



**NOTICE OF  
PLANNING COMMISSION MEETING  
Tuesday, January 26, 2016 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, January 26, 2016 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 November 10, 2015 Planning Commission Meeting
5. Review/Action on Sign Elevations for Dollar Tree
6. Discussion on the Role of the Planning Commission

**ADJOURNMENT**

7. Adjourn

Posted this 25th day of January, 2016

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at [www.cedarhills.org](http://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

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	1/26/2016

## Planning Commission Agenda Item

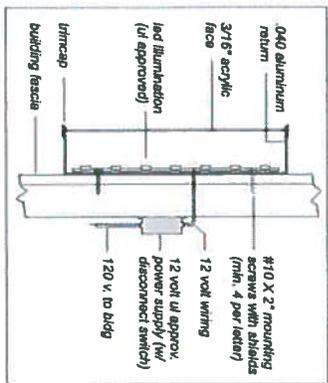
<b>SUBJECT:</b>	Review/Action on sign elevations for Dollar Tree
<b>APPLICANT PRESENTATION:</b>	n/a
<b>STAFF PRESENTATION:</b>	Chandler Goodwin
<b>BACKGROUND AND FINDINGS:</b> Dollar Tree has submitted their sign application for their site located at approximately 4800 W Cedar Hills Dr. The elevations fit the area description from the site plan approval given by the City Council in October of 2014. See City Code 10-5-26 for code related to signage, and please review the Commercial Design Guidelines for direction.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> Final approval was given in October 2014 by the City Council	
<b>FISCAL IMPACT:</b> n/a	
<b>SUPPORTING DOCUMENTS:</b> Dollar Tree sign elevation, Final site plans for Amsource	
<b>RECOMMENDATION:</b> Review proposed elevation for approval	
<b>MOTION:</b> To approve/not approve the proposed sign elevations for "Dollar Tree", subject to the following conditions {list any applicable conditions}.	

Sign total: 61 sq.ft.



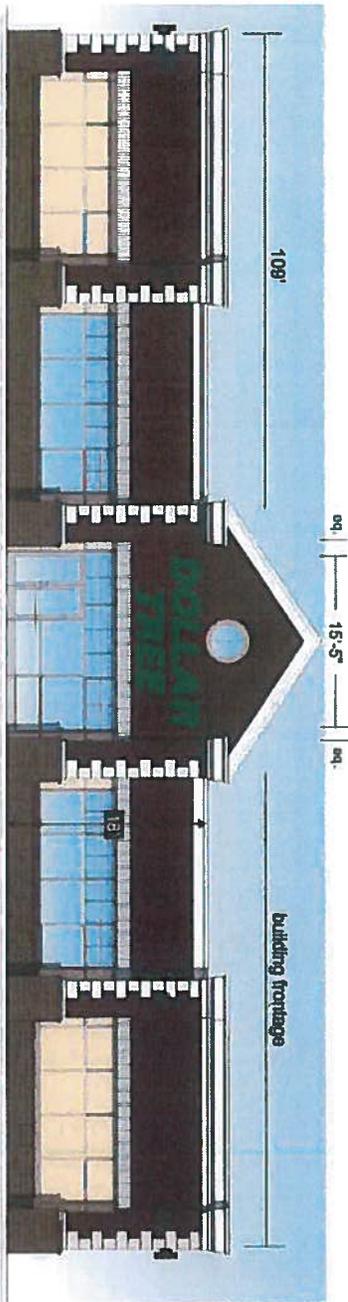
**ELECTRICAL REQUIREMENTS:**  
*(b)-boxes located @ center of sign)  
 30" DT: 3 amps (23 power supplies with  
 (1) 120 volt 20 amp circuit req'd)*

Sign A: Led Illuminated Pan Channel Sign

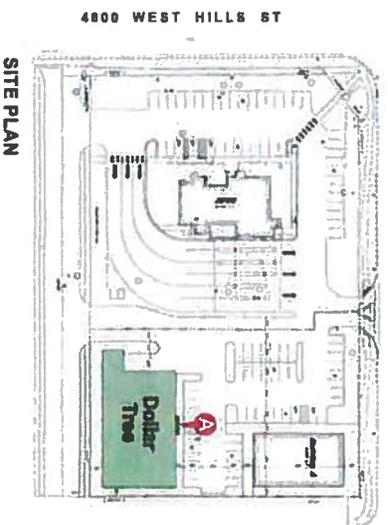


Led Pan Channel Letter Detail

Allowed: 75 sq.ft.  
 Used: 61 sq.ft.



Building Elevation (front) / Scale 3/32"=1'-0"



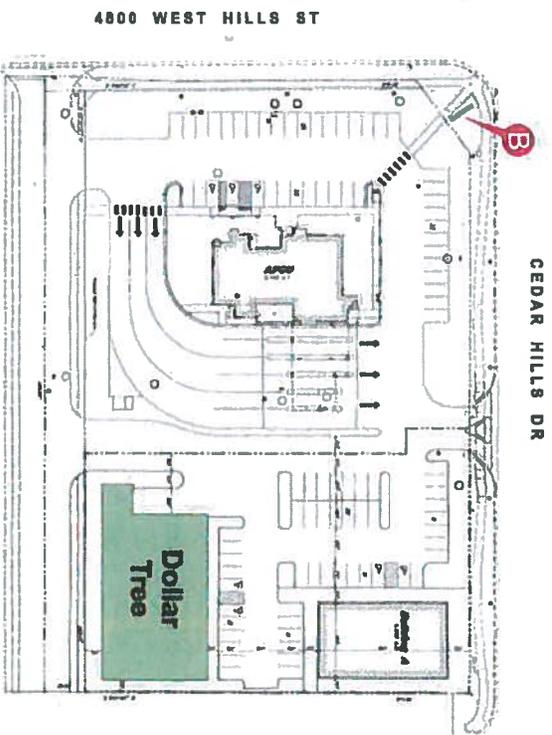
SITE PLAN

<b>USS UNITED</b> SIGN SYSTEMS CS CL # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	5201 Pentecost Dr. Modesto, Ca. 95356 1-800-481-SIGN FAX (209) 543-1326	JOB #: 16616 CLIENT: DOLLAR TREE #6115 CONTACT: DRAMM BR. BAWVAD DATE: 8-26-15 PROJECT LOCATION: 4800 WEST CEDAR HILLS DR CEDAR HILLS, UT	SALESPERSON: DAVID RANNOUPH DRAWN BY: BAWVAD PAGE 1 OF 2 CLIENT APPROVAL: _____ LANSORD APPROVAL: _____ DATE: _____	<b>REVISIONS:</b> 8-27-15 Sun SCALE: NOTED FILE NAME: DOLLAR TREE- cedar hills	<b>ELECT:</b> 120 volt <input type="checkbox"/> 277 volt <input type="checkbox"/> Other <input type="checkbox"/> one bar above <input type="checkbox"/> MUST be checked prior to any mfg.	<b>SPECIFICATIONS</b> Sign A: Led Illuminated Pan Channel Sign white acrylic letter faces with vinyl green #156 vinyl overlay 5" deep bronze returns with bronze 1" trimcap - ul approved led illumination.	<b>CITY CODE</b> 10% of wall area - 42 75 sq ft Sign A: 61 sq ft 30" Dollar Tree
	<small>Copyright 2006 USS United Sign Systems. All rights reserved. No part of this document may be reproduced without the written permission of USS United Sign Systems.</small>						

# Monument Sign By Others



**Sign B: (reface)**  
 Existing D/F Illuminated Monument Sign  
 cabinet sign: existing @ site (no work req'd)  
 tenant panel: existing white face - mfg & apply vinyl bkgd only - white copy  
 (vivid green #156)



**SITE PLAN**

**USS UNITED SIGN SYSTEMS**  
 5201 Parrettport Dr.  
 Modesto, Ca. 95356  
 1-800-481-SIGN  
 CSCL # 718965  
 FAX (209) 543-1326  
 DESIGN MANUFACTURING INSTALLATION MAINTENANCE

**JOB INFO**  
 JOB # 11616  
 CLIENT DOLLAR TREE #6115  
 CONTRACT DATE: 8-26-15  
 PROJECT LOCATION: 4800 WEST CEDAR HILLS DR CEDAR HILLS, UT  
 SALESPERSON: DAVID RANDOLPH  
 DRAWN BY: BAAMAD  
 PAGE 2 OF 2  
 CLIENT APPROVAL  
 LANDSCAPE APPROVAL  
 DATE

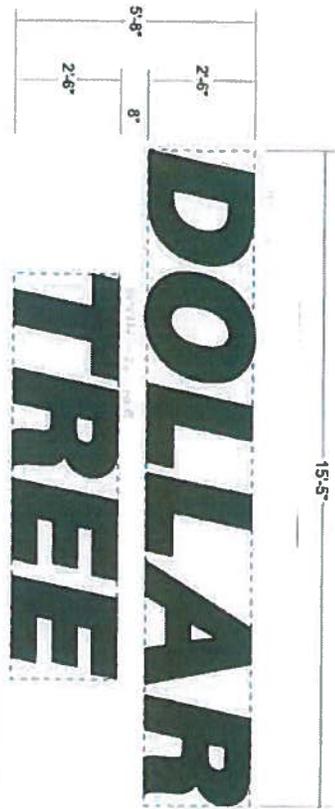
**FILE**  
 REVISIONS:  
 9-24-15 Item  
 10-28-15 Item  
 SCALE:  
 NOTED  
 FILE NAME:  
 DOLLAR TREE-  
 cedar hills

**ELECT.**  
 120 Volt   
 277 Volt   
 Other   
 one line shown  
 MUST be detailed  
 prior to any mfg.

See Drawing for Specifications

**SPECIFICATIONS**

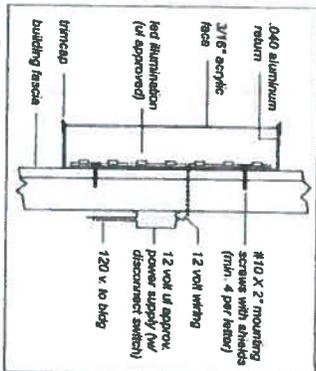
**CITY CODE**  
 10% of wall area, min 75 sq-ft  
 Sign 10.00 sq ft  
 Replacement sign



Signs A: Led Illuminated Pan Channel Signs  
Scale 3/8"=1'-0"

sign total: 61 sq ft.

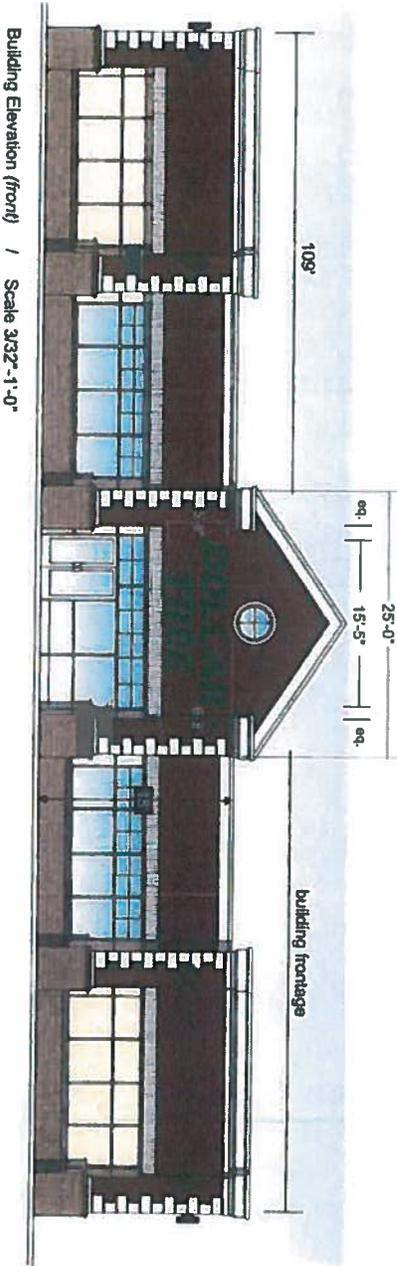
**ELECTRICAL REQUIREMENTS:**  
 (1) bases located @ center of sign  
 30" O.C., 3 amps (2 power staples with  
 (1) 120 volt 20 amp circuit req'd)



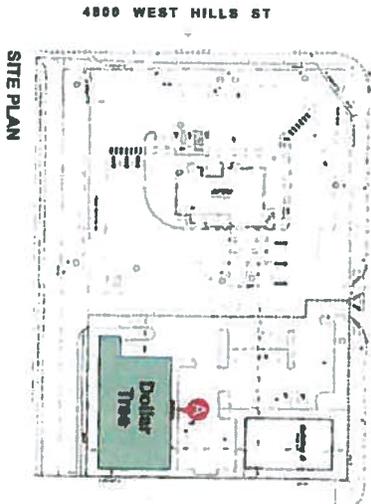
Led Pan Channel Letter Detail

Allowed: 75 sq. ft.  
Used: 61 sq. ft.

*Lead and approved!  
Approved 10/10/15  
Dawn R. Quinn*



Building Elevation (front) / Scale 3/32"=1'-0"

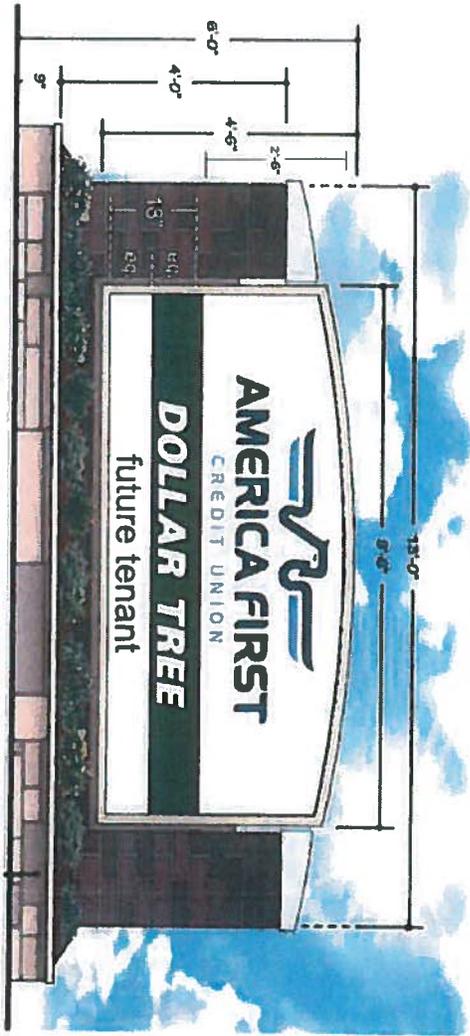


SITE PLAN

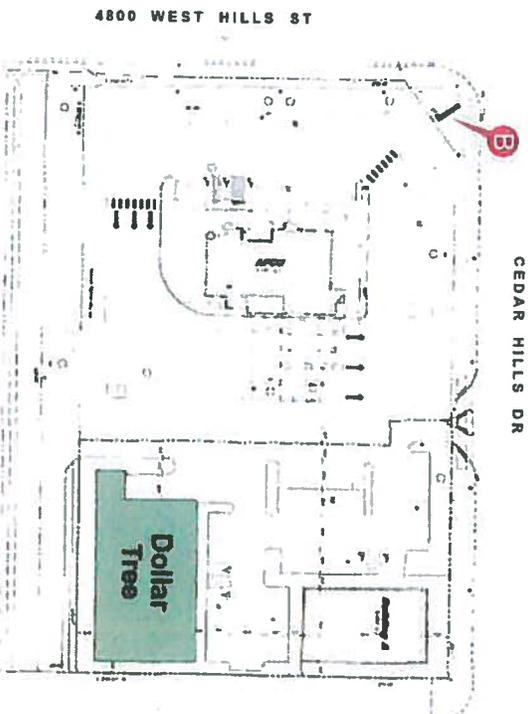
<b>USS UNITED</b> <b>SIGN SYSTEMS</b> C.S.C.L. # 71895 5201 Pennington Dr. Modesto, Ca. 95366 1-800-481-SIGN FAX (209) 543-1326 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	<b>JOB INFO</b> JOB # 15616 CLIENT: DOLLAR TREE #6115 CONTRACT: DATE: 8-26-15 PROJECT LOCATION: 4800 WEST CEDAR HILLS DR CEDAR HILLS, UT SALES PERSON: DAVID RANDOLPH DRAWN BY: BAW/MD PAGE 1 OF 2 CLIENT APPROVAL: <i>Talibana Baid</i> DATE:	<b>FILE</b> REVISIONS: 8-27-15 BAW SCALE: NOTED FILE NAME: DOLLAR TREE- CEDAR HILLS 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> one hour above approved unless noted to any req's.	<b>SPECIFICATIONS</b> Sign A: Led Illuminated Pan Channel Sign white acrylic letter faces with uvd green #150 vinyl overlay 3" deep bronze returns with bronze 1" trimcap, of approved led illumination.	<b>CITY CODE</b> Title of final plan: 10-15-14 Sign A #1 sq. ft. 20 Dollar Tree

*off*

# Monument Sign By Others



**Sign B: (reface)**  
 Existing D/F Illuminated Monument Sign  
 cabinet sign: existing @ site (no work req'd)  
 tenant panel: existing white face - mfg & apply vinyl bkgd only - white copy  
 (vivid green #156)



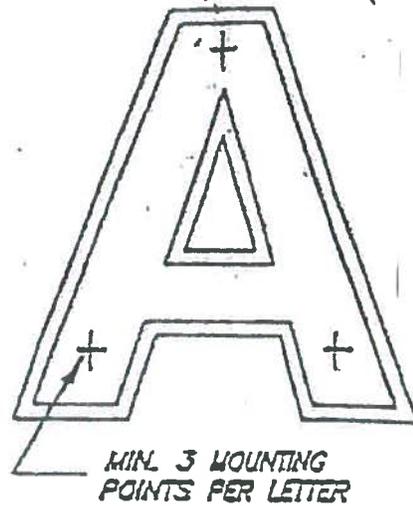
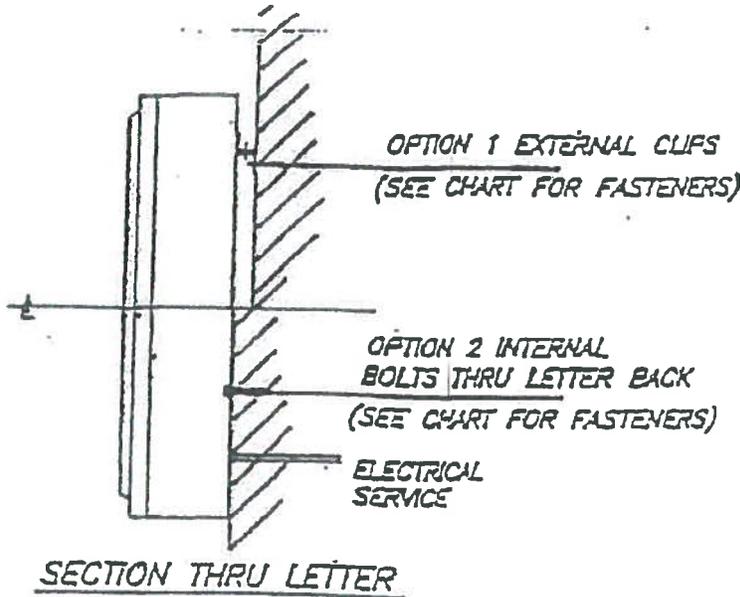
**SITE PLAN**

<b>USS UNITED</b> SIGN SYSTEMS C.F. # 718965	5201 Pentecost Dr Modesto, Ca. 95356 1-800-481-SIGN FAX (209) 543-1326	<b>JOB #:</b> 16616 CLIENT: DOLLAR TREE #6115 CONTRACT: DATE: 8-26-15 PROJECT LOCATION: 4800 WEST CEDAR HILLS DR CEDAR HILLS, UT	<b>SALES PERSON:</b> DAVID RANDOLPH DRAWN BY: BAW/AD PAGE 2 OF 2	<b>CLIENT APPROVAL:</b> <i>Michael Baid 11/16/15</i> DATE:	<b>REVISIONS:</b> 5-24-15 baw 10-28-15 baw	<b>SCALE:</b> NOTED <b>FILE NAME:</b> DOLLAR TREE- cedar hills	<b>ELECT.:</b> 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/>	<b>SPECIFICATIONS:</b> See Drawing for Specifications	<b>CITY CODE:</b> 15% of total area, not 15 sq ft. Sign B (0) sq ft. replacement can
	<b>DESIGN MANUFACTURING INSTALLATION MAINTENANCE</b>								

oh

# LETTER ATTACHMENT TO BUILDING

ALLIED ELECTRIC SIGN AND AWNING

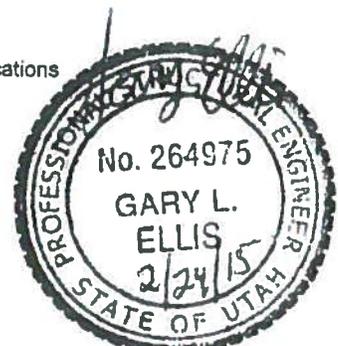


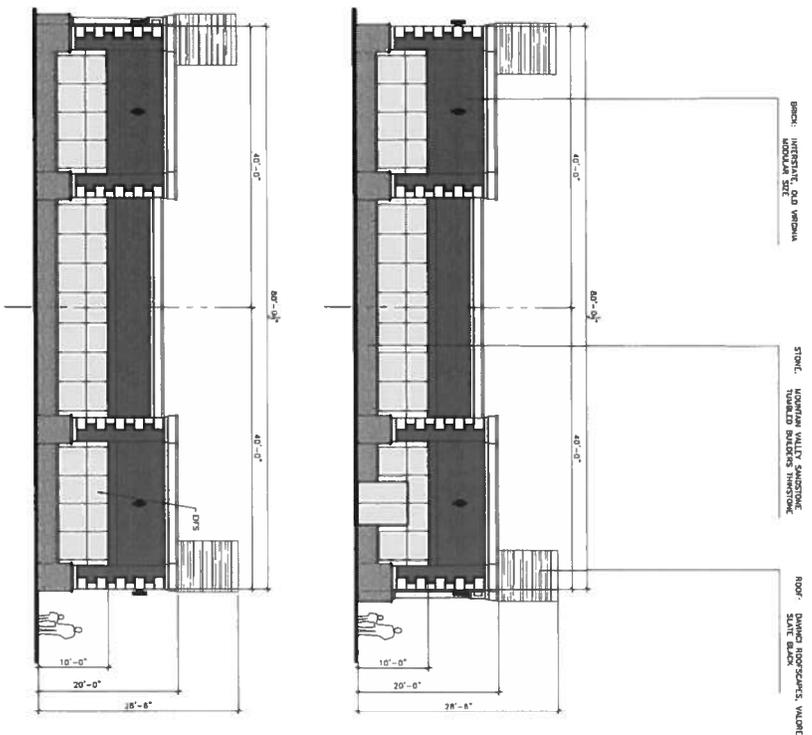
LETTER SIZE HEIGHT	LAG BOLTS INTO WOOD STUDS		TOGGLE BOLT THROUGH 1/2" WALLBOARD		HILTI KWIK-CON II INTO CONCRETE		HILTI KWIK-BOLT 3 INTO CONCRETE		HILTI HLC (HX OR AC) INTO HOLLOW CMU MASONRY		POWERS BANTUM PLUG FASTENER IN CONCRETE		IN HOLLOW CMU MASONRY	
	NUMBER/DIA.	EMB.	NUMBER/DIA.	EMB.	NUMBER/DIA.	EMB.	NUMBER/DIA.	EMB.	NUMBER/DIA.	EMB.	NUMBER	SIZE	NUMBER	SIZE
UP TO 18"	THREE 1/4"	1"	THREE 3/16"	1/2"	THREE 3/16"	1"	THREE 1/4"	1 1/8"	THREE 1/4"	1"	3	#6	3	#6
19" TO 30"	THREE 1/4"	1"	THREE 1/4"	1/2"	THREE 3/16"	1"	THREE 1/4"	1 1/8"	THREE 1/4"	1"	4	#10	4	#10
31" TO 48"	THREE 1/4"	1"	FIVE 5/16"	1/2"	THREE 3/16"	1 3/4"	THREE 1/4"	1 1/8"	THREE 1/4"	1"	6	#10	7	#10
49" TO 60"	FOUR 1/4"	1"	SEVEN 3/8"	1/2"	FOUR 3/16"	1 3/4"	THREE 1/4"	2"	THREE 1/4"	1"	7	#12	9	#12
61" TO 96"	FIVE 1/4"	2"	FOURTEEN 1/2"	1/2"	SIX 1/4"	1 3/4"	FOUR 1/4"	2"	FIVE 1/4"	1"	15	#12	18	#12
OVER 96"	REQUIRES SPECIAL ENGINEERING		REQUIRES SPECIAL ENGINEERING		REQUIRES SPECIAL ENGINEERING		REQUIRES SPECIAL ENGINEERING		REQUIRES SPECIAL ENGINEERING		REQUIRES SPECIAL ENGINEERING		REQUIRES SPECIAL ENGINEERING	

**NOTES:**

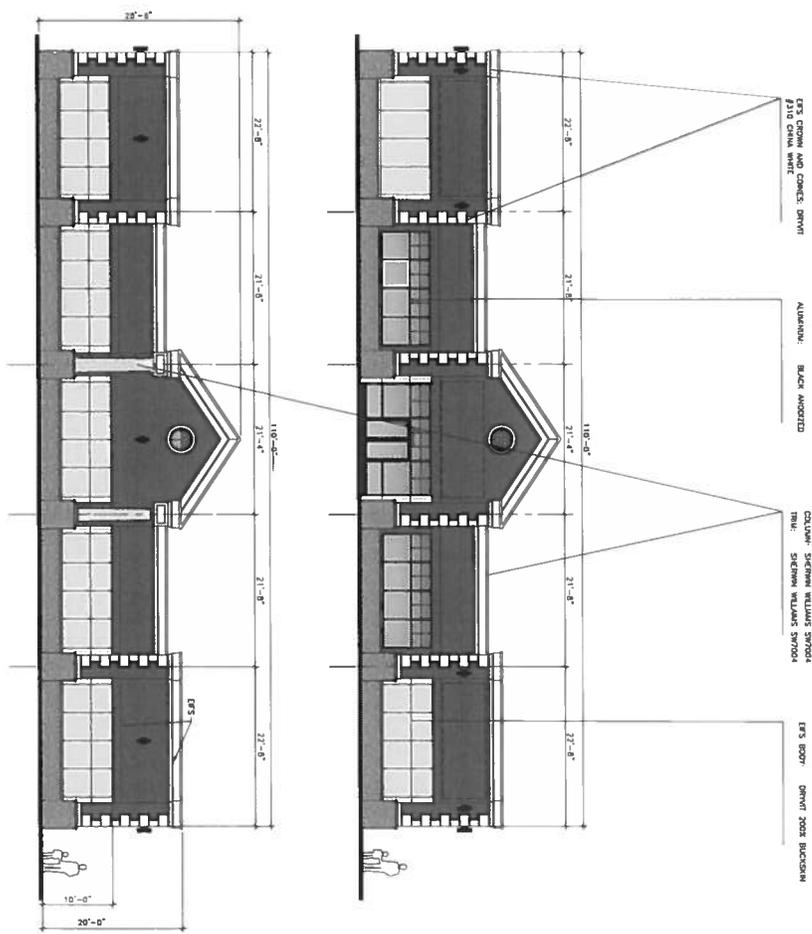
- 1) Doug Fir/Larch wood (G=0.49 or greater) no end grain placement
- 2) fm >= 1500 psi masonry, anchors in grouted cells
- 3) f'c >= 2000 psi concrete
- 4) fm >= 1500 psi masonry, anchors in hollow cells @ 8" O/C min. spacing
- 5) Install all HILTI and Powers products according to manufacturer recommendations and specifications
- 6) 115 MPH wind, Exposure C, up to 50' tall building
- 7) Embedments shown are the minimum actual depths into the specified material
- 8) This chart is valid for one year from the date sealed by engineer
- 9) Toggle bolts are Powers Fasteners, or equal, through 1/2" min plywood, OSB or drywall
- 10) IBC 2012 and ASCE 7-10 codes
- 11) Use Hilti and Powers fasteners, or equal

REVISION: February 2014





ROOF: DUMAS ROOFING/PAINTS, VALDRE  
 STONE: MOUNTAIN VALLEY SANDSTONE  
 WINDOW: INTERSTATE, OLD WINDOW  
 MODULAR SIZE



ROOF: DUMAS ROOFING/PAINTS, VALDRE  
 STONE: MOUNTAIN VALLEY SANDSTONE  
 WINDOW: INTERSTATE, OLD WINDOW  
 MODULAR SIZE

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, P.C. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSES WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, P.C. ANY REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET SEQ. AND OTHER LAWS.

PROPOSED NEW RETAIL BUILDING FOR  
**AMSOURCE DEVELOPMENT**  
 CEDAR HILLS  
 4800 WEST CEDAR HILLS BLVD  
 CEDAR HILLS, UTAH  
 PROPOSED COLOR BOARD

**VDC** VINCENT DESIGN GROUP, INC.  
 ARCHITECTS AND PLANNERS  
 401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801) 484-2048

DATE: 7/20/14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DESIGNED BY: [Name]  
 APPROVED BY: [Name]  
 ARCHITECTURAL: 1 of 1

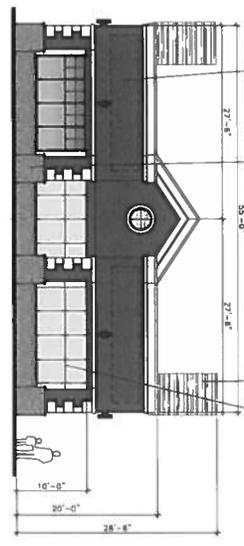
**I-1.00**

BRICK: INTERSTATE, OLD VIRGINIA  
MODULAR SET

STONE: MOUNTAIN VALLEY SANDSTONE  
TANBOLD BUILDING MATERIAL

ROOF: DAVINCI ROOF SCAPES, VALUFORM  
SHALE SH-01

UP'S BOOM: DRIVE 2000 BACKDROP

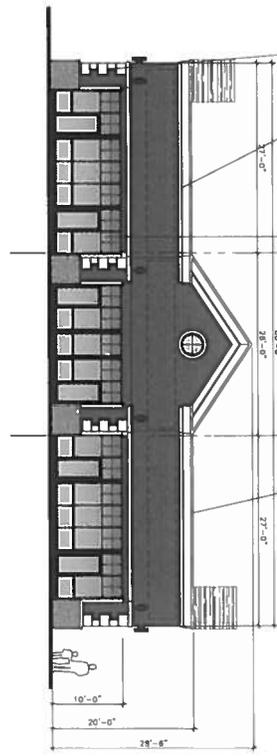


**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

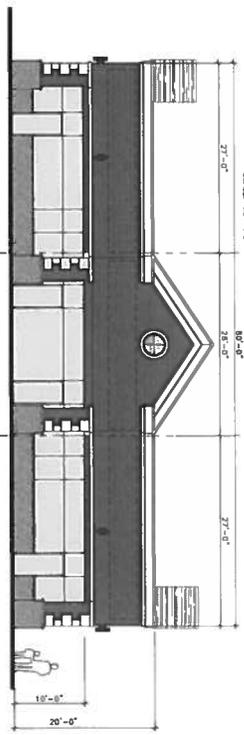
UP'S BOOM AND CONCRETE DRIVE  
BY THE DRIVE MATERIAL

ALUMINUM - BLACK ANODIZED

TRU: SHERWIN WILLIAMS STROMA



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, DEVELOPED AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. SIGNING. REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 508 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-3(1) ET SEQ AND VIOLATION OF I.C. 24-2-3(2) ET SEQ.

PROJECT NUMBER: 18-001	DATE: 01/11/18
PROJECT NAME: AMSOURCE DEVELOPMENT	DATE: 01/11/18
PROJECT LOCATION: CEDAR HILLS, UTAH	DATE: 01/11/18
DESIGNED BY: [Signature]	DATE: 01/11/18
CHECKED BY: [Signature]	DATE: 01/11/18
DATE: 01/11/18	
SCALE: 1/8" = 1'-0"	
SHEET TITLE: PROPOSED FLOOR PLAN AND ELEVATIONS - SPLIT FACED CMU	
SHEET NUMBER: A-1.00	
ARCHITECTURAL: 1 of 1	

PROPOSED NEW RETAIL BUILDING FOR:  
**AMSOURCE DEVELOPMENT  
CEDAR HILLS**  
4800 WEST CEDAR HILLS BLVD  
CEDAR HILLS, UTAH  
PROPOSED FLOOR PLAN AND ELEVATIONS - SPLIT FACED CMU

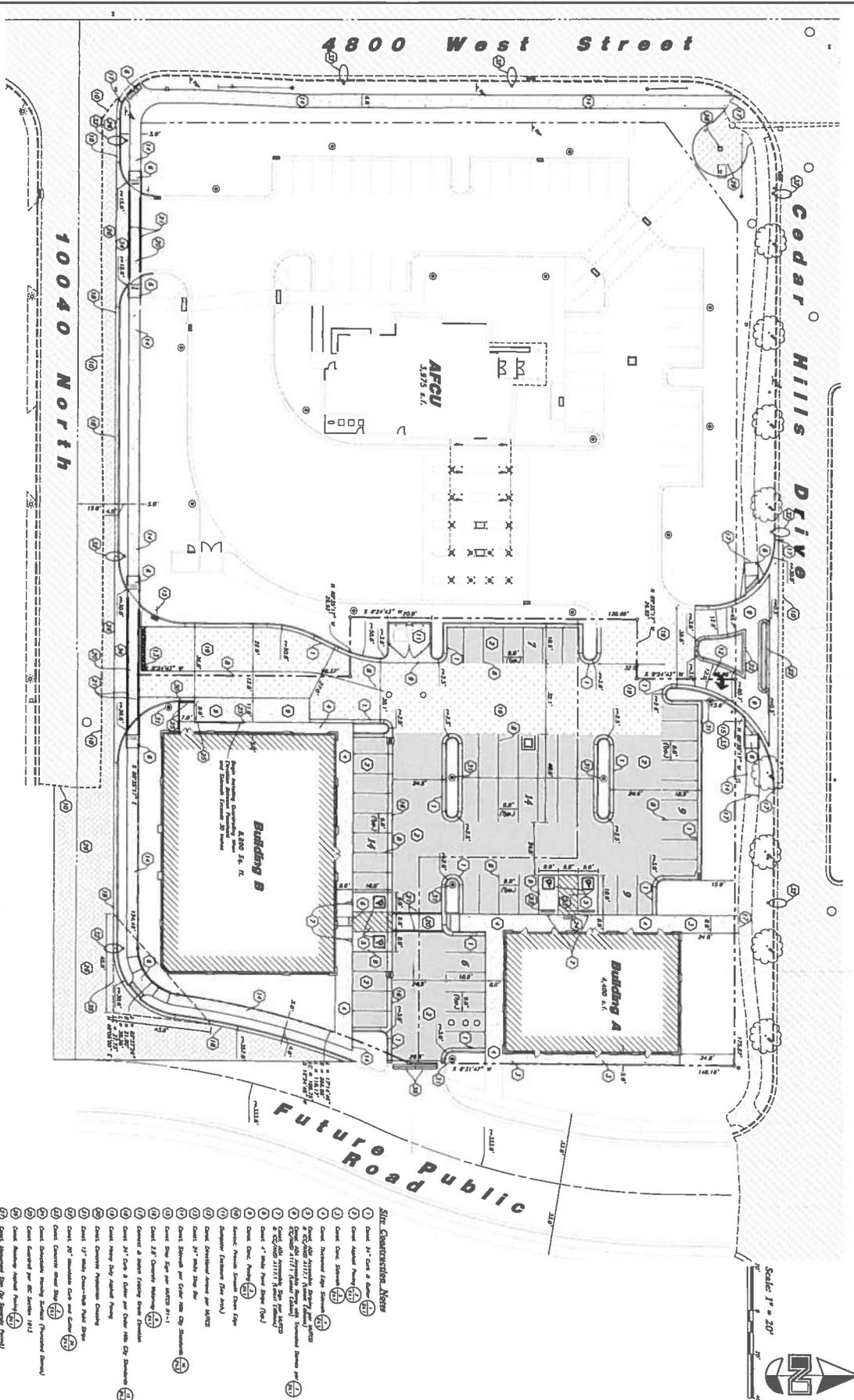
**VDC** VINCENT DESIGN GROUP, INC.  
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH • (801) 484-2046









**Site Data**  
 Site Area = 48,725 s.f. (0.12 ac)  
 Building Area = 11,300 s.f. (0.26 ac)  
 Parking Provided = 59 stalls (4,571,000)

**Overall Development**  
 Landscape Area Provided = 41,294 s.f. (0.94 ac)

- General Site Notes:**
1. State Department of Agriculture and Forestry - approved (Final Submittal)
  2. Final site plan, including all notes, to be submitted to the Department of Agriculture and Forestry for approval.
  3. All dimensions are in feet or inches unless otherwise specified.
  4. All dimensions are to center of road unless otherwise specified.
  5. Detail and quantities of all utility lines shall be provided by the utility companies.

- Site Construction Notes**
1. Detail 2" x 4" Curb & Gutter (CG) (20)
  2. Detail 2" x 4" Curb & Gutter (CG) (21)
  3. Detail 2" x 4" Curb & Gutter (CG) (22)
  4. Detail 2" x 4" Curb & Gutter (CG) (23)
  5. Detail 2" x 4" Curb & Gutter (CG) (24)
  6. Detail 2" x 4" Curb & Gutter (CG) (25)
  7. Detail 2" x 4" Curb & Gutter (CG) (26)
  8. Detail 2" x 4" Curb & Gutter (CG) (27)
  9. Detail 2" x 4" Curb & Gutter (CG) (28)
  10. Detail 2" x 4" Curb & Gutter (CG) (29)
  11. Detail 2" x 4" Curb & Gutter (CG) (30)
  12. Detail 2" x 4" Curb & Gutter (CG) (31)
  13. Detail 2" x 4" Curb & Gutter (CG) (32)
  14. Detail 2" x 4" Curb & Gutter (CG) (33)
  15. Detail 2" x 4" Curb & Gutter (CG) (34)
  16. Detail 2" x 4" Curb & Gutter (CG) (35)
  17. Detail 2" x 4" Curb & Gutter (CG) (36)
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  21. Detail 2" x 4" Curb & Gutter (CG) (40)
  22. Detail 2" x 4" Curb & Gutter (CG) (41)
  23. Detail 2" x 4" Curb & Gutter (CG) (42)
  24. Detail 2" x 4" Curb & Gutter (CG) (43)
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  26. Detail 2" x 4" Curb & Gutter (CG) (45)
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  34. Detail 2" x 4" Curb & Gutter (CG) (53)
  35. Detail 2" x 4" Curb & Gutter (CG) (54)
  36. Detail 2" x 4" Curb & Gutter (CG) (55)
  37. Detail 2" x 4" Curb & Gutter (CG) (56)
  38. Detail 2" x 4" Curb & Gutter (CG) (57)
  39. Detail 2" x 4" Curb & Gutter (CG) (58)
  40. Detail 2" x 4" Curb & Gutter (CG) (59)
  41. Detail 2" x 4" Curb & Gutter (CG) (60)
  42. Detail 2" x 4" Curb & Gutter (CG) (61)
  43. Detail 2" x 4" Curb & Gutter (CG) (62)
  44. Detail 2" x 4" Curb & Gutter (CG) (63)
  45. Detail 2" x 4" Curb & Gutter (CG) (64)
  46. Detail 2" x 4" Curb & Gutter (CG) (65)
  47. Detail 2" x 4" Curb & Gutter (CG) (66)
  48. Detail 2" x 4" Curb & Gutter (CG) (67)
  49. Detail 2" x 4" Curb & Gutter (CG) (68)
  50. Detail 2" x 4" Curb & Gutter (CG) (69)
  51. Detail 2" x 4" Curb & Gutter (CG) (70)
  52. Detail 2" x 4" Curb & Gutter (CG) (71)
  53. Detail 2" x 4" Curb & Gutter (CG) (72)
  54. Detail 2" x 4" Curb & Gutter (CG) (73)
  55. Detail 2" x 4" Curb & Gutter (CG) (74)
  56. Detail 2" x 4" Curb & Gutter (CG) (75)
  57. Detail 2" x 4" Curb & Gutter (CG) (76)
  58. Detail 2" x 4" Curb & Gutter (CG) (77)
  59. Detail 2" x 4" Curb & Gutter (CG) (78)
  60. Detail 2" x 4" Curb & Gutter (CG) (79)
  61. Detail 2" x 4" Curb & Gutter (CG) (80)
  62. Detail 2" x 4" Curb & Gutter (CG) (81)
  63. Detail 2" x 4" Curb & Gutter (CG) (82)
  64. Detail 2" x 4" Curb & Gutter (CG) (83)
  65. Detail 2" x 4" Curb & Gutter (CG) (84)
  66. Detail 2" x 4" Curb & Gutter (CG) (85)
  67. Detail 2" x 4" Curb & Gutter (CG) (86)
  68. Detail 2" x 4" Curb & Gutter (CG) (87)
  69. Detail 2" x 4" Curb & Gutter (CG) (88)
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  81. Detail 2" x 4" Curb & Gutter (CG) (100)

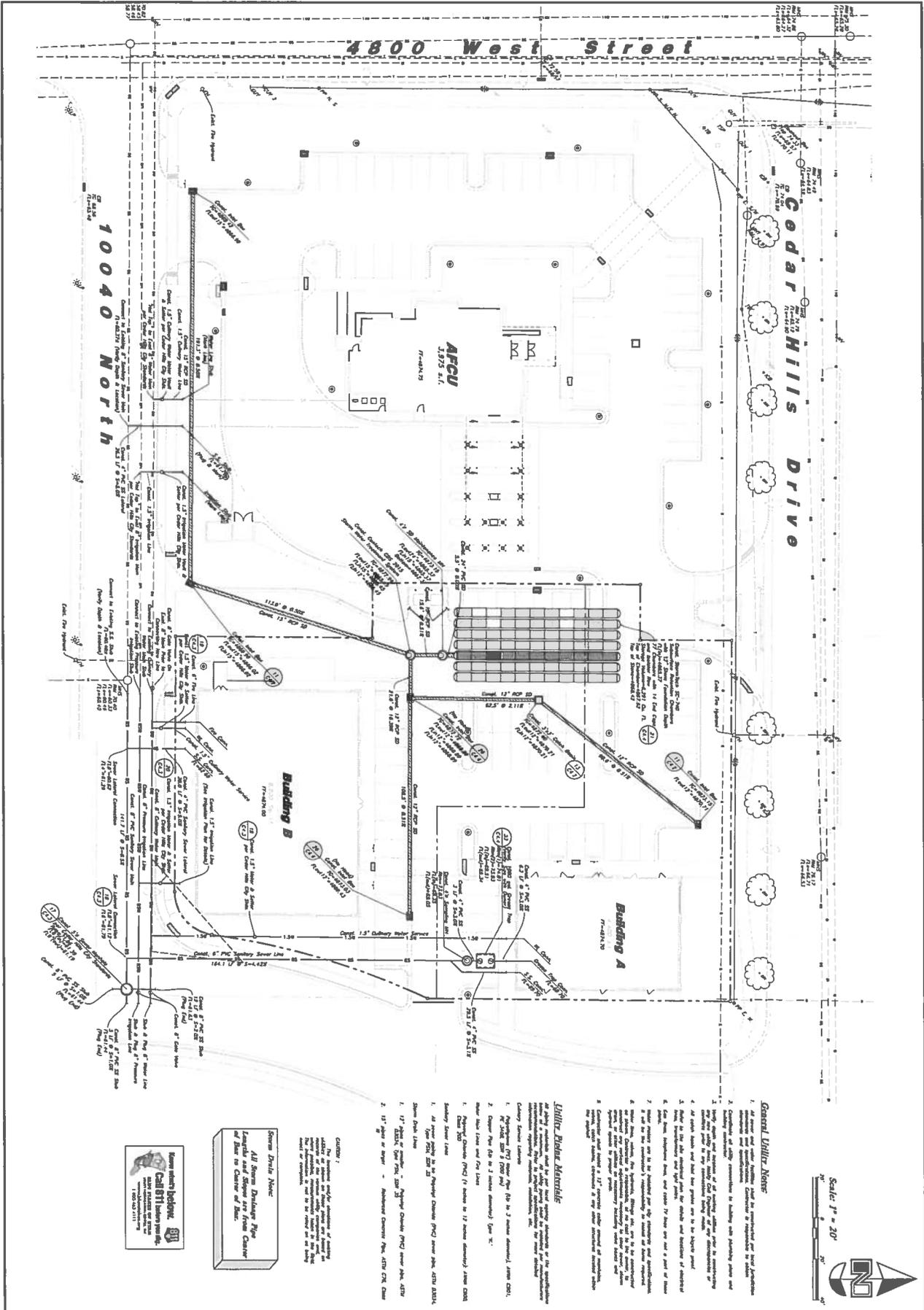
REGISTERED PROFESSIONAL ENGINEER  
 STATE OF UTAH  
 No. 11128  
 DATE: 11/11/2014  
**C11**

**Site Plan**  
**Cedar Hills Retail Center**  
 4800 West Cedar Hills Drive  
 Cedar Hills, Utah

**AWA**  
**ANDERSON WAHLEN & ASSOCIATES**  
 Great Basin Engineering South  
 2016 North Redwood Road, Salt Lake City, Utah 84116  
 801.321.5232 • anderson@awa.com

NO.	DATE	DESCRIPTION
1	11/11/2014	Initial Issue
2	11/11/2014	Revised
3	11/11/2014	Revised
4	11/11/2014	Revised
5	11/11/2014	Revised
6	11/11/2014	Revised
7	11/11/2014	Revised
8	11/11/2014	Revised
9	11/11/2014	Revised
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98	11/11/2014	Revised
99	11/11/2014	Revised
100	11/11/2014	Revised





Scale 1" = 20'



**General Utilities Notes**

1. All utility lines shown are for informational purposes only. The contractor shall verify the location and depth of all existing utilities before construction.
2. All utility lines shall be installed in accordance with the applicable codes and standards.
3. All utility lines shall be installed in a trench with a minimum depth of 18 inches.
4. All utility lines shall be installed in a trench with a minimum width of 18 inches.
5. All utility lines shall be installed in a trench with a minimum slope of 1%.
6. All utility lines shall be installed in a trench with a minimum cover of 18 inches.
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**Utility Notes**

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**Notes**

The contractor shall verify the location and depth of all existing utilities before construction. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for the installation and maintenance of all utility lines.



<p><b>Utility Plan</b>  <b>Cedar Hills Retail Center</b>          4800 West Cedar Hills Drive          Cedar Hills, Utah</p>	<p><b>AWA</b>  <b>ANDERSON WAHLEN &amp; ASSOCIATES</b>          Great Basin Engineering South          2010 North Redwood Road, Salt Lake City, Utah 84115          801 531-8322 - Anderson@awa.net</p>	<p>Project No. 03-2014          Drawing No. U-1          Date: 17 Oct. 2014</p>	<p>REGISTERED PROFESSIONAL ENGINEER          STATE OF UTAH          License No. 100042111  <b>CHAD H. JOHNSON</b></p>
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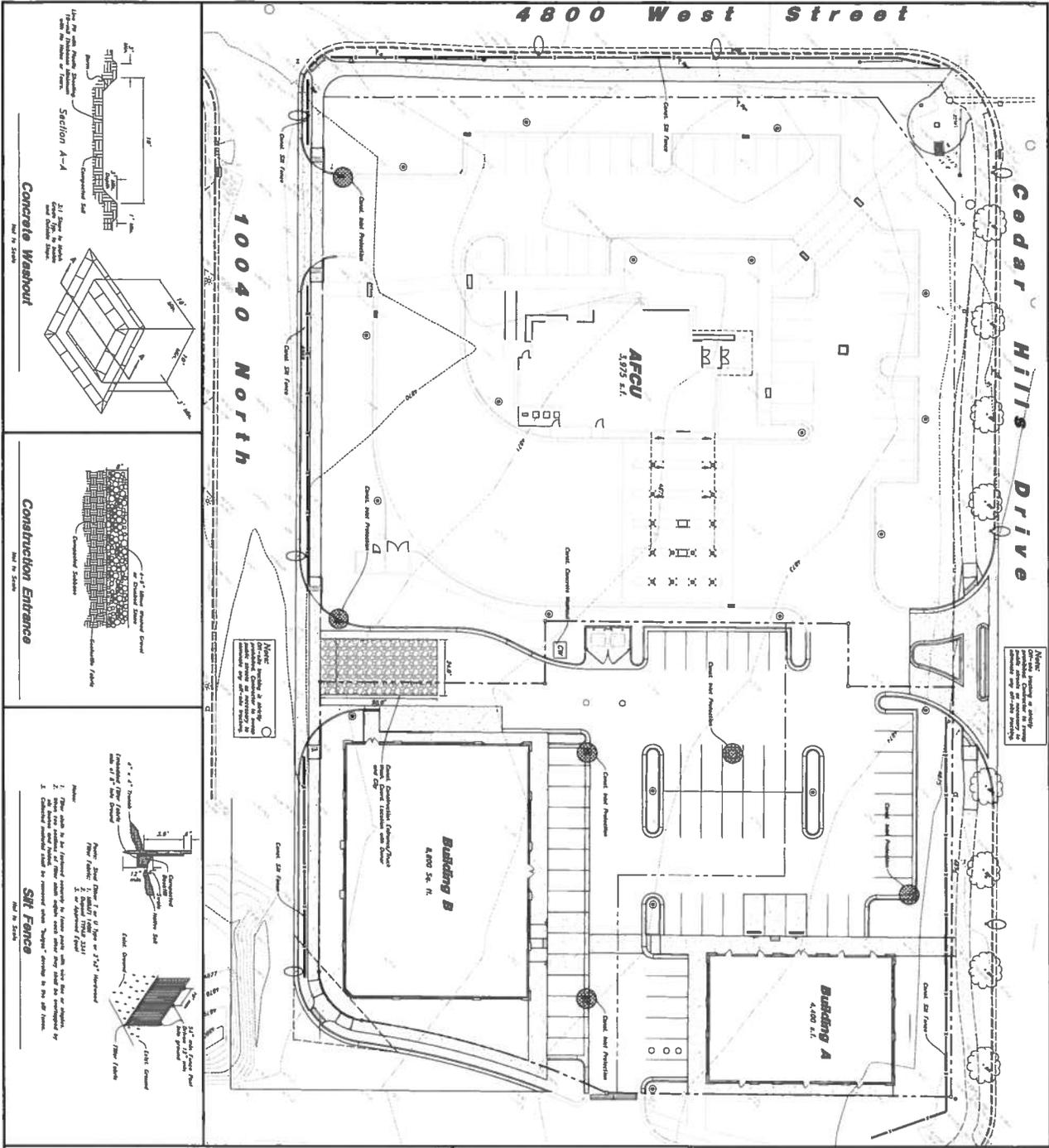




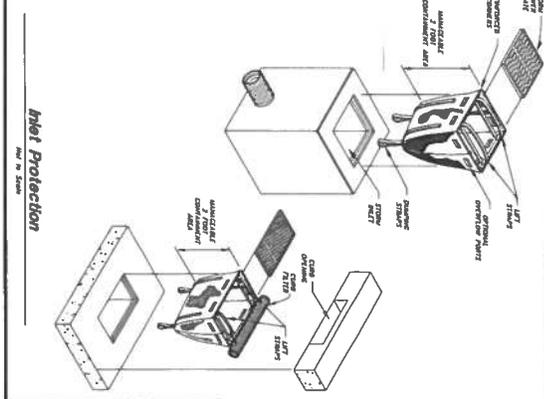
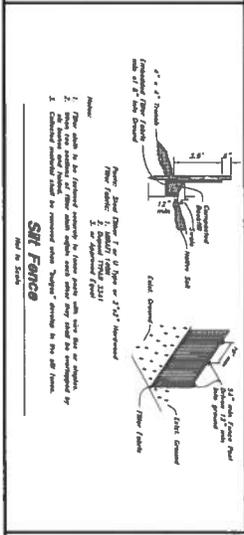
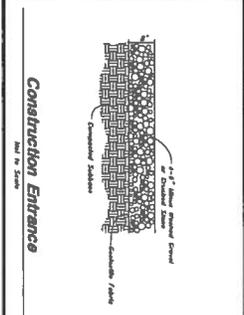
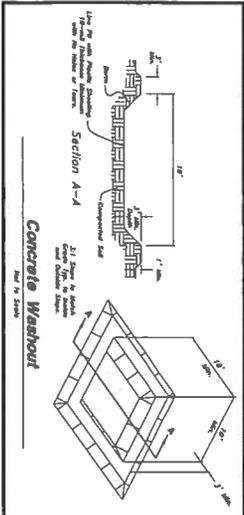
4800 West Street

Cedar Hills Drive

10040 North



Note: Existing site utility lines are shown in red. Utility lines are shown in blue. Utility lines are shown in green. Utility lines are shown in yellow.



**Legend**

2" x 2" Concrete Washout

2" x 2" Concrete Entrance

2" x 2" Silt Fence

2" x 2" Mud Protection

2" x 2" Concrete Washout

2" x 2" Concrete Entrance

2" x 2" Silt Fence

2" x 2" Mud Protection

**Erosion Control Notes**

1. The Contractor shall install and maintain an erosion control system during the construction of the project.
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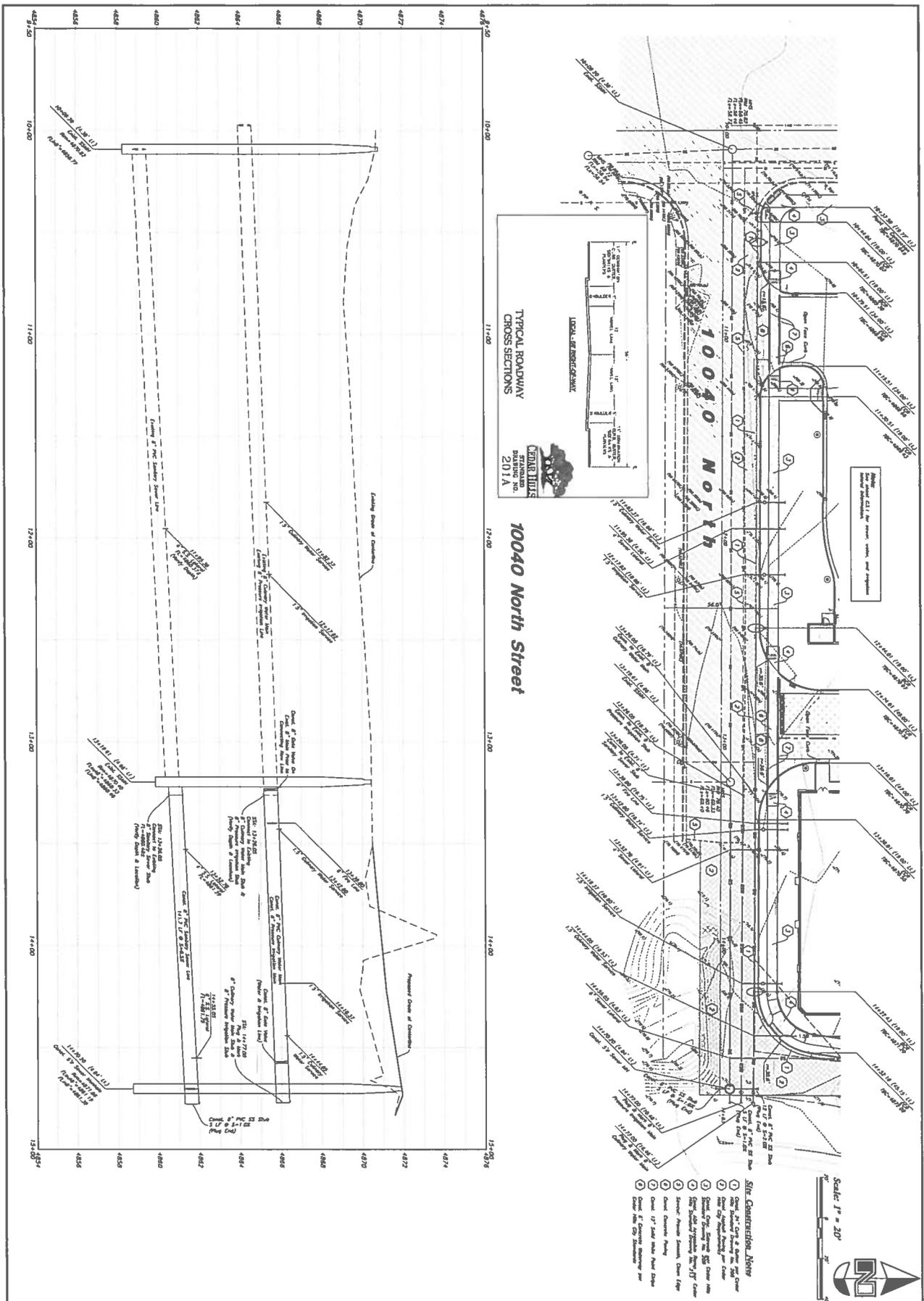
17 Oct, 2014  
**C5.1**

**Erosion Control Plan**  
**Cedar Hills Retail Center**  
 4800 West Cedar Hills Drive  
 Cedar Hills, Utah

**ANA**  
 ANDERSON WAHLEN & ASSOCIATES  
 Great Basin Engineering South  
 2010 North Reynolds Road, Salt Lake City, Utah 84118  
 801-521-5523 - [www.andersonwahl.com](http://www.andersonwahl.com)

NO.	REV.	DATE	DESCRIPTION

Project No: C5.1  
 Drawing No: C5.1  
 Date: 10/17/14  
 Scale: 1" = 20'



<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>STATE OF UTAH</p> <p>NO. 11700</p> <p>CEAR HILLS</p>	<p><b>10040 North Plan &amp; Profile</b></p> <p><b>Cedar Hills Retail Center</b></p> <p>4800 West Cedar Hills Drive Cedar Hills, Utah</p>		<p><b>ANA</b></p> <p>ANDERSON WAHLEN &amp; ASSOCIATES</p> <p>Great Basin Engineering South</p> <p>2010 North Nevada Road, Salt Lake City, Utah 84116 801.221.8233 - info@andersonwahlen.com</p>	<p>DATE: 01-10-2014</p> <p>PROJECT NO. 10040</p>									
	<p>17 Oct 2014</p> <p><b>C6.1</b></p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION							
REV	DATE	DESCRIPTION											









# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	1/26/2016

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on representing the Planning Commission in a public setting and on public forums.
<b>APPLICANT PRESENTATION:</b>	n/a
<b>STAFF PRESENTATION:</b>	Chandler Goodwin
<b>BACKGROUND AND FINDINGS:</b> Discussion on the role of the planning commission and land use issues. A good primer is to read, "The Planning Commission" by David Church.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> n/a	
<b>FISCAL IMPACT:</b> n/a	
<b>SUPPORTING DOCUMENTS:</b> "The Planning Commission" David Church	
<b>RECOMMENDATION:</b> n/a	
<b>MOTION:</b> Discussion item only.	

THE PLANNING COMMISSION  
ONE ATTORNEY'S VIEW

BY DAVID L. CHURCH

One of the most important required committees in Utah municipalities is the planning commission. Membership of planning commissions consists, by in large, of dedicated volunteers who perform this service out of love for their community and interest in the subject. However, for some reason some planning commissions and planning commissioners are continually in dispute with their city or town council or with the land owners who have to deal with them. This is unfortunate and in my view is a product of misunderstanding the role of the planning commission and its members.

Every Utah municipality is required to pass an ordinance establishing a planning commission<sup>1</sup>. The ordinance is required to define the number and terms of the members of the planning commission and alternate members if any. This can and does change from city to city. There is no required number on a planning commission nor a magic or best number. In theory a planning commission could consist of one or fifty. In addition the ordinance must indicate the mode of appointment. This implies that perhaps someone other than the mayor (or the city manager in the city manager optional form of government) could be given the right to appoint planning commission members by the ordinance. I do not believe this would be a proper interpretation. Mayors or city managers, depending on the form of government in the city, clearly have the statutory authority to appoint, with the advice and consent of councils, persons to the city commissions including the planning commission.<sup>2</sup> To be consistent with the other provisions of the Utah Municipal Code, the mode of appointment of planning commissioners in the ordinance would have to be limited to things other than the power of appointment. The ordinance must also contain the procedures for filling vacancies and removal from office. This has been an overlooked provision in most ordinances and the source of some contention and even law suits. The best practice is to make this section fairly specific and have definite standards of conduct and attendance for commission members. Without these specifics it may be difficult to remove members from a commission prior to the expiration of their term in office.

The ordinance should also detail the authority of the planning commission. Every planning commission is required, by state law, to have a role in the municipality's establishment of its basic land use control policy. This authority given by state law cannot be taken from the planning commission by the city or town council. This minimum role consists of making recommendations to the city or town council for a general plan and amendments to the general plan and recommendations to the city or town council land use ordinances, zoning maps, official maps, and amendments. The planning commission must also be involved in making recommendations on proposed subdivision plats.

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<sup>1</sup> Utah Code 10-9a-301

<sup>2</sup> Utah Code sections 10-3-809(2)(h), 10-3-1219(d), and 10-9-1226(2)(7)

No other powers or duties need be given to the planning commission by the city or town and the planning commission does not have any other inherent powers. Many commissions try to involve themselves in matters such as business licensing, animal regulations and nuisance enforcement. This is appropriate only of the city or town ordinances specifically delegate these responsibilities to them.

The city and town land use ordinances, which the planning commission has made recommendations on, must identify a land use authority and an appeal authority for every land use decision applying the adopted city or town land use ordinances.<sup>3</sup> The planning commission may be designated in the land use ordinances as the land use authority in the city for making land use decisions or they may be designated as the appeal authority for appeals from land use decisions, but the planning commission cannot be the deciding authority and the appeal authority on the same issues. For example if the planning commission is given by the city or town ordinance the authority to review and approve site plans then some other person or body must be given the authority to appeal the decisions of the planning commission on site plans.

The ordinance setting up the planning commission should also establish the details of how the commission operates and the rules of procedure of the planning commission. The ordinance may also fix per diem compensation for the members of the planning commission, based on necessary and reasonable expenses and on meetings actually attended. This section of state law should be read to say that planning commissioners may be reimbursed for their services but it is not paid employment.

It is not uncommon for members of a planning commission to get “cross wise” with the city or town council. This is understandable since the primary purpose of the planning commission is to make reasoned recommendations to the council about the general plan and the land use ordinances, but the city or town council is under no obligation to take the recommendations of the planning commission. It is not a rare occurrence for members of a planning commission to become invested in their recommendations. These recommendations are the product of long public processes and hard decision making. It can appear disrespectful to the process and the efforts of the planning commission when the council ignores the recommendations of the planning commission and goes off on its own. There is no solution to this source of conflict. Decisions regarding the general plan and the adoption of land use ordinances are legislative acts that are intended to be made by elected policy makers and not by appointed commissioners. Council members should respect the recommendation of the planning commissions, but in the end they need to vote for their own constituents according to their own consciences.

It is also not uncommon for city and town councils to become frustrated with their own planning commissions. This is generally not because of any recommendation made by the planning commission, but when the commission is acting as a land use authority and granting or denying permits and approvals. The principle source of this frustration is

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<sup>3</sup> Utah Code section 10-9a-302.

a planning commission's attempt to exercise discretion in granting or denying these permits. Utah law is very clear that a landowner is entitled to approval of a land use application if the application complies with the city or town's ordinance.<sup>4</sup> It is specifically stated in Utah law that a land use authority cannot impose any requirement on an applicant for a land use permit that is not specifically expressed in either state law or local ordinances.<sup>5</sup> In addition the law states that if a proposed subdivision, with limited exceptions, complies with the city or town ordinances, it must be approved.<sup>6</sup> What this means is that the planning commission, when acting as a land use authority, has very little discretion on whether or not to grant or deny the permit. If the land owner's application complies with the ordinances, the commission (or any other appointed land use authority) must approve it, and if it does not comply then the planning commission must deny the application. This is regardless of whether or not the planning commission, or the public, thinks that the application is a good or bad idea. In addition if the city or town ordinances are ambiguous they must be interpreted by the city or town in favor of the land owner.<sup>7</sup> When a planning commission ignores the law and approves (or denies) a land use application in violation of the city or town ordinances it creates trouble and unnecessary conflict for the city or town council. This, no matter how well intentioned, is never in the public interest.

There are, I believe, some basic rules for members of a planning commission to follow that will help the planning process and avoid conflict between the planning commissions and the city or town councils.

First, planning commissioners must understand and appreciate the dual role that they may play. When they are making a recommendation on a general plan or on a land use ordinance they are a part of the political, legislative process. They have broad discretion in what their recommendation can be. They can listen to the public even if it is just uneducated clamor. When the planning commission is acting as a land use authority it has little discretion. The land owner's application either complies with the ordinances or it does not. An individual planning commissioner's opinion of the merits of a proposed land use application is not relevant to the process. Any individual commissioner's opinion, and any of the public's comments and concerns, are relevant only to the extent that they speak to issue of compliance with the existing law.

Second, planning commissioners must understand that the planning commission is intended to shape policy not make policy. It is not a representative body and has no constituency. Commissioners do not represent neighborhoods or points of view. The role is not to act as a gate keeper. Their role is to be experts in planning and the local ordinances. They are to make reasoned recommendations and apply the ordinances as written. If a planning commissioner wants to be a policy maker he or she just needs to

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4 Utah Code section 10-9a-509(1)(a)

5 Utah Code section 10-9a-509(1)(e)

6 Utah Code section 10-9a-603(2)

7 Brown v. Sandy City Bd. of Adjustment, 957 P.2d 207, 210 (Utah Ct. App. 1998) and Patterson v. Utah County Bd. of Adjustment, 893 P.2d 602, 606 (Utah Ct.App.1995).

put their names on a ballot and win an election. Until they do so they should not attempt to make policy. They should be content with just shaping policy and administering the ordinances as written.

Third, planning commissioners should respect the public process and the due process rights of the land owners. All meetings of the planning commission must comply with the Utah Open and Public Meetings Act.<sup>8</sup> This means that both decisions and deliberations of a planning commission must be public. A public hearing is required by law for many of the things that a planning commission may be involved in and can be held by many planning commissions on other matters as a matter of routine. The purpose of a public hearing is to receive information from, and give information to the public. It is not to seek the public's approval or permission to do something. In my opinion it is never appropriate to poll the members of the public in attendance at a meeting to see what they think. The people in attendance at any meeting are not necessarily representative of the residents of the city or town as a whole. They are at the meeting because they have a position that is so strongly held that they will leave their TV's and come to a meeting. While what they say matters, the volume and number of repetitions does not. A public hearing should be a time that the planning commission listens and learns. It is not a time to convince or argue with the public. Procedural due process requires that an applicant for any permit be given notice of any meeting regarding his or her application; the right to be heard; and a fair hearing or decision. Utah law requires that the applicant be given specific notice of the date, time and place of any meeting where the application is being considered and also be given copies of any staff reports regarding the application at least three days before the meeting or hearing.<sup>9</sup>

Lastly, it is important to remember that being on a planning commission is about public service. One of the primary roles of a planning commission is to help the landowner accomplish with his land what the landowner desires in a manner consistent with the city's plans and ordinances. Many planning commissioners seem to enjoy frustrating the plans of the landowner. They take delight in telling people no—instead of how. Some planning commissioners feel that it is their role to force an applicant to do what the commissioner would do if the commissioner owned the property. These attitudes do not serve the public.

A planning commission fulfills its purpose when it acts in a manner supportive of the policy and policy makers. It is not intended to be adversarial to the council. It is not a check or balance to the council. It is not there to slow growth or frustrate land owners. It is there to add professionalism, fairness and common sense to the planning and land use control process. It only serves this valuable function when it works within the constraints of the law and without regard to public prejudice and the clamor of the crowd.

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<sup>8</sup> Utah Code sections 52-4-1 et. seq

<sup>9</sup> Utah Code sections 10-9a-202.