NOTICE OF
PLANNING COMMISSION MEETING
Thursday, January 22, 2015 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 regular **Planning Commission Meeting on Thursday, January 22, 2015 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. Appointment of Chair and Vice Chair

3. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS

4. Approval of Minutes from the October 23, 2014 and November 13, 2014 Planning Commission Meeting

5. Review/Recommendation on Conceptual Plans for the Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone

6. Discussion on Conceptual Plans for Rosegate at Cedar Hills, located at approximately 4600 West and Cedar Hills Drive in the SC-1 Commercial Zone

7. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects

8. Committee Assignments and Reports

ADJOURNMENT

9. Adjourn

Posted this 16th day of January, 2015 /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.

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	1/22/2015

Planning Commission
Agenda Item

SUBJECT:	Review/Recommendation on the preliminary plans for the "Lakeview Trails" subdivision.
APPLICANT PRESENTATION:	Mike Geddes, Dan Wilson
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

The "Lakeview Trails" subdivision is located on Canyon Road at approximately 10150 N. The proposed subdivision is located within the H-1 zone, but qualifies as a Planned Residential Development (see code 10-6B). These plans have been submitted to an outside engineering firm to review submissions. The submittals include plats showing the infrastructure improvements, a geotechnical study as well as the required storm water management plan. Staff is in the process of reviewing the packet and will make recommendations to the Planning Commission based on any findings.

PREVIOUS LEGISLATIVE ACTION:

Planning Commission granted conceptual approval 9/25/2014

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Site plan, grading plan, utility plan, road and utility profiles, geotech study, storm water study, slope analysis.

RECOMMENDATION:

Staff recommends that the Planning Commission review the submission for the "Lakeview Trails" subdivision for code compliance, and make any recommendations necessary.

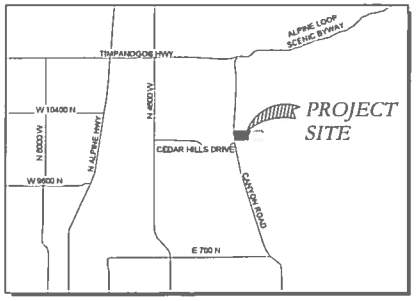
MOTION:

To recommend/not recommend the preliminary plans for the "Lakeview Trails" subdivision to the City Council.

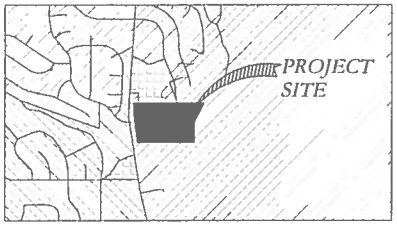
LAKEVIEW TRAILS

RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHWEST ¼ OF SECTION 5,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE
MERIDIAN, CITY OF CEDAR HILLS, UTAH COUNTY, UTAH



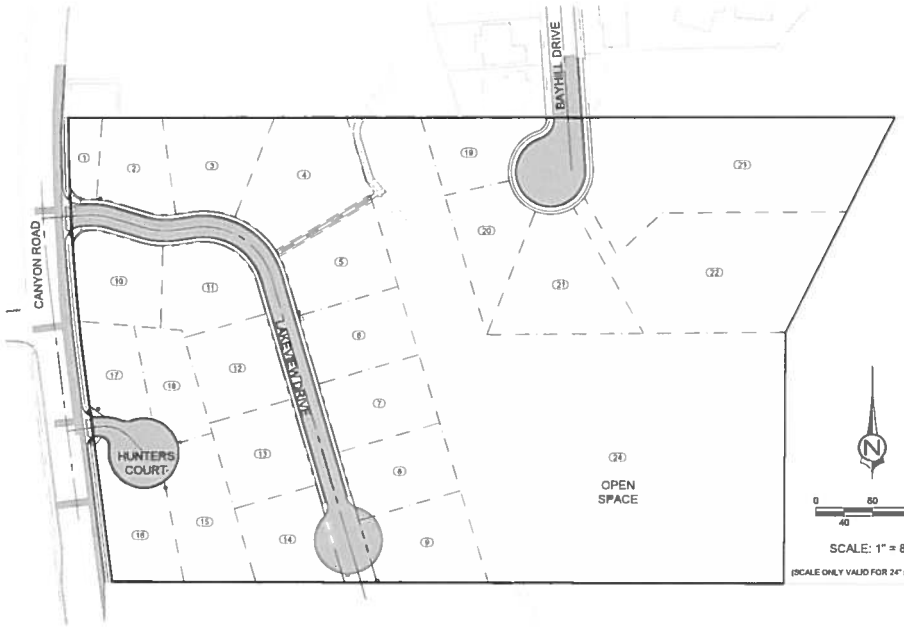
VICINITY MAP
N.T.S.



ZONING MAP
N.T.S.

LEGEND

- H-1 HILLSIDE ZONE
- R-1-11000 RESIDENTIAL
- PR 2.2
- PUBLIC FACILITIES



SHEET INDEX

SHEET	#	TITLE
CV01	1	COVER SHEET
SP1	2	SITE PLAN
GR1	3	GRADING PLAN
GR2	4	GRADING DETAIL
UT1	5	UTILITY PLAN
PP1	6	LAKEVIEW DRIVE PLAN AND PROFILE
PP2	7	CANYON ROAD TBC PLAN AND PROFILE
PR1	8	SANITARY SEWER PROFILES
DT1	9	CROSS SECTIONS
DT2	10	STORM WATER RETENTION SUMP DETAILS
DT3	11	SITE CROSS SECTION
DT3	12	CEDAR HILLS STANDARD DRAWINGS
DT4	13	CEDAR HILLS STANDARD DRAWINGS
DT5	14	CEDAR HILLS STANDARD DRAWINGS

OWNER

MJG HOLDINGS LLC
9644 WINCHESTER DR.
PLEASANT GROVE, UTAH 84062
(801) 636-2074

ENGINEER

CIVIL SCIENCE
3160 WEST CLUBHOUSE DR.
LEHI, UTAH 84043
(801) 768-7200

BASIS OF SURVEY
THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
INTERNATIONAL FOOT, UTAH CENTRAL ZONE, NAD 83, NW CORNER OF SECTION 5, TOWNSHIP 5 S, RANGE 2 E SALT LAKE MERIDIAN, CITY OF CEDAR HILLS, UTAH COUNTY, UTAH WITH GROUND COORDINATE VALUES OF N: 7322190.107 E: 1569581.736 ELEV: 5121.91 AND GROUND DISTANCES BEING RUN THEREFROM.
BASIS OF BEARING BEING N00°22'22"E BETWEEN THE FOUND MONUMENTS AT THE WEST ¼ CORNER AND THE NW CORNER OF SECTION 5.

GEOTECHNICAL STUDY
THE PROJECT GEOTECHNICAL STUDY WAS COMPLETED BY EARTHTEC ENGINEERING, PROJECT NO. 141129, DATED DECEMBER 8, 2014.

FLOOD ZONE
THIS PROJECT IS ENTIRELY WITHIN FLOOD ZONE X AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP FOR UTAH COUNTY, UTAH (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 4955170110 B, AS REVISED JULY 17, 2002. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN"

JANUARY 8, 2015

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811
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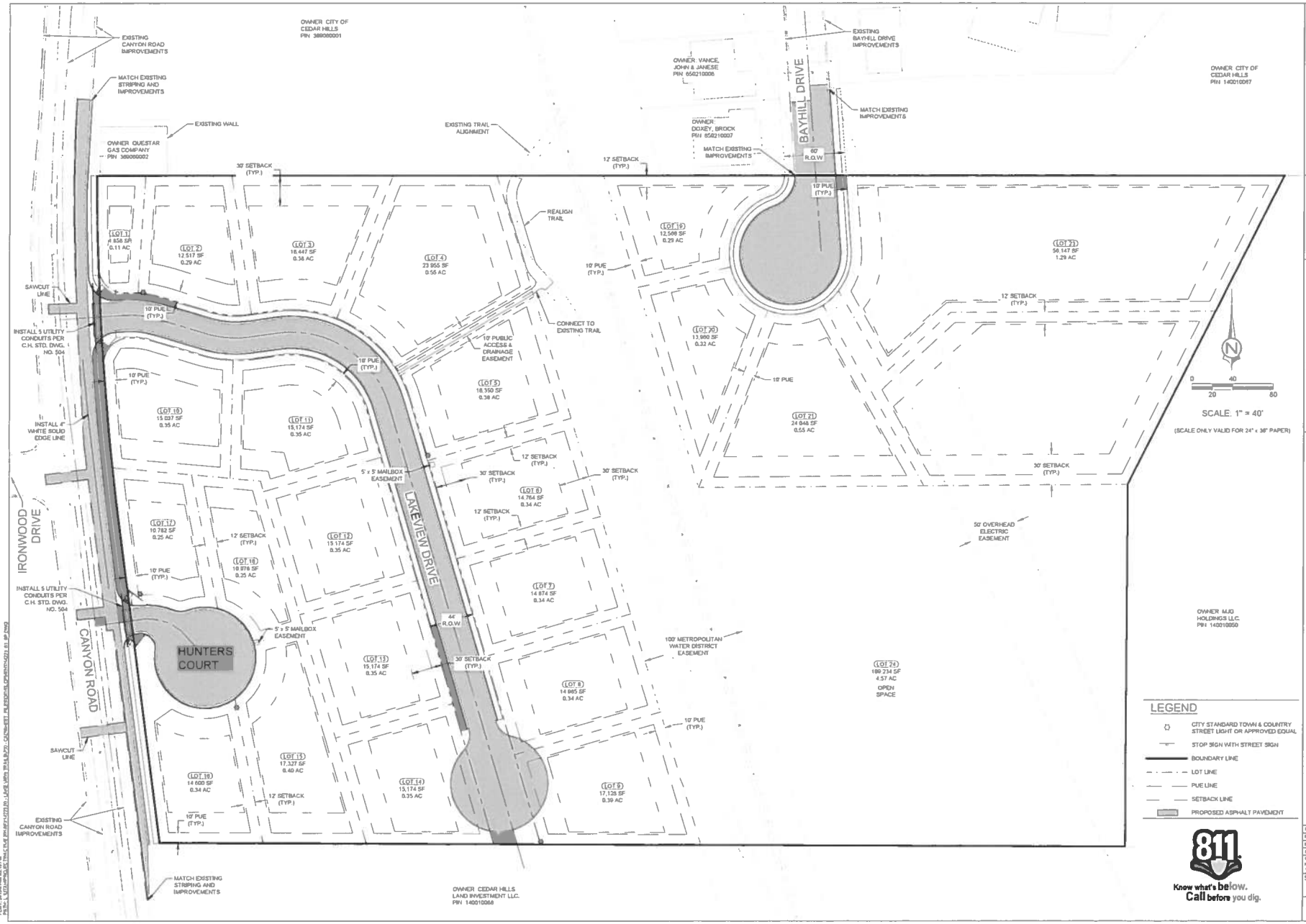
COVER SHEET

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ # Fx.14223
DRAWN BY SDR
DESIGN BY JJ
CHECKED BY AA
SCALE OF SHEET
HUM SCALE NA
VER SCALE NA

SHEET CV01



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NO.	DESCRIPTION	BY	APPD	DATE

SITE PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ # FK 14223
DRAWN BY KDA
DESIGN BY JJ
CHECKED BY AK
SCALE OF SHEET
HOR SCALE 1" = 40'
VER SCALE N/A

SHEET SP1

GRADING PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

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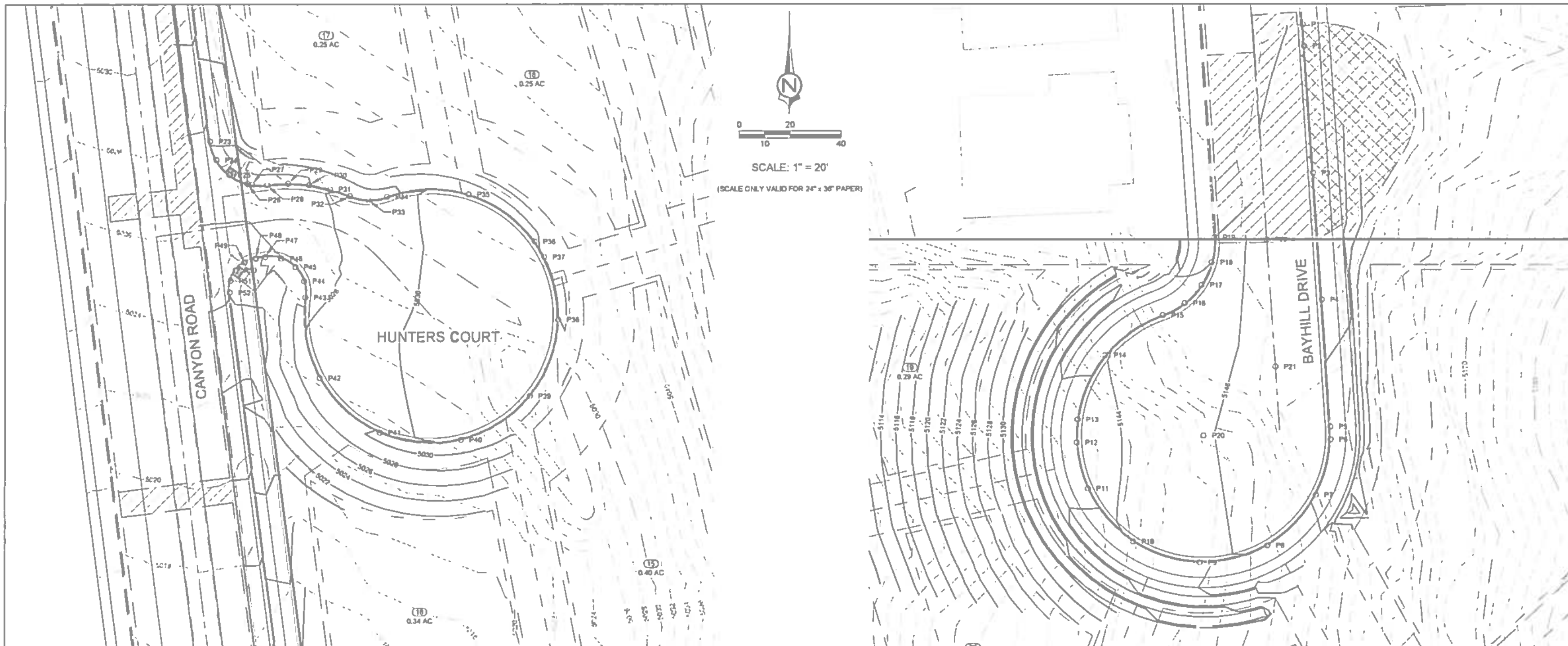
SHEET GR1



Point Table				
Point #	Northing	Easting	Elevation	Description
P23	7320474.4684	1570154.1121	5028.101	TBC-PT
P24	7320467.0863	1570156.6065	5027.878	3/4 DELTA
P25	7320461.2178	1570161.7326	5027.415	1/2 DELTA
P26	7320457.7533	1570166.7123	5027.321	1/4 DELTA
P27	7320457.3355	1570170.6173	5027.326	TBC-LP
P28	7320457.2192	1570176.4862	5027.392	TBC-PRC
P29	7320457.7361	1570184.7932	5027.611	3/4 DELTA
P30	7320457.1747	1570193.0973	5027.872	1/2 DELTA
P31	7320455.5383	1570201.2580	5028.406	1/4 DELTA
P32	7320452.8567	1570209.1374	5028.838	TBC-PRC
P33	7320451.3348	1570216.4177	5029.279	1/2 DELTA

Point Table				
Point #	Northing	Easting	Elevation	Description
P34	7320452.5784	1570223.7507	5029.721	TBC-PRC
P35	7320453.5127	1570255.7450	5031.196	7/8 DELTA
P36	7320434.6507	1570281.7515	5031.980	3/4 DELTA
P37	7320428.8122	1570285.4868	5032.030	TBC-HP
P38	7320404.2405	1570291.1089	5031.990	5/8 DELTA
P39	7320374.2269	1570279.9856	5031.392	1/2 DELTA
P40	7320357.1103	1570252.9378	5030.719	3/8 DELTA
P41	7320359.9055	1570221.0512	5030.044	1/4 DELTA
P42	7320381.4669	1570197.3939	5029.369	1/8 DELTA
P43	7320412.9582	1570191.6612	5027.788	TBC-PRC
P44	7320419.3777	1570191.1048	5027.359	3/4 DELTA

Point Table				
Point #	Northing	Easting	Elevation	Description
P45	7320424.8681	1570187.7320	5026.928	1/2 DELTA
P46	7320428.2862	1570182.2573	5026.498	1/4 DELTA
P47	7320428.8523	1570175.8404	5026.068	TBC-PC
P48	7320426.3238	1570172.1000	5025.848	TBC-PT
P49	7320426.7879	1570167.7112	5025.533	3/4 DELTA
P50	7320423.7019	1570164.2344	5025.219	1/2 DELTA
P51	7320419.5260	1570162.1914	5024.906	1/4 DELTA
P52	7320414.8871	1570161.8888	5024.590	TBC-PC

Point Table				
Point #	Northing	Easting	Elevation	Description
P1	7320864.5741	1570853.9146	0.000	MTCH EX
P9	7320752.9845	1570813.6999	5145.897	3/8 DELTA
P2	7320956.0991	1570854.5100	5146.712	TBC
P3	7320906.2220	1570858.0143	5146.960	TBC
P4	7320858.3450	1570861.5186	5147.831	TBC
P5	7320808.4679	1570865.0228	5148.343	PC
P6	7320801.4272	1570865.1222	5148.354	TBC-HP
P7	7320779.5879	1570858.3450	5148.125	1/8 DELTA
P8	7320759.7852	1570840.3231	5147.242	1/4 DELTA
P10	7320781.2930	1570787.5133	5145.000	1/2 DELTA
P11	7320782.1822	1570769.6691	5144.004	5/8 DELTA

Point Table				
Point #	Northing	Easting	Elevation	Description
P12	7320800.2865	1570765.2175	5143.510	TBC-LP
P13	7320809.3454	1570765.5547	5143.458	3/4 DELTA
P14	7320834.5820	1570776.4124	5144.111	7/8 DELTA
P15	7320850.2727	1570796.9639	5145.300	PRC
P16	7320854.9046	1570807.5786	5145.626	1/4 DELTA
P17	7320862.0815	1570814.2459	5145.863	1/2 DELTA
P18	7320870.9627	1570818.2563	5146.003	3/4 DELTA
P19	7320880.7197	1570819.1839	0.000	MTCH EX
P20	7320802.9636	1570815.1456	5145.626	BULB CNTR
P21	7320830.0047	1570843.3199	5146.472	CNTR LINE
P22	7320860.0186	1570839.8060	5146.221	CNTR LINE

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GRADING DETAIL

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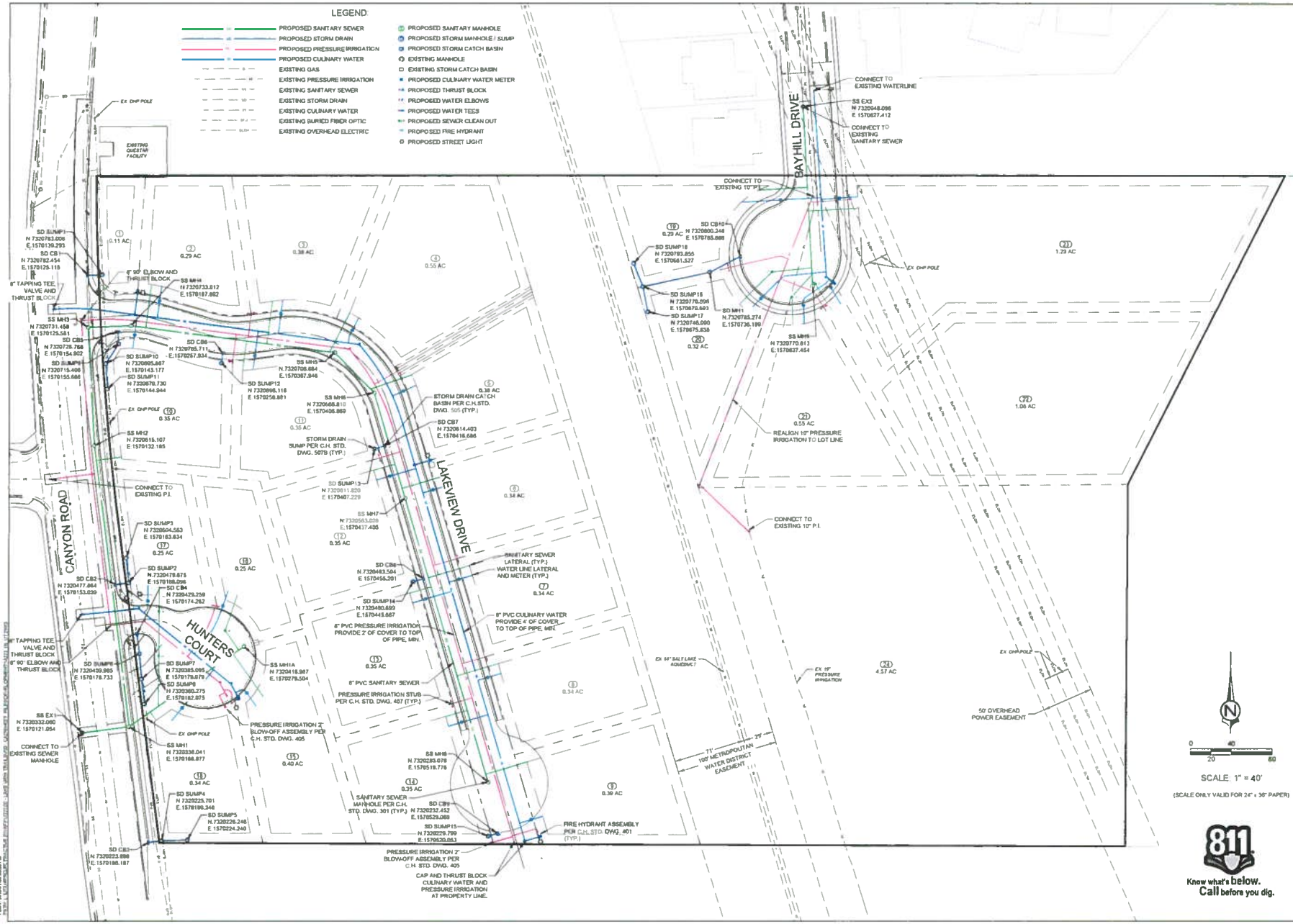
SHEET GR2



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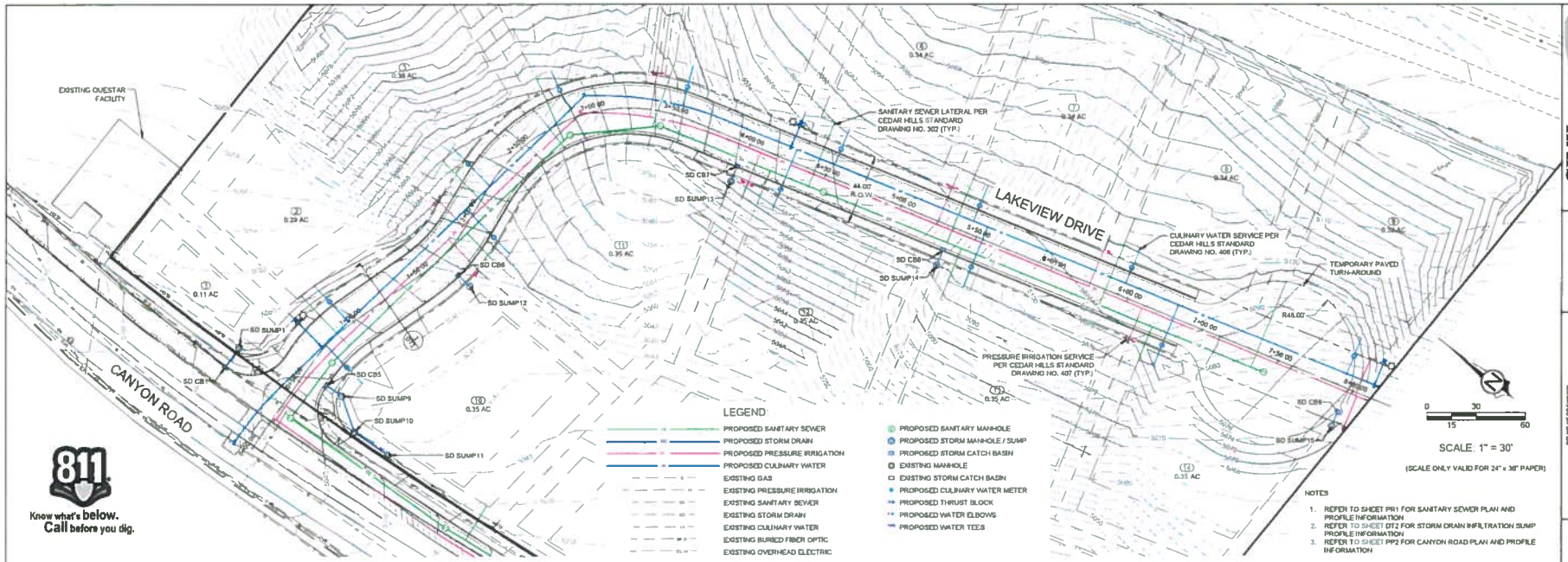
UTILITY PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

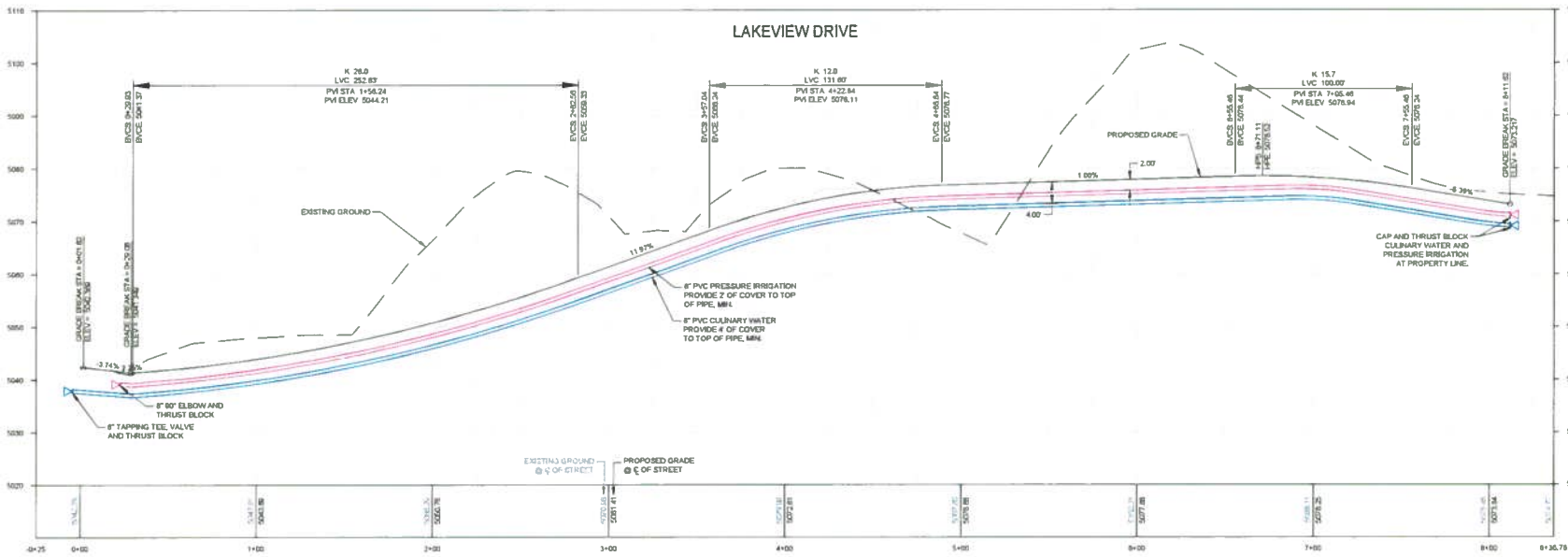
SHEET UT1

5 OF 14



NOTES

1. REFER TO SHEET PR1 FOR SANITARY SEWER PLAN AND PROFILE INFORMATION
2. REFER TO SHEET DT2 FOR STORM DRAIN INFILTRATION SUMP PROFILE INFORMATION
3. REFER TO SHEET PP2 FOR CANYON ROAD PLAN AND PROFILE INFORMATION



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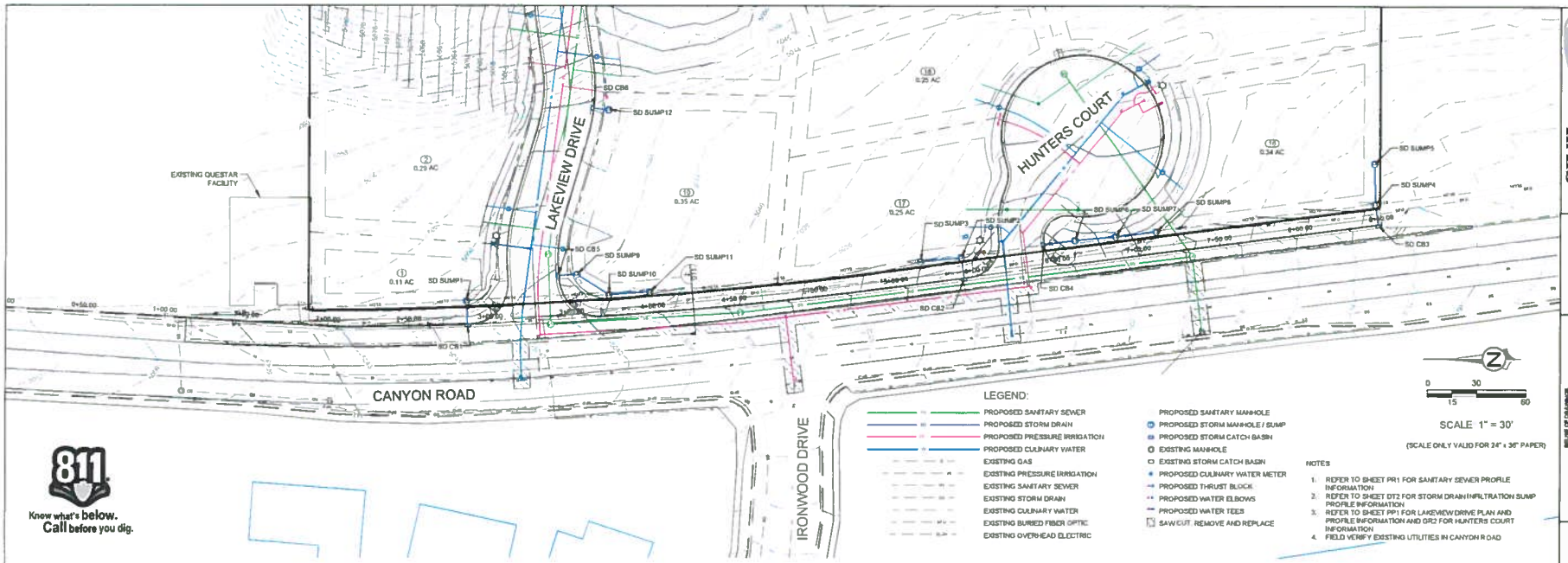
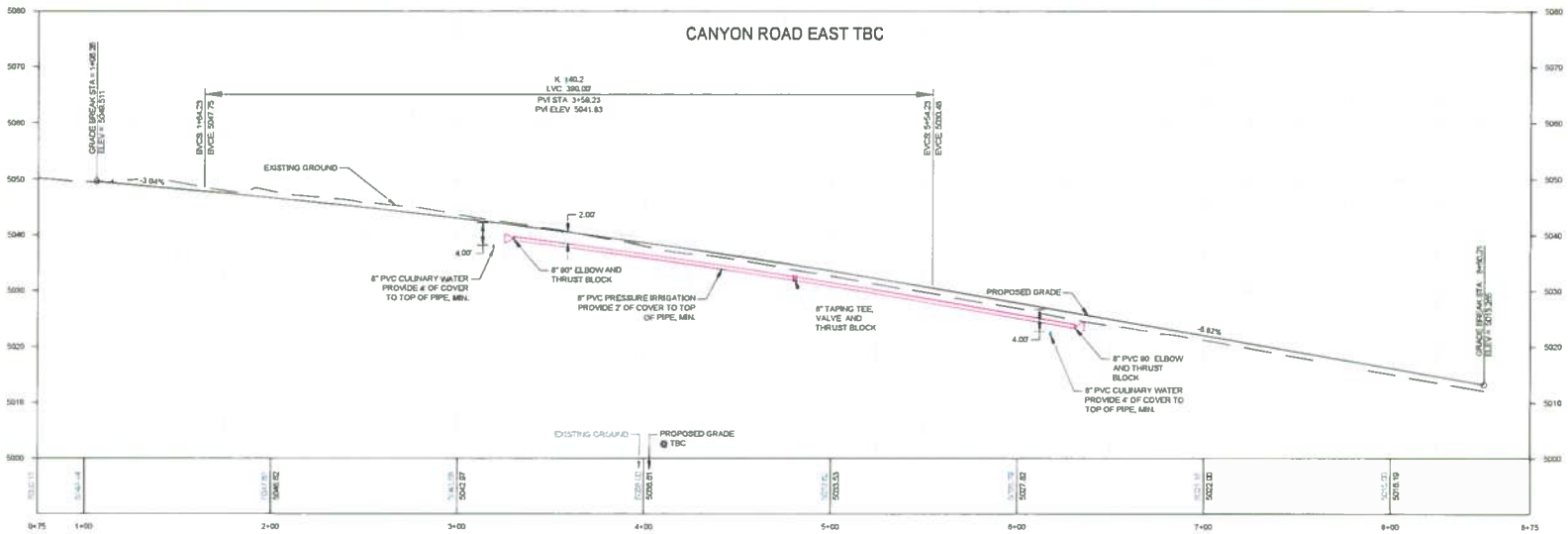
LAKEVIEW DRIVE PLAN AND PROFILE

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ # FL 14223
DRAWN BY KDK
DESIGN BY JJ
CHECKED BY AK
SCALE OF SHEET
HORIZ SCALE 1" = 30'
VERT SCALE 1" = 10'
SHEET PP1





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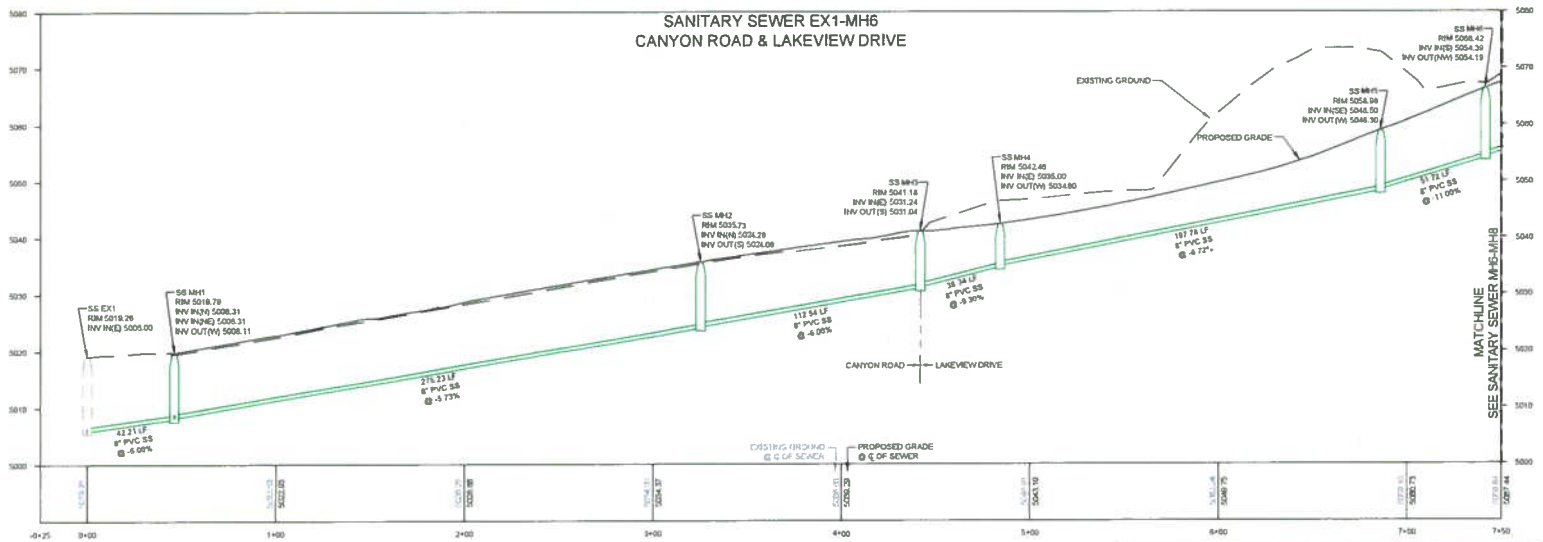
NO.	DESCRIPTION	BY	APPR	DATE

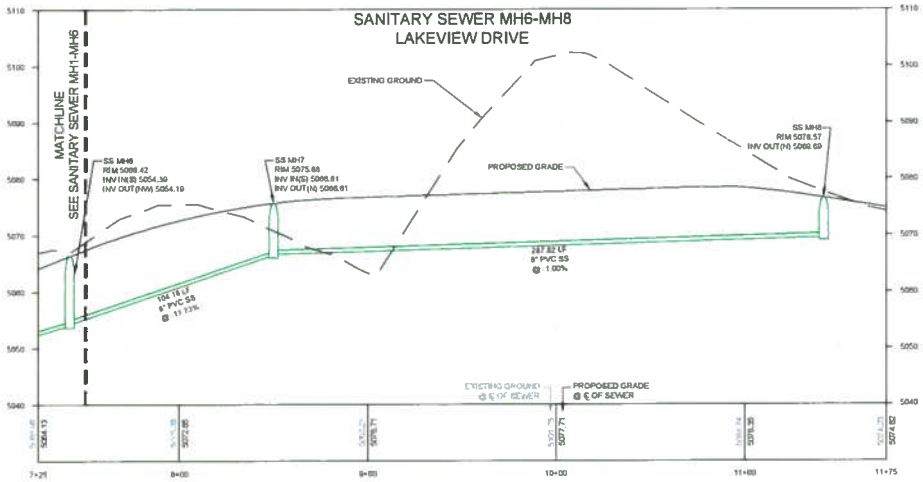
CANYON ROAD TBC PLAN AND PROFILE

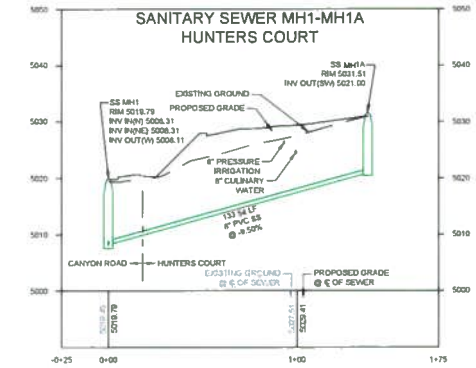
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

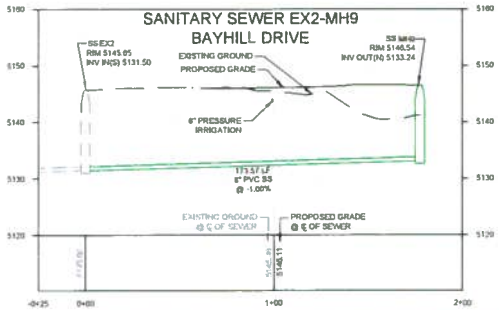
PHILLIP Fx. 14223
DRAWN BY KDK
DESIGN BY JJ
CHECKED BY AK
SCALE OF SHEET
HOR SCALE 1" = 30'
VER SCALE 1" = 10'

SHEET PP2









SCALE: 1" = 30'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

NOTES

1. SLOPES AND LENGTHS OF SANITARY SEWER LINES ARE DESIGNED INSIDE EDGE TO INSIDE EDGE.
2. SEE UT1 FOR HORIZONTAL LOCATIONS

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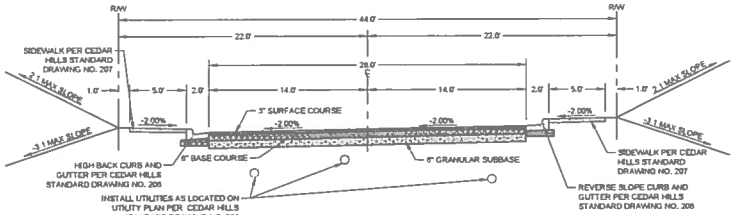
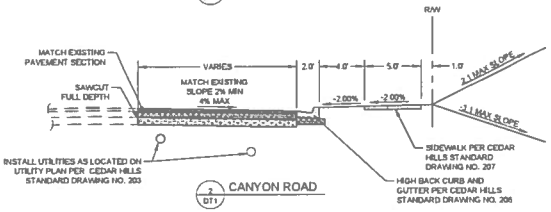
SANITARY SEWER PROFILES

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

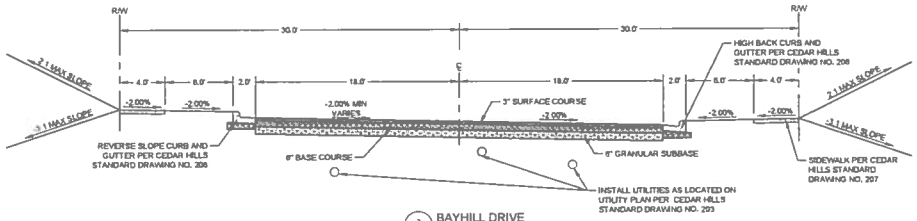
PROJ. # Pr. 14223
DRAWN BY KJM
DESIGN BY JJ
CHECKED BY AK
SCALE OF SHEET
HOR. SCALE 1" = 30'
VER. SCALE 1" = 10'
SHEET PR1



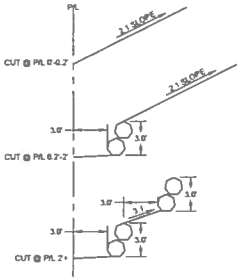
1 DT1 LAKEVIEW DRIVE



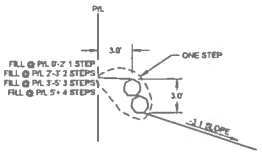
2 DT1 CANYON ROAD



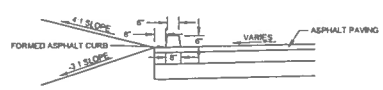
3 DT1 BAYHILL DRIVE



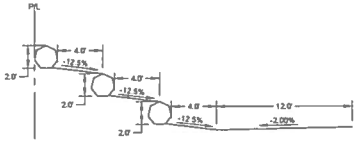
4 DT1 CUT CONDITION BAYHILL CUL-DE-SAC



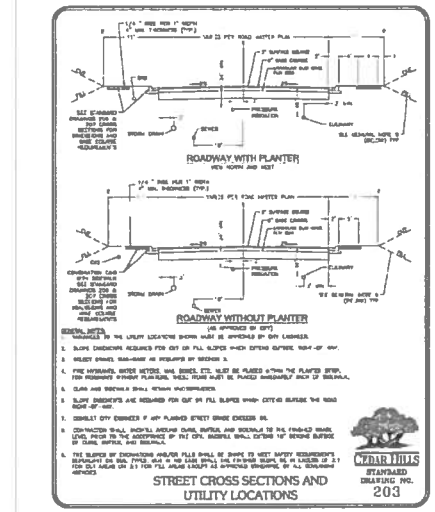
5 DT1 FILL CONDITION BAYHILL CUL-DE-SAC



6 DT1 ASPHALT CURB DETAIL



7 DT1 BACK LOT CUT CONDITION



STREET CROSS SECTIONS AND UTILITY LOCATIONS

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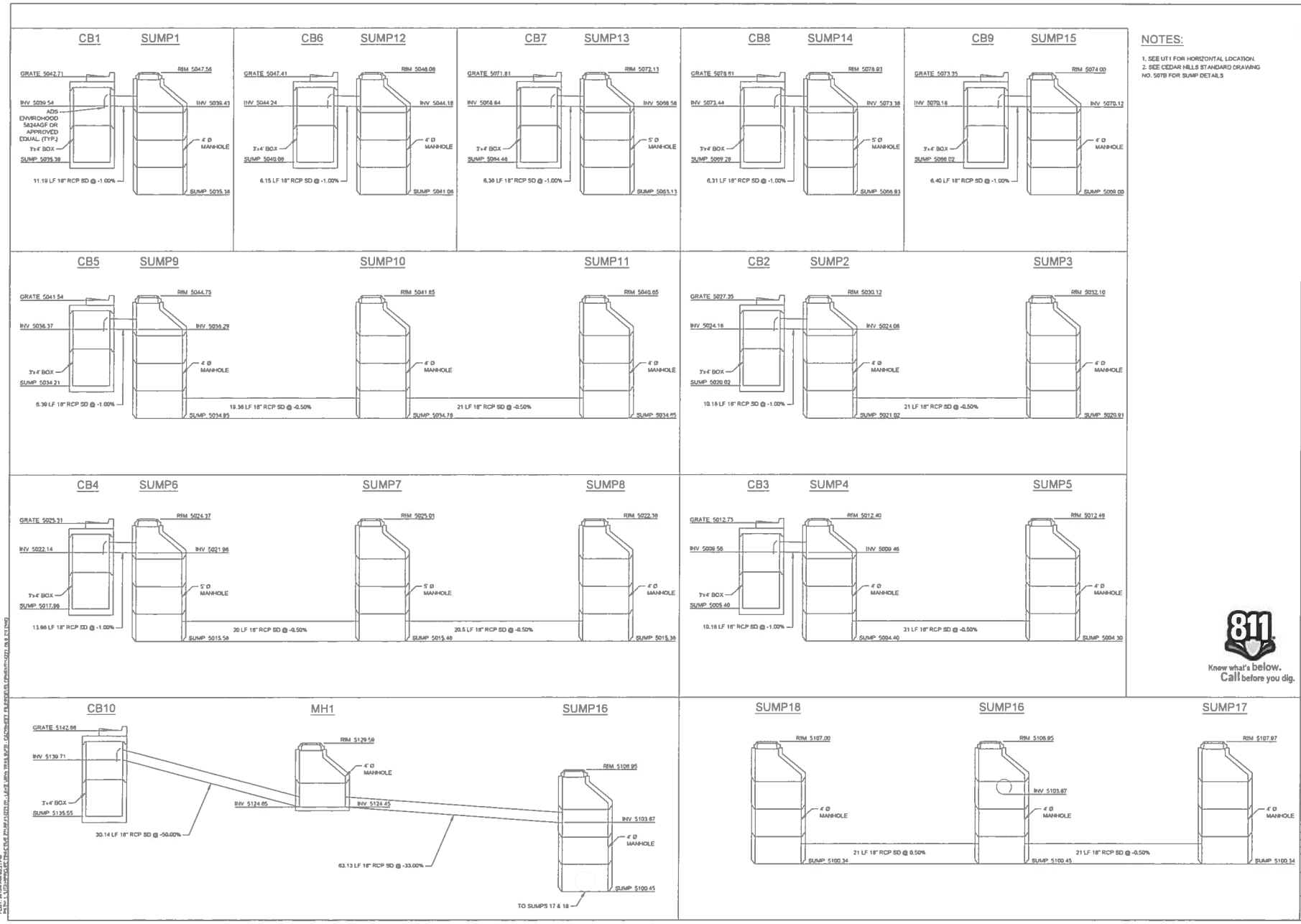
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APR	DATE

CROSS SECTIONS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PHILLIP FL 14223
DRAWN BY KDK
DESIGN BY JJ
CHECKED BY AK
SCALE OF SHEET
HORIZ SCALE 1" = 5'
VERT SCALE N/A
SHEET DT1



NOTES:

1. SEE UT1 FOR HORIZONTAL LOCATION.
2. SEE CEDAR HILLS STANDARD DRAWING NO. 507B FOR SUMP DETAILS

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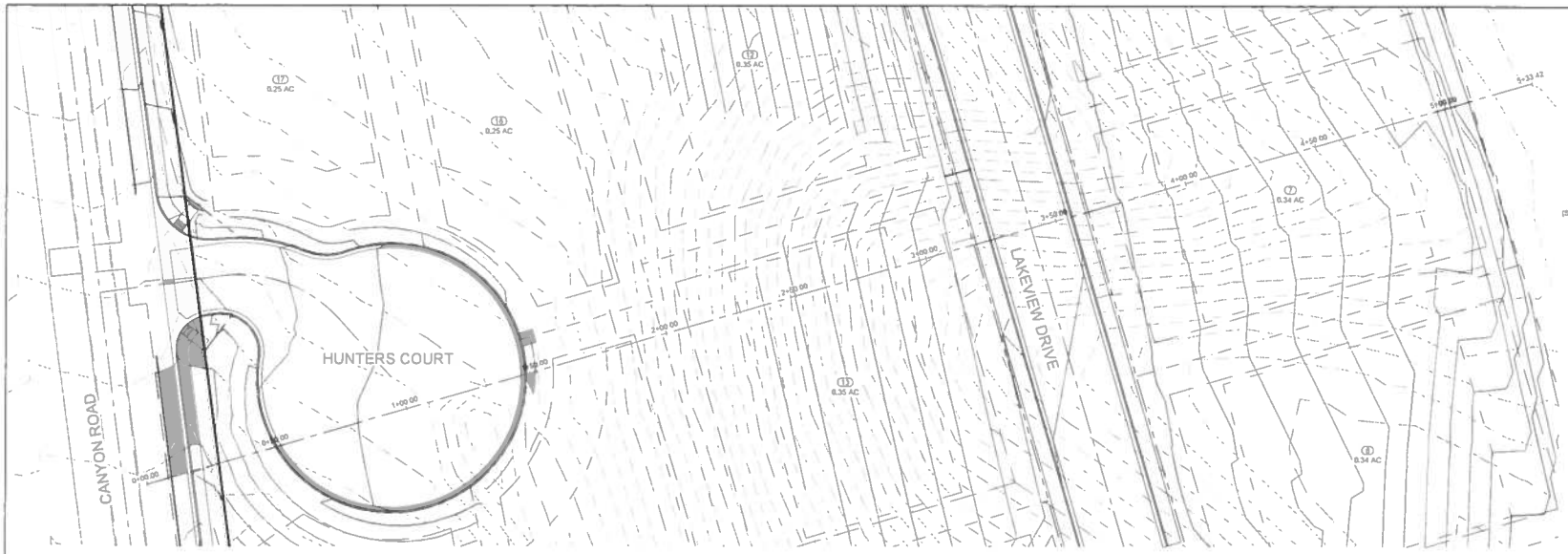
NOT FOR CONSTRUCTION

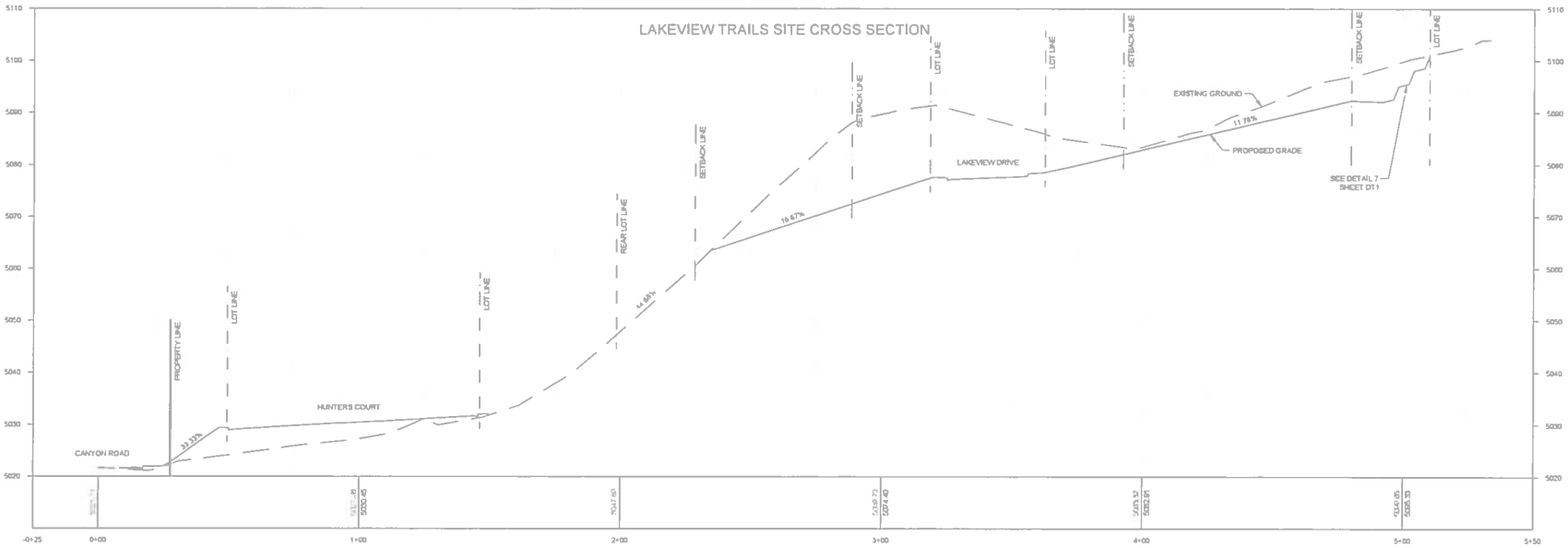
STORM WATER RETENTION SUMP DETAILS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ. #	PL.14223
DRAWN BY	KDK
DESIGN BY	JJ
CHECKED BY	AA
SCALE OF SHEET	
HOR SCALE	N.T.S.
VER SCALE	N/A

SHEET DT2





1 DT3 SITE CROSS SECTION

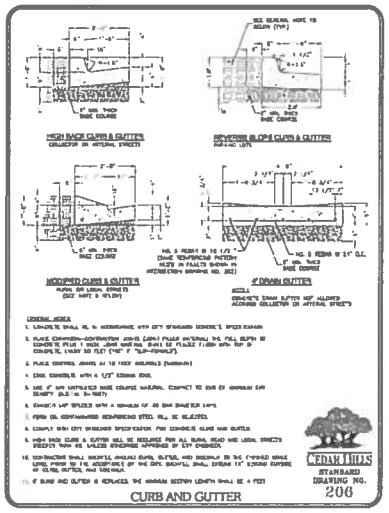
CIVIL SCIENCE INFRASTRUCTURE, INC.
3150 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

NOT FOR CONSTRUCTION

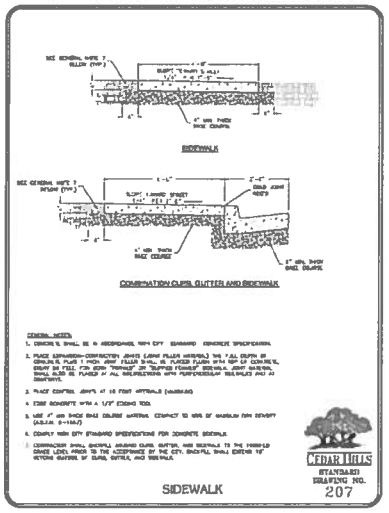
SITE CROSS SECTION

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

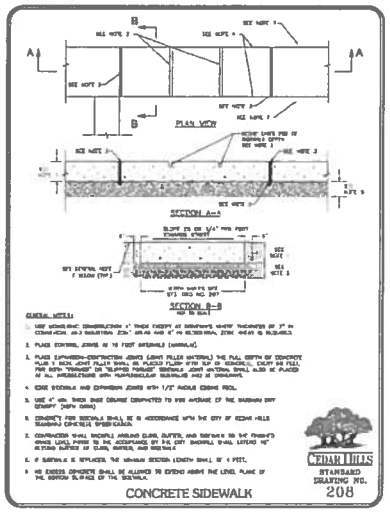
SHEET DT3



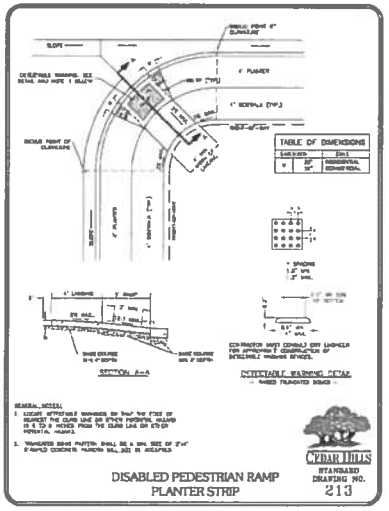
CURB AND GUTTER



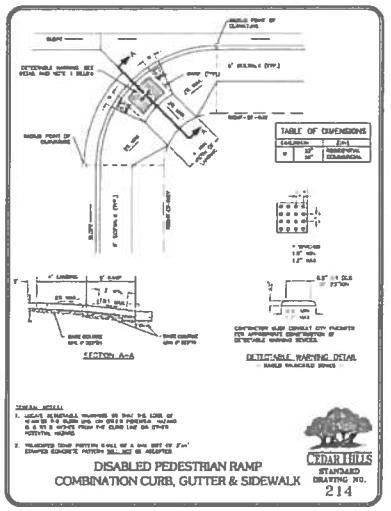
SIDEWALK



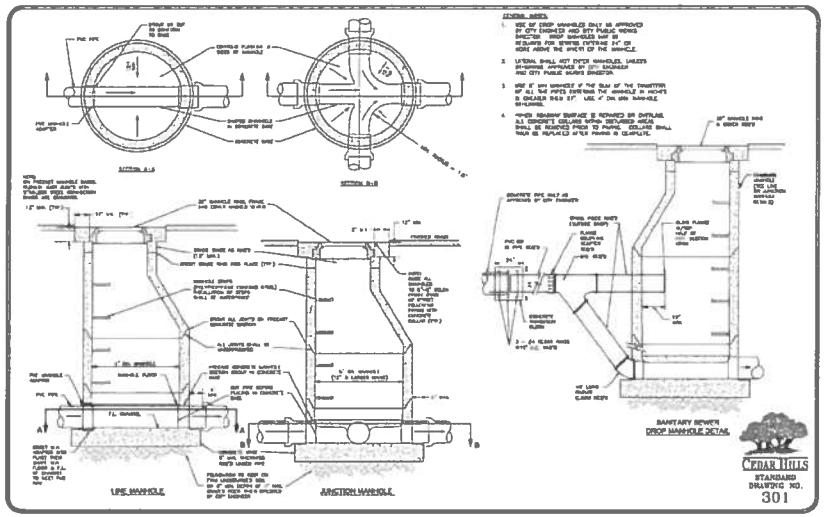
CONCRETE SIDEWALK

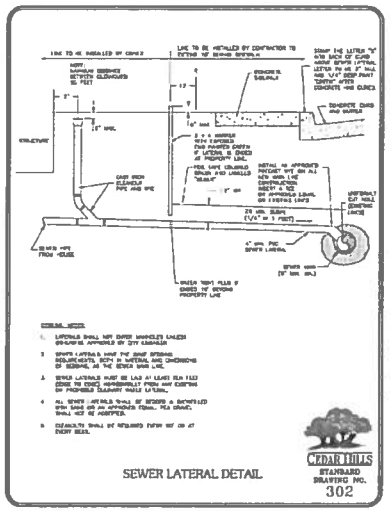


DISABLED PEDESTRIAN RAMP
PLANTER STRIP



DISABLED PEDESTRIAN RAMP
COMBINATION CURB, GUTTER & SIDEWALK





SEWER LATERAL DETAIL

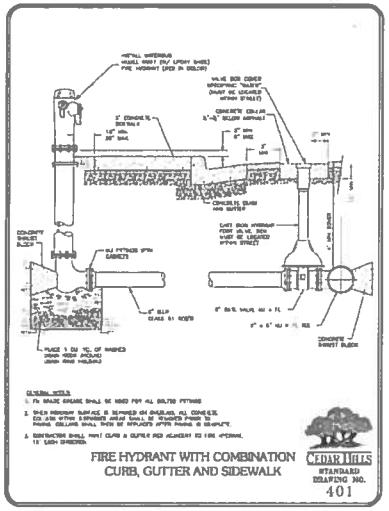
CIVIL SCIENCE
INFRASTRUCTURE, INC.
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

NOT FOR CONSTRUCTION

CEDAR HILLS STANDARD DRAWINGS

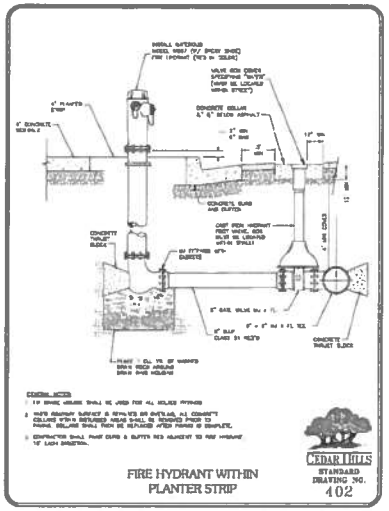
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET DT4



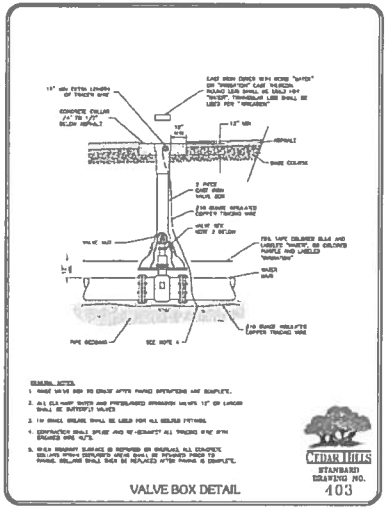
FIRE HYDRANT WITH COMBINATION CURB, GUTTER AND SIDEWALK

CEDAR HILLS STANDARD DRAWING NO. 401



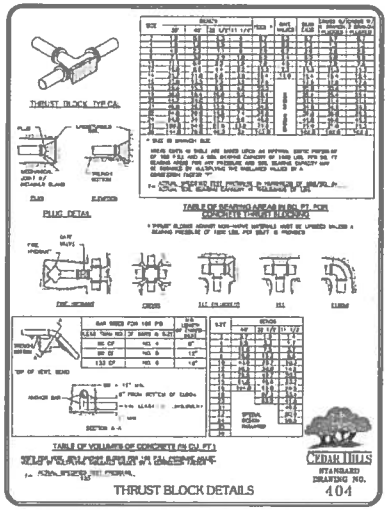
FIRE HYDRANT WITHIN PLANTER STRIP

CEDAR HILLS STANDARD DRAWING NO. 402



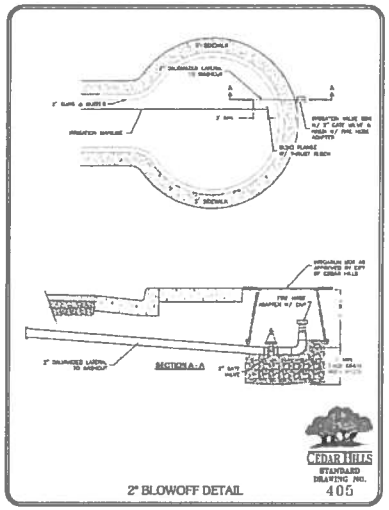
VALVE BOX DETAIL

CEDAR HILLS STANDARD DRAWING NO. 403



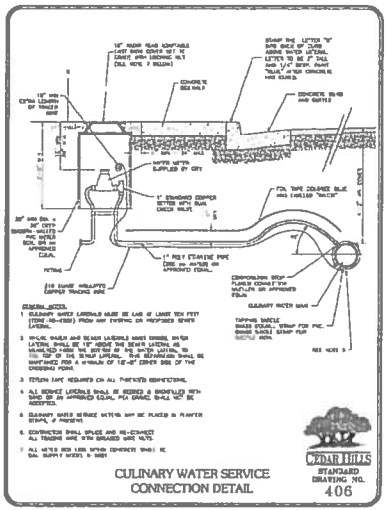
THRUST BLOCK DETAILS

CEDAR HILLS STANDARD DRAWING NO. 404



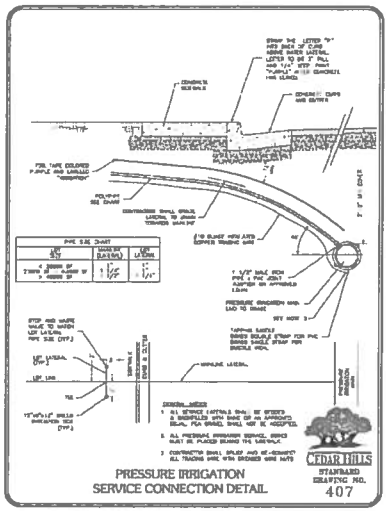
2" BLOWOFF DETAIL

CEDAR HILLS STANDARD DRAWING NO. 405



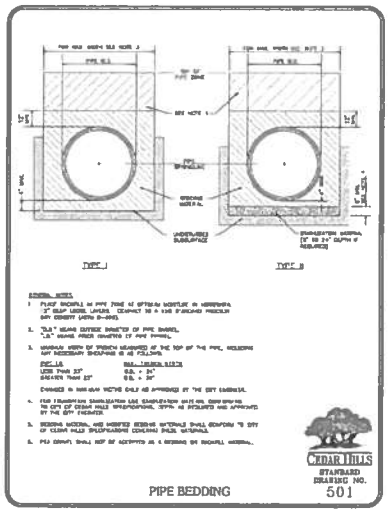
CULINARY WATER SERVICE CONNECTION DETAIL

CEDAR HILLS STANDARD DRAWING NO. 406



PRESSURE IRRIGATION SERVICE CONNECTION DETAIL

CEDAR HILLS STANDARD DRAWING NO. 407



PIPE BEDDING

CEDAR HILLS STANDARD DRAWING NO. 501

CIVIL SCIENCE
INFRASTRUCTURE, INC.
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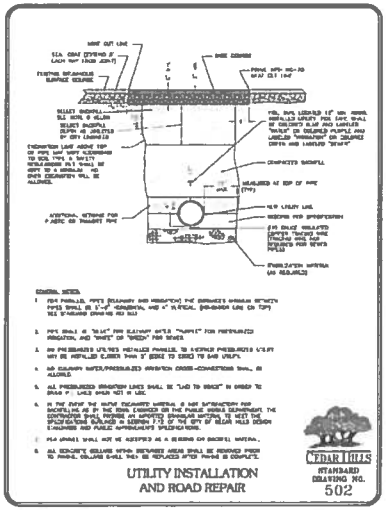
CEDAR HILLS STANDARD DRAWINGS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

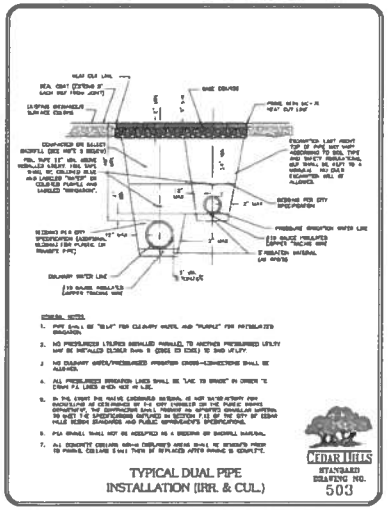
SHEET DT5

13 OF 14



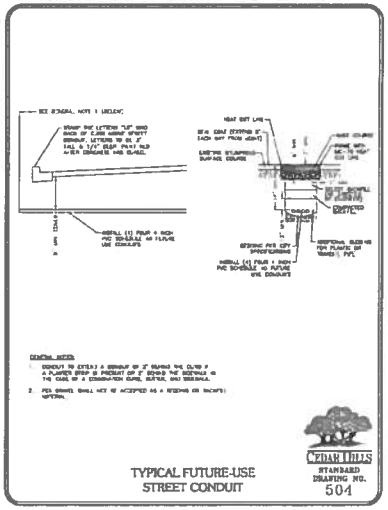
UTILITY INSTALLATION AND ROAD REPAIR

CEDAR HILLS STANDARD DRAWING NO. 502



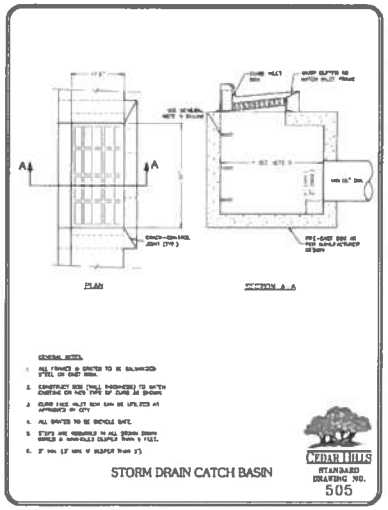
TYPICAL DUAL PIPE INSTALLATION (IRR. & CUL.)

CEDAR HILLS STANDARD DRAWING NO. 503



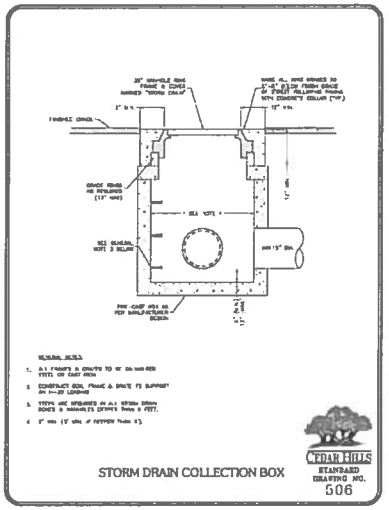
TYPICAL FUTURE-USE STREET CONDUIT

CEDAR HILLS STANDARD DRAWING NO. 504



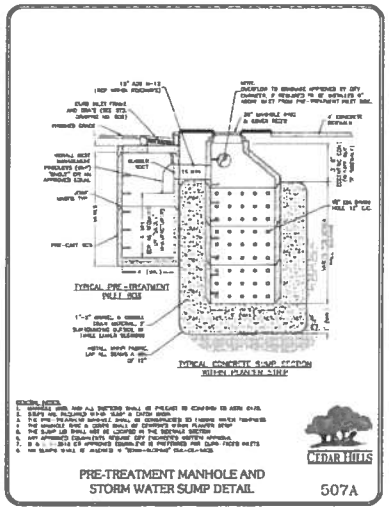
STORM DRAIN CATCH BASIN

CEDAR HILLS STANDARD DRAWING NO. 505



STORM DRAIN COLLECTION BOX

CEDAR HILLS STANDARD DRAWING NO. 506

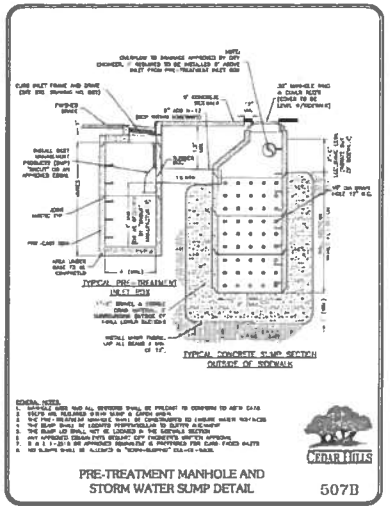


TYPICAL PRE-TREATMENT (MH) BOX

TYPICAL CONCRETE SLAB SECTION WITH PLASTIC SUMP

PRE-TREATMENT MANHOLE AND STORM WATER SUMP DETAIL

CEDAR HILLS STANDARD DRAWING NO. 507A

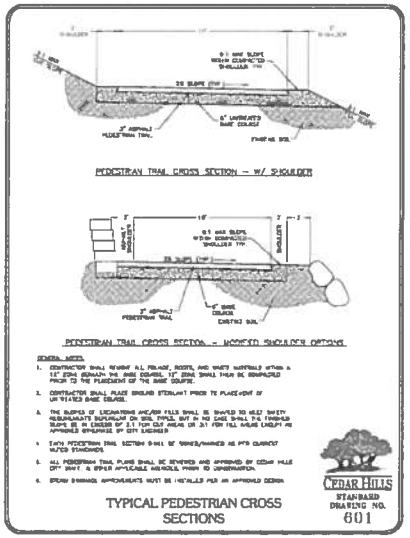


TYPICAL PRE-TREATMENT INLET BOX

TYPICAL CONCRETE SLAB SECTION OUTSIDE OF SIDEWALK

PRE-TREATMENT MANHOLE AND STORM WATER SUMP DETAIL

CEDAR HILLS STANDARD DRAWING NO. 507B



PEDESTRIAN TRAIL CROSS SECTION – W/ SHOULDER

PEDESTRIAN TRAIL CROSS SECTION – WIDENED SHOULDER OPTIONS

TYPICAL PEDESTRIAN CROSS SECTIONS

CEDAR HILLS STANDARD DRAWING NO. 601

CIVIL SCIENCE INFRASTRUCTURE, INC.
3150 WEST CLUBHOUSE DRIVE
LEHI, UTAH 84043
(801) 768-7200

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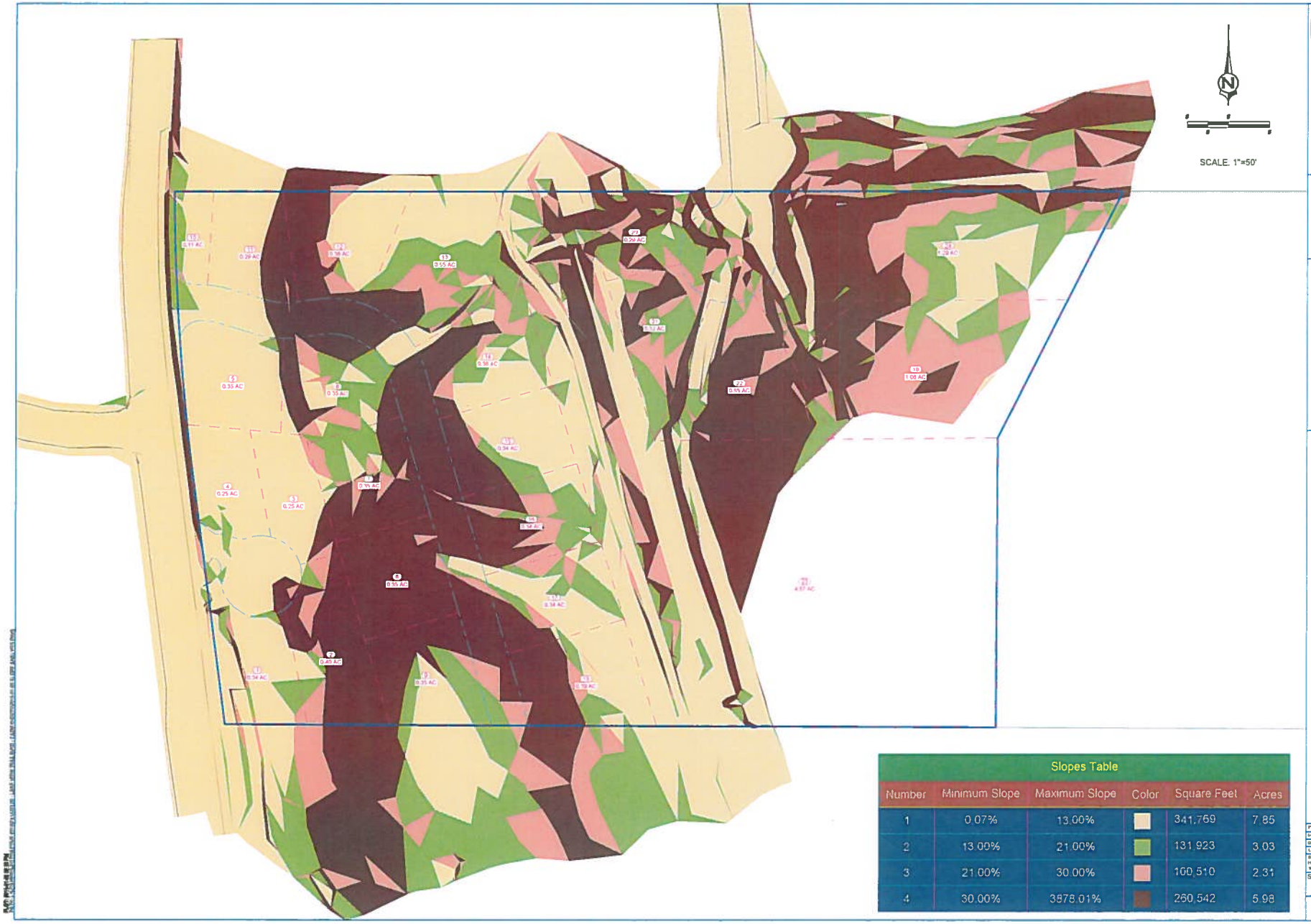
NO.	REVISION	BY	DATE

CEDAR HILLS STANDARD DRAWINGS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ. # Fc.16223
DRAWN BY KJM
DESIGN BY JD
CHECKED BY AS
SCALE HORIZ. N/A
SCALE VERT. N/A

SHEET DT6



Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Square Feet	Acres
1	0.07%	13.00%		341,769	7.85
2	13.00%	21.00%		131,923	3.03
3	21.00%	30.00%		100,510	2.31
4	30.00%	3878.01%		260,542	5.98

CIVIL SCIENCE INFRASTRUCTURE, INC.
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

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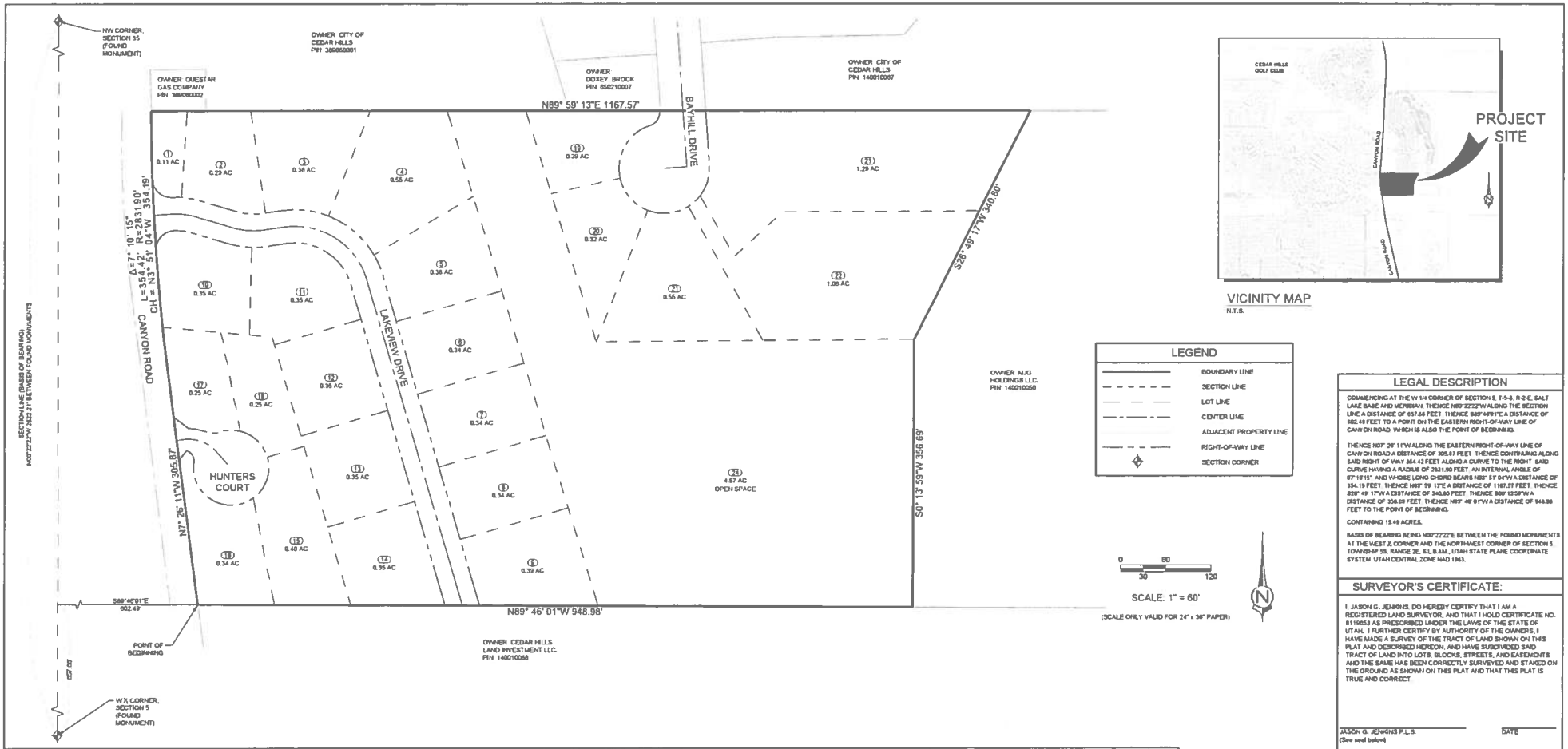
SLOPE ANALYSIS

LAKE VIEW TRAILS
CEDAR HILLS, UTAH

SHEET

1 OF 1



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION CORNER

LEGAL DESCRIPTION

COMMENCING AT THE W 1/4 CORNER OF SECTION 5, T-5-S, R-2-E, SALT LAKE BASE AND MERIDIAN, THENCE N00°22'22"W ALONG THE SECTION LINE A DISTANCE OF 657.44 FEET, THENCE S49°49'31"E A DISTANCE OF 602.49 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CANYON ROAD, WHICH IS ALSO THE POINT OF BEGINNING.

THENCE N07° 26' 11"W ALONG THE EASTERN RIGHT-OF-WAY LINE OF CANYON ROAD A DISTANCE OF 305.87 FEET, THENCE CONTINUING ALONG SAID RIGHT OF WAY 354.42 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2831.90 FEET, AN INTERNAL ANGLE OF 07° 10' 15", AND WHOSE LONG CHORD BEARS N03° 51' 04"W A DISTANCE OF 354.19 FEET, THENCE N89° 59' 13"E A DISTANCE OF 1167.57 FEET, THENCE S26° 49' 17"W A DISTANCE OF 340.80 FEET, THENCE S00° 13'59"W A DISTANCE OF 356.69 FEET, THENCE N89° 46' 01"W A DISTANCE OF 948.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.49 ACRES.

BASIS OF BEARING BEING N00°22'22"E BETWEEN THE FOUND MONUMENTS AT THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5S, RANGE 2E, S.L.B.&M., UTAH STATE PLANE COORDINATE SYSTEM UTAH CENTRAL ZONE NAD 1983.

SURVEYOR'S CERTIFICATE:

I, JASON G. JENKINS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8116053 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

JASON G. JENKINS P.L.S. DATE
(See seal below)

CIVIL SCIENCE INFRASTRUCTURE, INC.
3168 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801 768 7280

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS.

OWNER

STATE OF UTAH
COUNTY OF UTAH (S.S.)

ON THIS _____ DAY OF _____, 2015, BEFORE ME PERSONALLY APPEARED THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF CEDAR HILLS HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THE CITY RECOGNIZES THAT THIS PLAT CLARIFIES OWNERSHIP OF PROPERTY WITH THE DEDICATION SHOWN HEREON THIS ____ DAY OF _____, 2015.

MAYOR

COUNCIL

COUNCIL

COUNCIL

COUNCIL

COUNCIL

COUNCIL

PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CEDAR HILLS THIS _____ DAY OF _____, 2015.

CHAIRPERSON
PLANNING COMMISSION

APPROVED

CITY ENGINEER,
CITY OF CEDAR HILLS

APPROVED

RECORDER
CITY OF CEDAR HILLS

OCCUPANCY RESTRICTION NOTICE

THE CITY OF CEDAR HILLS HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

CITY UTILITIES APPROVAL

CULINARY WATER / PRESSURE IRRIGATION / SEWER / STORM DRAIN

DIRECTOR OF PUBLIC WORKS DATE

CEDAR HILLS ATTORNEY

APPROVAL AS TO FORM THIS ____ DAY OF _____, A.D. 2015.

CEDAR HILLS ATTORNEY

PUBLIC UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, AT NO TIME WILL ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CENTURY LINK DATE

ROCKY MOUNTAIN POWER DATE

COMCAST DATE

QUESTAR GAS COMPANY DATE

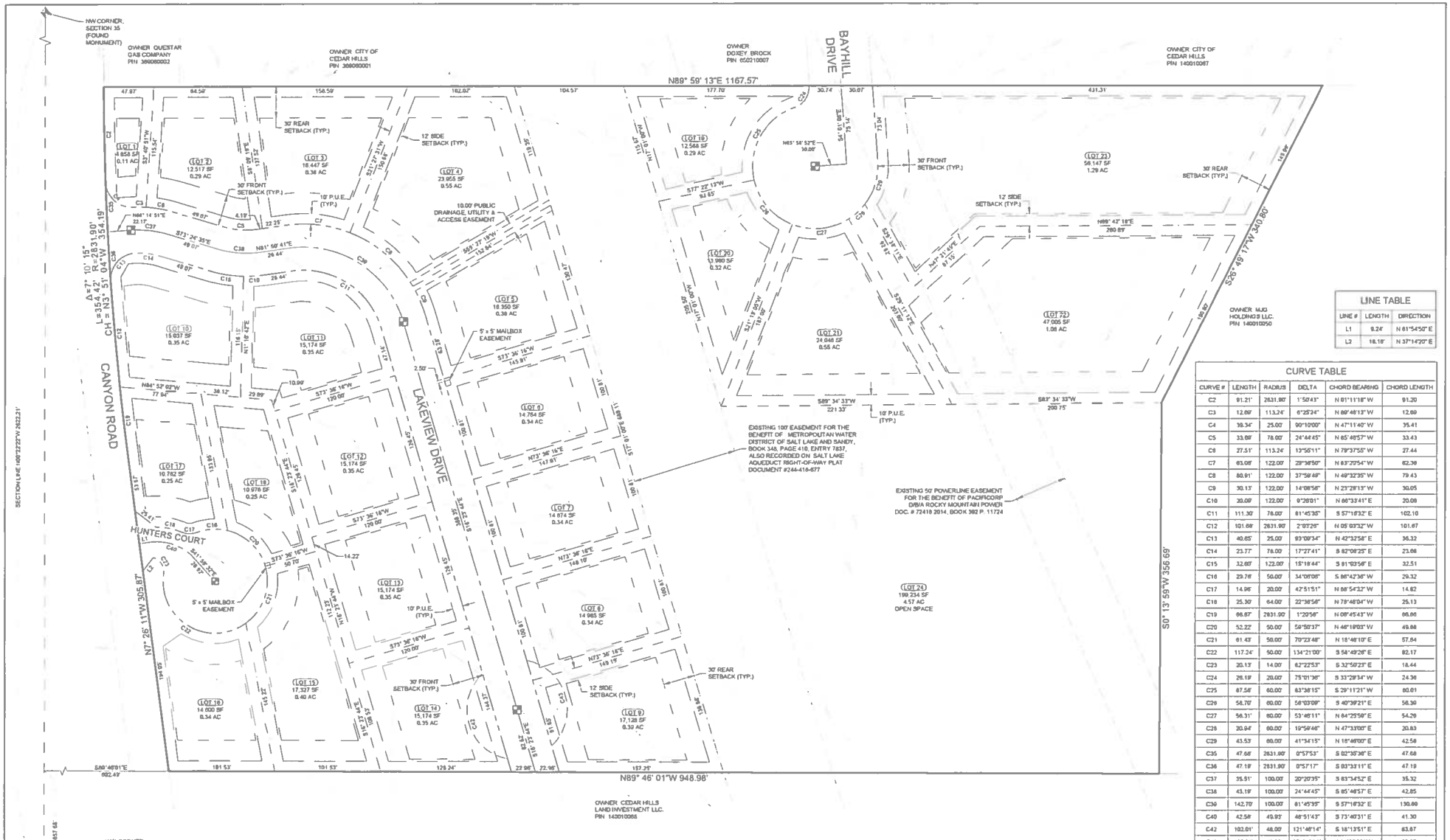
PLAT "A"

LAKEVIEW TRAILS

LOCATED IN THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN; CITY OF CEDAR HILLS, UTAH COUNTY, UTAH

SHEET 1 OF 2

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	9.24'	N 81°54'50" E
L2	18.18'	N 37°14'20" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	91.21'	2831.90'	1°50'43"	N 01°11'18" W	91.20
C3	12.69'	113.24'	6°25'24"	N 89°48'13" W	12.69
C4	39.34'	25.00'	90°10'00"	N 47°11'40" W	35.41
C5	33.69'	78.00'	24°44'45"	N 85°40'57" W	33.43
C6	27.51'	113.24'	13°56'11"	N 79°37'55" W	27.44
C7	63.08'	122.00'	29°36'50"	N 83°22'54" W	62.39
C8	80.91'	122.00'	37°59'49"	N 49°32'35" W	79.43
C9	30.13'	122.00'	14°08'56"	N 23°28'13" W	30.05
C10	20.09'	122.00'	9°28'01"	N 66°33'41" E	20.08
C11	111.30'	78.00'	81°45'35"	S 57°18'32" E	102.10
C12	101.68'	2831.90'	2°03'26"	N 05°03'32" W	101.67
C13	40.65'	25.00'	93°09'34"	N 42°32'58" E	36.32
C14	23.77'	78.00'	17°27'41"	S 82°08'25" E	23.68
C15	32.60'	122.00'	15°18'44"	S 81°03'56" E	32.51
C16	29.76'	50.00'	34°08'08"	S 86°42'36" W	29.32
C17	14.98'	20.00'	42°51'51"	N 66°54'32" W	14.62
C18	25.30'	64.00'	22°36'56"	N 79°46'04" W	25.13
C19	66.67'	2831.90'	1°20'56"	N 08°45'43" W	66.66
C20	52.22'	50.00'	59°50'37"	N 46°19'03" W	49.88
C21	61.43'	58.00'	70°23'48"	N 18°48'10" E	57.64
C22	117.24'	50.00'	134°21'00"	S 58°49'26" E	92.17
C23	20.13'	14.00'	82°22'53"	S 32°50'23" E	18.44
C24	26.19'	20.00'	75°01'36"	S 33°29'34" W	24.36
C25	87.56'	60.00'	83°38'15"	S 29°11'21" W	80.01
C26	58.70'	60.00'	56°03'09"	S 40°39'21" E	56.30
C27	56.31'	60.00'	53°46'11"	N 64°25'58" E	54.29
C28	20.94'	60.00'	19°59'46"	N 47°33'00" E	20.83
C29	43.53'	60.00'	41°34'15"	N 18°46'00" E	42.58
C35	47.68'	2831.90'	0°57'53"	S 02°36'38" E	47.68
C36	47.19'	2831.90'	0°57'17"	S 03°33'11" E	47.19
C37	35.51'	100.00'	20°20'35"	S 83°34'52" E	35.32
C38	43.19'	100.00'	24°44'45"	S 85°40'57" E	42.85
C39	142.70'	100.00'	81°45'35"	S 57°18'32" E	130.89
C40	42.58'	49.93'	48°51'43"	S 73°40'31" E	41.30
C42	102.01'	48.00'	121°46'14"	S 18°13'51" E	83.87
C43	102.01'	48.00'	121°46'14"	N 14°33'38" W	83.87

LEGEND

BOUNDARY LINE	ADJACENT PROPERTY LINE
SECTION LINE	EASEMENT LINE
LOT LINE	RIGHT-OF-WAY LINE
CENTER LINE	BUILDING SETBACK LINE
STREET MONUMENT	SECTION CORNER

CIVIL SCIENCE INFRASTRUCTURE, INC.
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

PLAT "A"

LAKEVIEW TRAILS

LOCATED IN THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN; CITY OF CEDAR HILLS, UTAH COUNTY, UTAH

SHEET 2 OF 2

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	1/22/2015

Planning Commission
Agenda Item

SUBJECT:	Discussion on conceptual plans by Cedar Hills Farm Land LLC./Rosegate (previously noticed as Blu Line Designs)
APPLICANT PRESENTATION:	Cory Shupe, Blu Line; Doug Young
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

Cory Shupe and Doug Young have brought a conceptual project back to the Site Plan Review Committee for a second review, and the SPRC agreed that the project should move forward to the Planning Commission for conceptual discussion, as conceptual approval has already been granted for the project. The proposed project is located on the Smart property, 4600 W Cedar Hills Dr. The project involves the construction of an assisted living facility for elderly or disabled persons. The reason for the redesign was that the previous layout had the congregate care center spread over the Neighborhood Retail sub-district and the Mixed-use Office/Retail sub-district and this type of facility is not listed as a conditional use in the Neighborhood sub-district.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Conceptual site plan for the assisted living facility (to be provided at a later date)

RECOMMENDATION:

Staff recommends that the Planning Commission familiarize themselves with the project, as it relates to the City's Design Guidelines, as well as code. The Planning Commission should also be ready to make any recommendations to the presenters as it relates to the conceptual site plan, and consider the proposal to move forward to preliminary planning.

MOTION:

No motion necessary, discussion item only

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	1/22/2015

Planning Commission
Agenda Item

SUBJECT:	Discussion on Commercial Design Guidelines
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

As part of the process of updating and reviewing the Commercial Design Guidelines, we will be reviewing each section of the Guidelines, and making recommendations to the City Council and soliciting feedback. We will be reviewing all of the changes discussed to this point, as well as discussion section four.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Guidelines for the Design and Review of Planned Commercial Development Projects (6/19/2009A), Proposed Guidelines with discussed changes (to be provided).

RECOMMENDATION:

Staff recommends that the Planning Commission familiarize themselves with the guidelines and find areas in the guidelines that need to be addressed and updated.

MOTION:

No motion necessary, discussion item only.