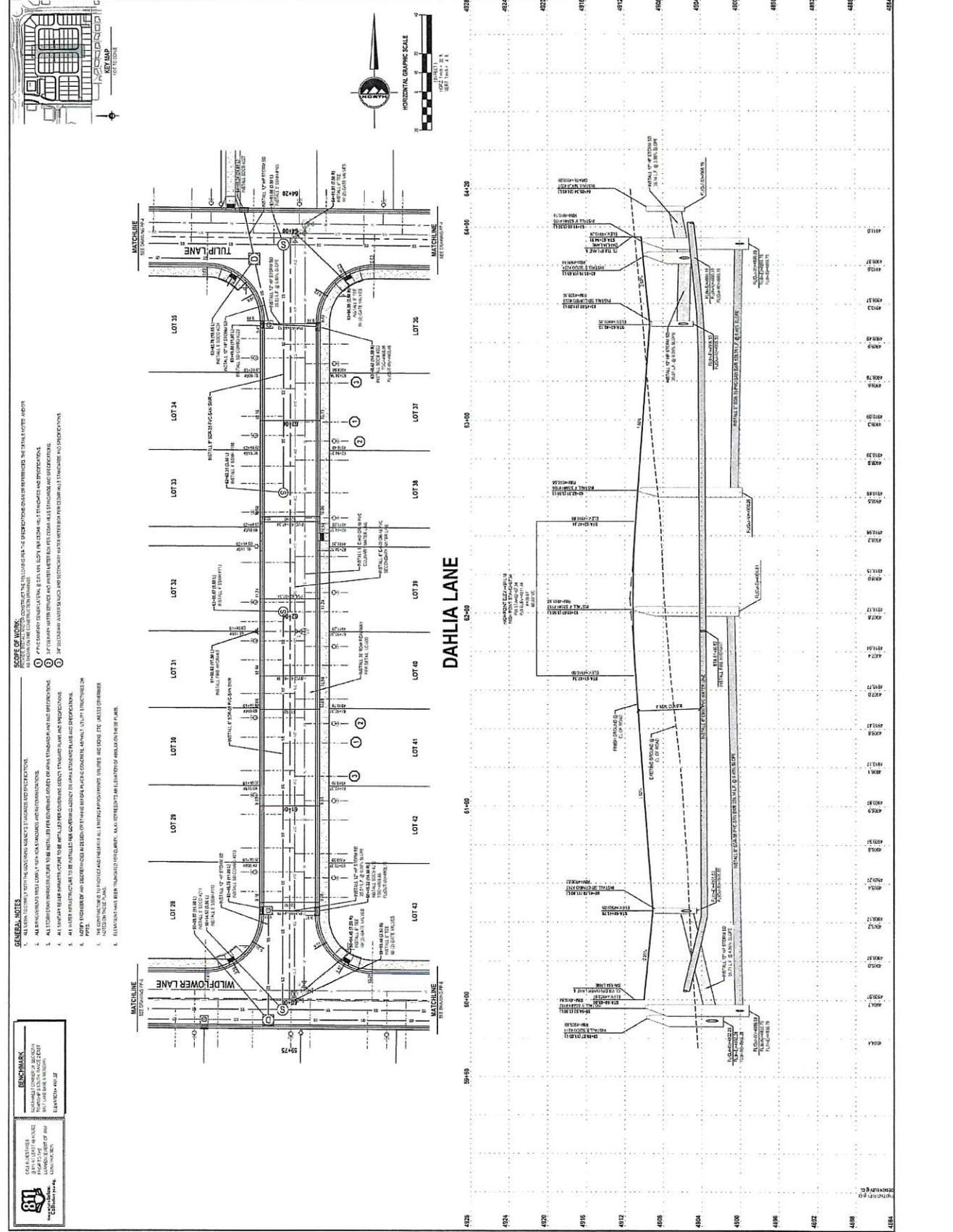
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH



2018-04-20 REVIEW SET

PLAN AND PROFILE

PP-8





SALT LAKE CITY
 65 W. 2000 S. SUITE 200
 SALT LAKE CITY, UT 84143
 Phone: 801.226.0729

LANTON
 Phone: 801.547.1100

TOOBLE
 Phone: 435.543.3599

CEDAR CITY
 Phone: 435.565.1654

RICHMOND
 Phone: 435.565.0283

WWW.ENSIGNENG.COM

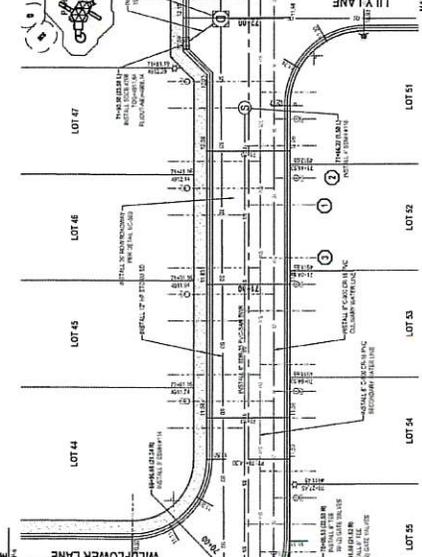
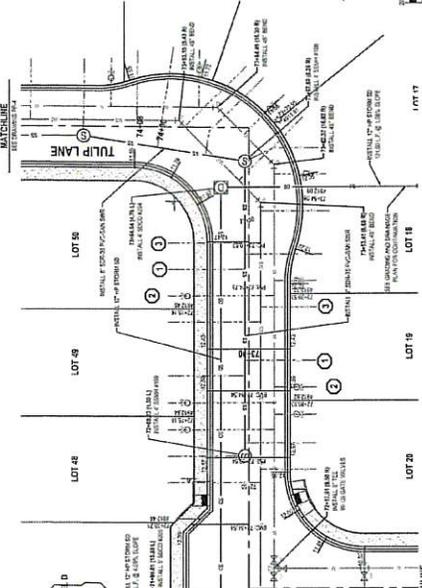
6500 S. HIGHLAND AVE. SUITE 100
 HIGHLAND, (UTAH) 84303
 (801) 488-1000

4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH



PLAN AND PROFILE

PP-9



GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND REGULATIONS.
- ALL IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND REGULATIONS.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

SCOPE OF WORK

- PROVIDE ALL NECESSARY CONSTRUCTION OF GRADES FOR THE ENTIRE PROJECT.
- PROVIDE ALL NECESSARY CONSTRUCTION OF GRADES FOR THE ENTIRE PROJECT.
- PROVIDE ALL NECESSARY CONSTRUCTION OF GRADES FOR THE ENTIRE PROJECT.
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- PROVIDE ALL NECESSARY CONSTRUCTION OF GRADES FOR THE ENTIRE PROJECT.

BENCHMARK

4600 WEST CEDAR HILLS DRIVE
 4600 WEST CEDAR HILLS DRIVE
 4600 WEST CEDAR HILLS DRIVE

SCALE

HORIZONTAL GRAPHIC SCALE
 1" = 40'

VERTICAL GRAPHIC SCALE

1" = 10'

KEY MAP

KEY MAP

PLAN AND PROFILE

PLAN AND PROFILE

PP-9

PP-9

4600 WEST CEDAR HILLS DRIVE

4600 WEST CEDAR HILLS DRIVE

CEDAR HILLS, UTAH

CEDAR HILLS, UTAH

EN SIGN

EN SIGN

THE STANDARD IN ENGINEERING

THE STANDARD IN ENGINEERING



SALT LAKE CITY
4542, 10300 E. Lake Blvd
Phone: 313.555.0279

LAYTON
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TOOELE
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CEDAR CITY
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RICHFIELD
Phone: 435.893.9200

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CEGAR HILLS ENGINEERING, INC.
1100 S. CEDAR HILLS DRIVE
SUITE 200
SALT LAKE CITY, UT 84143

CEDAR CANYON
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH



2018-04-24 REVIEW SET

DETAILS

NO. 2018-04-24
DATE: 4/24/18
BY: B. JOHNSON
CHECKED BY: B. JOHNSON
SCALE: AS SHOWN

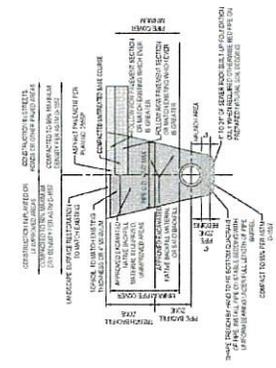
C-501

DESCRIPTION	QUANTITY	UNIT
CEMENT	4.50	CY
REINFORCING BARS	1.00	TON
FORMWORK	1.00	SQ. YD.
CONCRETE CURB AND GUTTER	1.00	LINEAL FT.
CONCRETE SIDEWALK	1.00	SQ. YD.
CONCRETE CURB AND GUTTER	1.00	LINEAL FT.
CONCRETE SIDEWALK	1.00	SQ. YD.
CONCRETE CURB AND GUTTER	1.00	LINEAL FT.
CONCRETE SIDEWALK	1.00	SQ. YD.
CONCRETE CURB AND GUTTER	1.00	LINEAL FT.
CONCRETE SIDEWALK	1.00	SQ. YD.

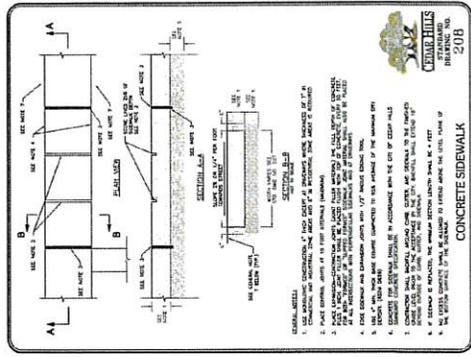
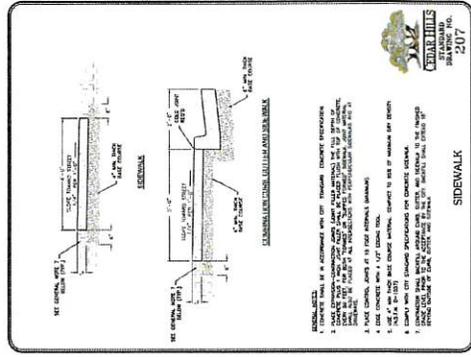
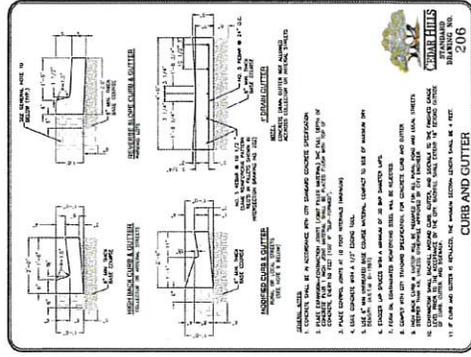
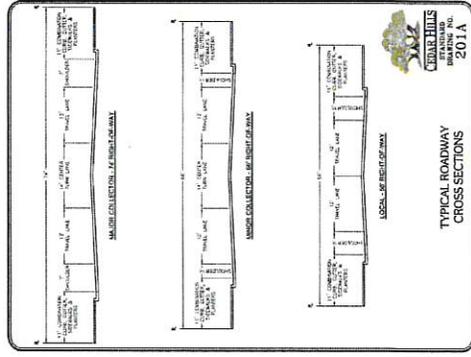
NOTES

- CONCRETE SHALL BE 4,000 PSI COMPRESSIVE STRENGTH.
- REINFORCING BARS SHALL BE #4 EPOXY COATED BARS.
- CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE UTAH CONCRETE CODE.
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2 STORM DRAIN TRENCH NOTES SCALE: NONE



1 STORM DRAIN TRENCH DETAIL SCALE: NONE



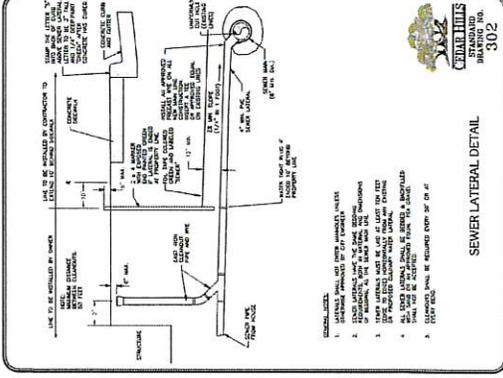
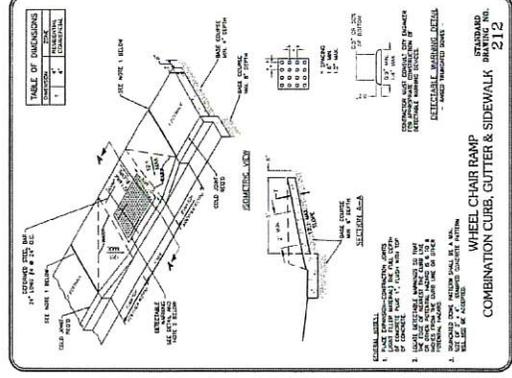
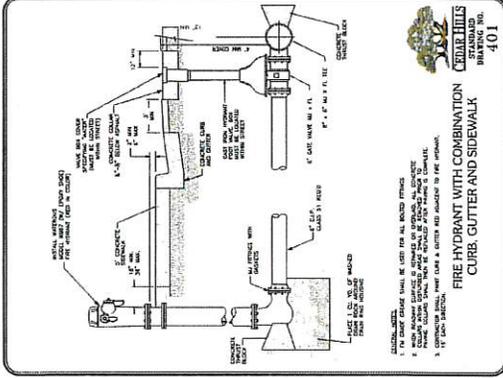
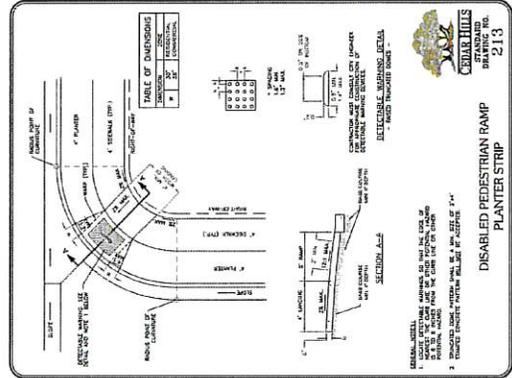
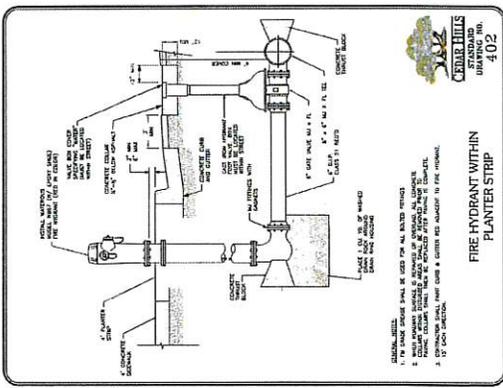
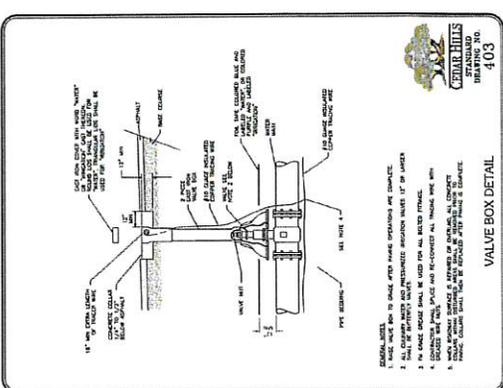
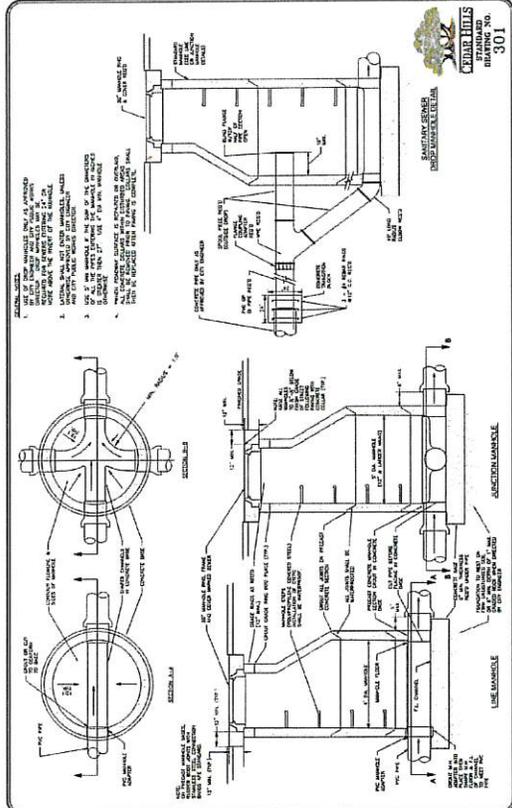


2018-04-24 REVIEW SET

DETAILS

DATE: 12/20/10
DESIGNER: J. J. JENSEN
CHECKER: J. J. JENSEN
SCALE: AS SHOWN

C-502





2018-24-51 REVIEW SET

DETAILS

NO. 503
NO. 504
NO. 505
NO. 506

C-503

GENERAL NOTES:

1. SEE PLANETS, PDS, UTILITY AND APPROVALS FOR THE CONTRACTOR'S APPROVED UTILITY INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
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UTILITY INSTALLATION AND ROAD REPAIR

GENERAL NOTES:

1. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
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8. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.

PIPE BEDDING

GENERAL NOTES:

1. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
2. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
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8. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.

CULINARY WATER SERVICE CONNECTION DETAIL

TABLE OF VOLUMES OF CONCRETE THRUST BLOCKS

PIPE SIZE (IN)	THRUST BLOCK VOLUME (CU YD)
12	0.5
15	0.75
18	1.0
21	1.25
24	1.5
27	1.75
30	2.0
36	2.5
42	3.0
48	3.5
54	4.0
60	4.5
66	5.0
72	5.5
78	6.0
84	6.5
90	7.0
96	7.5
102	8.0
108	8.5
114	9.0
120	9.5
126	10.0
132	10.5
138	11.0
144	11.5
150	12.0
156	12.5
162	13.0
168	13.5
174	14.0
180	14.5
186	15.0
192	15.5
198	16.0
204	16.5
210	17.0
216	17.5
222	18.0
228	18.5
234	19.0
240	19.5
246	20.0
252	20.5
258	21.0
264	21.5
270	22.0
276	22.5
282	23.0
288	23.5
294	24.0
300	24.5
306	25.0
312	25.5
318	26.0
324	26.5
330	27.0
336	27.5
342	28.0
348	28.5
354	29.0
360	29.5
366	30.0
372	30.5
378	31.0
384	31.5
390	32.0
396	32.5
402	33.0
408	33.5
414	34.0
420	34.5
426	35.0
432	35.5
438	36.0
444	36.5
450	37.0
456	37.5
462	38.0
468	38.5
474	39.0
480	39.5
486	40.0
492	40.5
498	41.0
504	41.5
510	42.0
516	42.5
522	43.0
528	43.5
534	44.0
540	44.5
546	45.0
552	45.5
558	46.0
564	46.5
570	47.0
576	47.5
582	48.0
588	48.5
594	49.0
600	49.5
606	50.0
612	50.5
618	51.0
624	51.5
630	52.0
636	52.5
642	53.0
648	53.5
654	54.0
660	54.5
666	55.0
672	55.5
678	56.0
684	56.5
690	57.0
696	57.5
702	58.0
708	58.5
714	59.0
720	59.5
726	60.0
732	60.5
738	61.0
744	61.5
750	62.0
756	62.5
762	63.0
768	63.5
774	64.0
780	64.5
786	65.0
792	65.5
798	66.0
804	66.5
810	67.0
816	67.5
822	68.0
828	68.5
834	69.0
840	69.5
846	70.0
852	70.5
858	71.0
864	71.5
870	72.0
876	72.5
882	73.0
888	73.5
894	74.0
900	74.5
906	75.0
912	75.5
918	76.0
924	76.5
930	77.0
936	77.5
942	78.0
948	78.5
954	79.0
960	79.5
966	80.0
972	80.5
978	81.0
984	81.5
990	82.0
996	82.5
1002	83.0
1008	83.5
1014	84.0
1020	84.5
1026	85.0
1032	85.5
1038	86.0
1044	86.5
1050	87.0
1056	87.5
1062	88.0
1068	88.5
1074	89.0
1080	89.5
1086	90.0
1092	90.5
1098	91.0
1104	91.5
1110	92.0
1116	92.5
1122	93.0
1128	93.5
1134	94.0
1140	94.5
1146	95.0
1152	95.5
1158	96.0
1164	96.5
1170	97.0
1176	97.5
1182	98.0
1188	98.5
1194	99.0
1200	99.5
1206	100.0
1212	100.5
1218	101.0
1224	101.5
1230	102.0
1236	102.5
1242	103.0
1248	103.5
1254	104.0
1260	104.5
1266	105.0
1272	105.5
1278	106.0
1284	106.5
1290	107.0
1296	107.5
1302	108.0
1308	108.5
1314	109.0
1320	109.5
1326	110.0
1332	110.5
1338	111.0
1344	111.5
1350	112.0
1356	112.5
1362	113.0
1368	113.5
1374	114.0
1380	114.5
1386	115.0
1392	115.5
1398	116.0
1404	116.5
1410	117.0
1416	117.5
1422	118.0
1428	118.5
1434	119.0
1440	119.5
1446	120.0
1452	120.5
1458	121.0
1464	121.5
1470	122.0
1476	122.5
1482	123.0
1488	123.5
1494	124.0
1500	124.5

THRUST BLOCK DETAILS

GENERAL NOTES:

1. ALL STORM DRAIN COLLECTION BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
2. ALL STORM DRAIN COLLECTION BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
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STORM DRAIN COLLECTION BOX

GENERAL NOTES:

1. ALL STORM DRAIN CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
2. ALL STORM DRAIN CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
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8. ALL STORM DRAIN CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.

STORM DRAIN CATCH BASIN

GENERAL NOTES:

1. ALL FUTURE-USE STREET CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
2. ALL FUTURE-USE STREET CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
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8. ALL FUTURE-USE STREET CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.

TYPICAL FUTURE-USE STREET CONDUIT

GENERAL NOTES:

1. ALL DUAL PIPE INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
2. ALL DUAL PIPE INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.
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8. ALL DUAL PIPE INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY INSTALLATION AND ROAD REPAIR SPECIFICATIONS.

TYPICAL DUAL PIPE INSTALLATION (RR & CUL)

DRAINAGE REPORT

Cedar Canyon
CEDAR HILLS, UTAH

PREPARED FOR:
CEDAR HILLS FARM LAND, LLC
DOUG YOUNG
6150 SOUTH REDWOOD ROAD SUITE 150
TAYLORSVILLE, UT 84123
(801) 205-5500

PREPARED BY:
ENSIGN ENGINEERING
DANIEL COWLEY
45 WEST 10000 SOUTH #500
SANDY, UT 84070
(801) 255-0529

MAY 3, 2018



Civil Engineering
Structural Engineering
Land Surveying
Urban Design
Planning

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1.0 PROJECT OVERVIEW/LOCATION 2

2.0 EXISTING DRAINAGE CONDITIONS 2

3.0 DESIGN OBJECTIVES AND METHODOLOGY 2

4.0 PROPOSED DRAINAGE CONDITIONS 3

5.0 CONCLUSIONS 3

6.0 APPENDIX A – CALCULATIONS 4

LIST OF TABLES

Table 3-1 CEDAR HILLS IDF CURVE DISTRIBUTION 3

1.0 PROJECT OVERVIEW/LOCATION

The Cedar Canyon project is located in Cedar Hills Utah, in the northwest quarter of Section 6, Township 5 south, Range 2 east, Salt Lake Base and Meridian, Utah County, Utah. The project is bounded by a retail development and undeveloped land to the west, an existing subdivision to the south, Cedar Hills Drive on the north, and 4600 West Street to the east. The Cedar Canyon project will contain 80 single family lots and one retail buildings. The project will also include the construction of roadways, parking and utilities needed to support the development. The project storm runoff will all be retained in a proposed pond on an adjacent parcel of land owned by the City of Cedar Hills and will infiltrate into the soil.

2.0 EXISTING DRAINAGE CONDITIONS

The Cedar Canyon is located on property containing 11.44 acres. The site slopes gently from northeast to the southwest and eventually flows onto existing agricultural land to the southwest of the project. The existing site is limited to short grasses overlaying 12" of topsoil. There is a drainage ditch along the east property line that collects runoff from 4600 West Street and directs it to an existing retention pond located on the southeast corner of the site. The ditch and retention pond are proposed to be abandoned and the runoff will be incorporated into the Cedar Canyon retention system. The proposed land use is single family housing consisting of homes, roads and formal landscaping.

3.0 DESIGN OBJECTIVES AND METHODOLOGY

The site drainage system will be designed to meet the requirements of Cedar Hills City. This report will address the sizing of the underground piping system to convey runoff from a 10-year storm event as well as safely routing the 100-year storm through the site. As well as the sizing of a retention pond designed to retain the 100-year storm event until runoff infiltrates into the soil.

The rational method was used for this site to determine the size required for the pond. The site was assigned a runoff coefficient based on the anticipated hardscape expected to be created by the construction of buildings, roadways, etc. The coefficients used were analyzed appropriate for the area of this study. A conservative percolation rate of 30 minutes per inch was used for the retention pond based on the sandy and gravelly soil reported in the geotechnical report. The soils are estimated to be a soil type 3 based on the Utah Administrative Code R317-4, Table 1.2.

Design criteria include the following

- The 10-year storm event was used to size underground conveyance systems.
- Surface systems are planned to safely pass the 100-year storm event.
- The 100-year storm event was used to size the retention basin.

The following rainfall intensity was used to analyze the system (Rainfall data obtained from Cedar Hills City).

TABLE 3-1 CEDAR HILLS IDF CURVE DISTRIBUTION

ARI (Years)	10 min.	15 min.	30 min.	1 Hr.	2 Hr.	3 Hr.	6 Hr.	12 Hr.	24 Hr.
2	1.50	1.24	0.83	0.52	0.32	0.25	0.16	0.10	0.06
5	2.06	1.70	1.15	0.71	0.42	0.31	0.20	0.13	0.08
10	2.57	2.12	1.43	0.88	0.51	0.37	0.23	0.14	0.09
25	3.39	2.80	1.89	1.17	0.66	0.47	0.28	0.17	0.10
50	4.13	3.42	2.30	1.42	0.80	0.55	0.32	0.19	0.11
100	5.02	4.14	2.79	1.73	0.95	0.65	0.36	0.22	0.12

4.0 PROPOSED DRAINAGE CONDITIONS

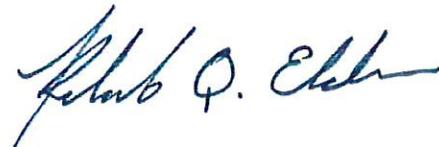
The site is designed to direct runoff from paved and other hardscape areas into waterways and gutters which will be collected in catch basins. Runoff from the full right-of-way width of the proposed 4700 West Street was included in the runoff calculations. Once stormwater has entered the pipe system it will be conveyed to the retention basin located just south of the project and east of the proposed 4700 West Street. The storage for the existing 4600 West Street retention basin is proposed to be relocated to the new basin. Based on calculations using the rational method, a retention volume of **34,573 ft³** will be required along with **6,056 ft³** from the 4600 West Street retention basin for a total of **40,629 ft³**. A single retention pond with a volume of **43,482 ft³** with 1 foot of freeboard is proposed to be provided. The proposed retention is composed of and above ground pond with a total infiltration/percolation rate of 0.56 cfs. Calculations have been included in appendix A.

5.0 CONCLUSIONS

The drainage system as outlined will safely convey storm water to proposed localized retention basin. All pipe sizes as shown are adequate to convey runoff from the 10-year storm event. All retention basins have been sized to retain the 100-year storm event and all water will infiltrate into the soil.

Ensign Engineering

Reviewed By



Daniel Cowley, P.E.
Design Engineer

Robert Q. Elder, P.E.
Project Manager

6.0 APPENDIX A – CALCULATIONS

Project : Cedar Canyon
 By : D. Cowley
 Date : 3-May-2018

Project No. : 6001
 Checked By : R. Elder
 Sheet : 1 of 1

Drainage Calculation

Area Calculations		Area Runoff Coefficients	
PAVED & ROOF AREAS (Ap):	5.21 acres	Cp :	0.90
LANDSCAPE AREA (Al):	6.35 acres	Cl :	0.15
TOTAL AREA (A):	11.565 acres	WEIGHTED C:	0.49

Runoff Calculations

				Assumed Infiltration Rate	30 in/hr		
				Pond Bottom Area	12096 sq. ft.		
				Total Infiltration	0.560 cfs		
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Infiltration (ft³)	Storage (ft³)	
10	5.64	5.02	600	17,000	336	16,664	
15	5.64	4.14	900	21,030	504	20,526	
30	5.64	2.79	1,800	28,345	1,008	27,337	
60	5.64	1.73	3,600	35,151	2,016	33,135	
120	5.64	0.95	7,200	38,605	4,032	34,573	
180	5.64	0.65	10,800	39,621	6,048	33,573	
360	5.64	0.36	21,600	43,888	12,096	31,792	
720	5.64	0.22	43,200	53,641	24,192	29,449	
1440	5.64	0.12	86,400	58,518	48,384	10,134	
Note 100-yr Storm				STORAGE REQUIRED :		34,573	
				OFFSITE STORAGE REQUIRED :		6,056	
				TOTAL STORAGE REQUIRED :		40,629	
				STORAGE PROVIDED :		43,482	



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	5/22/2018

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to Cedar Hill City Code 10-5-32, Related to Accessory Apartments
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Jenny Peay, Planning Associate
BACKGROUND AND FINDINGS:	
<p>Cedar Hills staff has reviewed the current accessory apartment code, City Code §10-5-32, and is recommending a number of changes as it relates to occupancy, sale, permitting, and parking for accessory apartments. Cedar Hills wishes to ease the process for residents who currently have an accessory apartment as well as those who wish to have them. Additionally, as the City seeks to develop a moderate income housing plan, accessory apartments will be key in determining the housing stock available to those whose adjusted gross income meets the requirements of needing moderate income housing. The proposed code is taken from a number of cities in the state that regulate the zoning requirements of an accessory apartment.</p> <p>Changes were made to the proposed code to reflect input received from the previous presentation before the planning commission.</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
Proposed amendments to code 10-5-32	
RECOMMENDATION:	
Review proposed code, make necessary modifications for recommendations to the City Council	
MOTION:	
To recommend/not recommend the proposed amendments to Cedar Hills Municipal Code §10-5-32, relating to accessory apartments, subject to the following modifications {LIST ANY APPLICABLE CHANGES}.	

Included Planning Commission proposed additions/changes to Accessory Apartments

Revised as of 04/10/2018

Chapter 2 DEFINITIONS

10-2-1: TERMS DEFINED:

For purpose of this title, certain words and phrases require specific definition of meaning. Words and phrases used in the present tense include the future, the singular word or number, includes the plural and the singular.

ACCESSORY APARTMENT: A subordinate dwelling within an owner occupied building, Shall have its own eating, sleeping, and sanitation facilities which is (1) within or attached to a single-family residential building, or (2) within a detached accessory structure associated with a single-family dwelling.

DWELLING, SINGLE-FAMILY: A detached residence designed for or occupied by one family, but not including hotels, motels, or bed and breakfast facilities. Single-family dwellings may include accessory apartments, which may be approved as provided elsewhere in this Code.

10-5-32: ACCESSORY APARTMENT:

- A. **Purpose and Intent.** The purpose and intent of the accessory apartment ordinance is to recognize the residential character of Cedar Hills and to provide for supplementary opportunities of property owners. These provisions are intended to provide for affordable housing with reasonable limitations to minimize the impact on neighboring properties and neighborhoods, and to promote the health, safety, and welfare of the property owners and residents of accessory apartments.
- B. Accessory apartments are permitted within the city subject to compliance with the conditions and criteria hereinafter set forth.
 1. **Conditions and criteria;**
 - a. **Conditional Use Permit.** Accessory Apartments may be permitted as a conditional use, upon approval of the Zoning Administrator and Building Official. Conditional Use Permit is subject to fees paid.
 - b. **Time Limit.** An accessory apartment conditional use permit shall be valid for the year in which it is first issued. Thereafter, the conditional use permit shall be automatically renewed for the next succeeding year upon receipt of: 1) ~~annual~~ registration fees; 2) evidence that the primary dwelling is occupied by the owner; and 3) a determination by the city that all conditions of approval remain in effect.
 - c. **Building Permit.** A building permit shall be obtained by the homeowner from the city before the commencement of any new construction of an accessory apartment, and a certificate of occupancy shall be obtained prior to anyone occupying an accessory apartment dwelling unit. All construction and remodeling shall comply with building codes and ordinance requirements in effect at the time of construction or remodeling.

- d. **Appearance.** The outside appearance of a single family home with an accessory apartment shall not be changed from that of a single family home. A maximum of one (1) accessory apartment may be allowed in a single-family home within all single-family residential zones. Accessory apartments shall not be calculated as additional density. No accessory apartment may be allowed in any multi-family dwelling unit, or on any lot or parcel that cannot satisfy the parking requirements.
- e. **Entrances:** An accessory apartment may have a dedicated entrance located on any side or rear of the single family home or at the front of the home if it is below grade and maintains the characteristics of a single family home.
- f. **Address.** The principal dwelling unit and the accessory apartment shall have the same address number, but shall refer to the principal dwelling as unit "A" and the accessory apartment as unit "B", unit then should have an external entrance to the ADU. Address must be located in a visible location on the street frontage side of the home.
- g. **Interior access.** When accessory apartment is located within the main dwelling, an interior access shall be maintained. ~~An interior access between the main living area and an accessory apartment must be maintained.~~
- h. **Size limitations.** The accessory apartment shall contain no less than 300 square feet of living area and shall comply with all size and access specifications of the International Residential and Building Codes. Accessory dwelling units are subject to compliance with current building code at time of approval. An accessory dwelling unit that contains a studio or single bedroom with shared common area is exempt from minimum square foot size limitations of this section.
- i. **Owner Occupied.** No accessory apartment shall be created or occupied in a single-family home unless the owner of the property resides in either the primary dwelling unit or the accessory apartment. For the purpose of this section, the term "Owner Occupied" shall be defines as full time residency within the home by the bona fide property owner(s) as shown on the Utah County tax assessment rolls.
1. Owner Occupancy shall not be required when; Owner has a family member living at residence in his/her absence, owner has submitted a temporary absence application prior to beginning the temporary absence, and the owner has resided in the residence for at least on (1) year prior to beginning the temporary absence and meets the following criteria:
 - (a) The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
 - (b) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.
- j. **Occupancy.** Accessory apartment may only be rented to one family unit as defined by section 10-2-1 Terms Defined, "Family" for a single family dwelling.
- k. **No Separate Utilities.** A single family home with an accessory apartment shall have not more than one (1) meter for each water, gas and electric utility service, and the meter shall be in the name of the owner. The property owner shall be responsible for payment of all utilities.
- l. **Parking.** A minimum of two off-street parking spaces, in addition to those already required for a single-family home. Additional spaces shall be provided, as needed, to ensure that all additional

occupant vehicles will be accommodated on-site. No parking spaces may be located within a front or side yard; except within an approved driveway. Tandem parking within a driveway is allowed to meet parking requirements. Parking in the street is prohibited by tenants of an accessory apartment and shall comply with all other parking regulations of 5-2-5 of this title.

- m. Accessory Apartment Registration:** Any person owning an existing accessory apartment that has not previously been permitted by the City, or any person constructing or causing the construction of a residence that has an accessory apartment, or any person remodeling or causing the remodeling of a residence for an accessory apartment, shall register the accessory apartment with the Zoning Administrator. This shall be in addition to a building permit for the work to be performed. In order to meet the requirements of the registration, the applicant shall:
1. Submit a registration fee with a completed registration form including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, proposed additions, location of parking for tenants, and the dwelling is owner occupied.
 2. Pay building permit fees, if applicable, for the construction of a new dwelling, or the remodeling of an existing dwelling, in accordance with the established fees and charges, and
 3. Make all corrections identified as necessary to comply with building code requirements, as identified by the Building Official or his designee. Include safety items required by code such as; carbon monoxide detectors, working smoke detectors, ground fault circuit interrupter protected outlet on existing wiring, street addressing, functioning and safe electrical and plumbing, hand rails and occupancy separation doors as required by International Residential Code.
- n. Failure to Complete Registration.** If the property owner does not complete the registration as outlined above, the accessory apartment shall not be considered legal or approved. Failure to complete the registration of an existing accessory apartment within two (2) years of the passing of this ordinance may result in a fine of \$500. After fine is assessed, the Building Official or his designee shall determine an appropriate deadline for compliance. An additional fine may be assessed for each deadline that is not met.
- o. Sale of Single Family Dwelling.** Accessory Apartment registration permit shall become null and void upon the sale of the single-family dwelling in which it is located, unless a new permit is applied for and obtained by the purchaser(s) of the single-family dwelling in which said accessory apartment rental is located.
- p. Not intended for sale.** The accessory apartment shall not be sold or detached by deed and shall only be rented.
- q. Exceptions:** The provisions of subsections B1 c, e, l of this section shall not apply to an existing non-conforming rental dwelling unit that existed prior to date, and converts the basement into an owner occupied accessory apartment.

4-2-3: NUISANCE DEFINED AND ENUMERATED:

5. Specific Nuisances Enumerated: The examples enumerated below are not exhaustive. A situation, conduct or activity not listed below, but coming within one of the general definitions of nuisance listed above, shall also constitute a nuisance. The first six (6) listed nuisances are also listed as nuisances pursuant to Utah Code Annotated section 78B-6-1107:

dd. Illegal Accessory Apartments: Any violation of the city's zoning ordinance.

FAMILY: One of the following groups of individuals, but not more than one at the same time: a) an individual living alone; or b) two (2) or more people all of whom are related to one designated occupant of the dwelling by blood, marriage, adoption, or legal guardianship and their foster children and up to two (2) other unrelated persons who do not pay rent or give other consideration for the privilege of staying with the family; or c) up to four (4) unrelated individuals who live together as a single housekeeping unit; or d) two (2) unrelated individuals and any children of either of them living as a single housekeeping unit. A "guest" under this section is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one year period and does not utilize the dwelling as a legal address for any purpose. For purposes of the definition of family, the term "related" shall mean a spouse, parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, and great-grandchild. The term "related" does not include other, more distant relationships such as cousins.

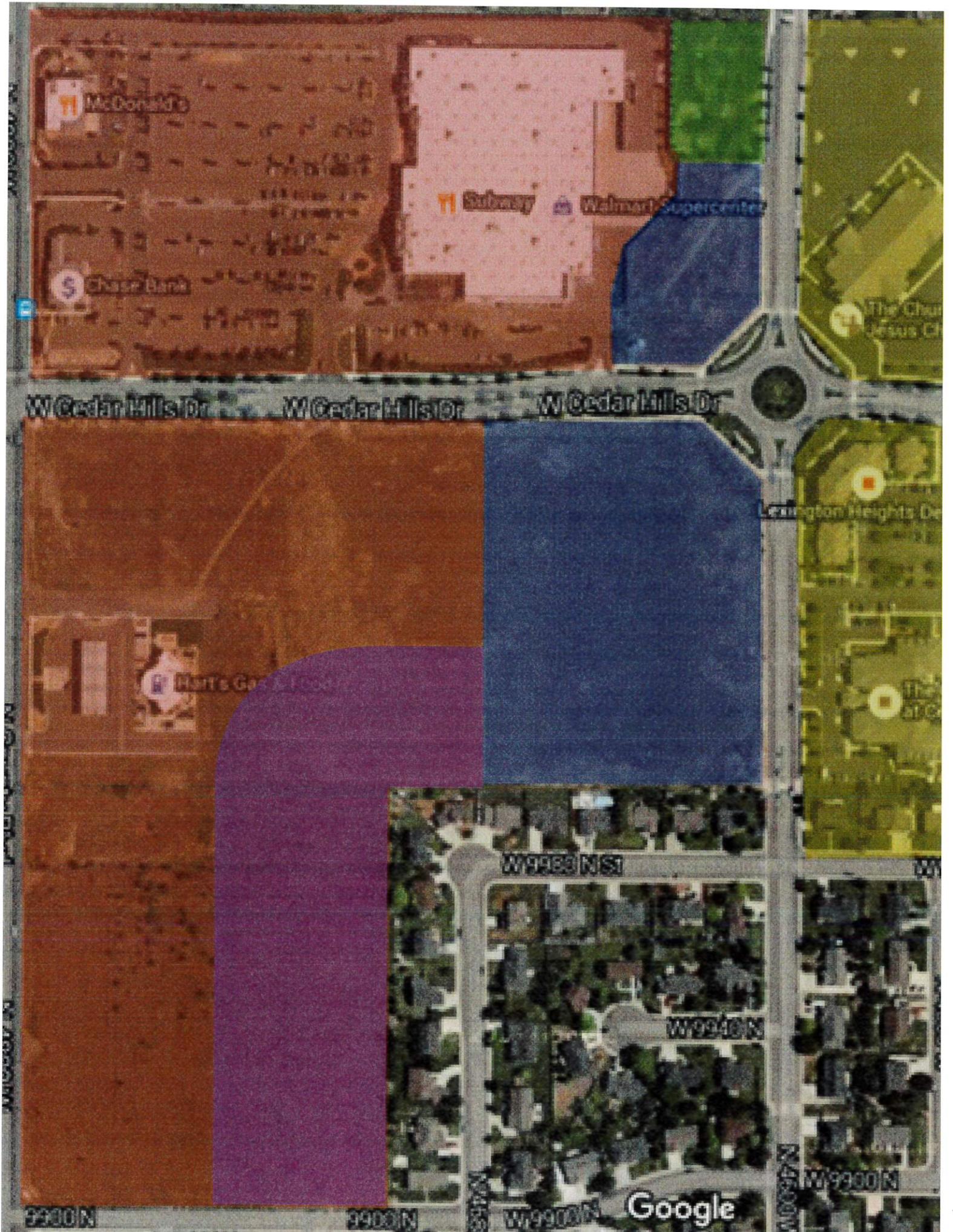


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	5/22/2018

Planning Commission Agenda Item

SUBJECT:	Discussion on the Size of Buildings Allowed in the SC-1 Commercial Overlay Zone.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS:	<p>The overlay zone was create as a way to assist development in the SC-1 zone, by allowing certain uses that would not be allowed in other areas. The uses added as a conditional use in the SC-1 Commercial Overlay Zone where the primary function is the rendering of services are indoor climate controlled storage. This overlay zone was established to minimize the impact of commercial uses on residential areas. The zone will encourage additional commercial development which will directly benefit the residents of the community by provided services. The purpose of this discussion is to establish limits to the building square footage for uses that do not primarily generate sales tax. By adopting this type of change, the service use is allowed, but leaves open the possibility for other retail-type options to develop. This item is a discussion item only, but the items that need to be determined for staff to draft code would be what would the size of the building be, and what percentage of a business's revenue needs to generate sales tax for it to be a primarily sales tax generating business.</p>
PREVIOUS LEGISLATIVE ACTION:	N/A
FISCAL IMPACT:	N/A
SUPPORTING DOCUMENTS:	SC-1 Overlay Zone
RECOMMENDATION:	<p>Staff is seeking direction from Planning Commission in establishing limitations to the buildable footprint for uses that do not primarily generate sales tax and a threshold for determining when a business primarily generates sales tax.</p>
MOTION:	No motion necessary, discussion item only.



McDonald's

Subway

Walmart Supercenter

Chase Bank

Hart's Grocery Food

The Church Jesus Christ of Latter-day Saints

W Cedar Hills Dr

W Cedar Hills Dr

W Cedar Hills Dr

Lexington Heights De

W9989 N St

W9940 N

W9860 N

W9900 N

W9900 N

W9900 N

Google