



**NOTICE OF  
PLANNING COMMISSION MEETING  
Tuesday, May 28, 2019 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 28, 2019 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)

**SCHEDULED ITEMS & PUBLIC HEARINGS**

3. Approval of the minutes from the April 30, 2019 Planning Commission Meeting
4. Review/Recommendation on Amendments to City Code Title 10, Chapter 3 Regarding Re-zoning a Parcel located at approximately 9390 Timpanogos Cove from Open Space to the H-1 Hillside Zone, and to Amend the Official Zone Map to Reflect these Zone Changes
5. Review/Recommendation and Public Hearing on Preliminary Plans for the Lone Peak Landing Commercial Subdivision located at approximately Cedar Hills Drive and 4600 West (Redwood Drive) in the SC-1 Commercial Zone

**ADJOURNMENT**

6. Adjourn

Posted this 22nd day of May, 2019

/s/ Gretchen F. Gordon, Deputy 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, City Manager
<b>DATE:</b>	5/28/2019

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Review/Recommendation on Removing the Open Space/Non-Buildable Designation from Canyon Heights Plat G, Lot 14
<b>APPLICANT PRESENTATION:</b>	Nate Miller, Property Owner
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager

**BACKGROUND AND FINDINGS:**

Canyon Heights Plat G, Lot 14 is identified as Open Space, Non-Buildable on the recorded plat map. In 2015 this parcel was sold to a private individual when it was discovered that some improvements were inadvertently made on Lot 14. The purchase of the lot did not change the open space or non-buildable designations as identified on the plat. However, State Law prohibits the ownership of open space by private individuals, the City was not aware of this restriction at the time of sale. Nate Miller, the property owner, wishes to combine the two lots; doing so would not remove any recorded easement or guarantee associated with the land. The land is currently zoned as H-1, that zoning would remain intact; only the designation of open space and non-buildable would be removed from the lot, allowing Mr. Miller to record both parcels as one. The open space dedication for the overall subdivision was met prior to the dedication of this parcel. Staff and Planning Commission have requested a surveyor to map out the slope failure zone to show a structure limit line. The intent of this request is to protect the easements and the drainage swale from encroachment by future building. Additionally, any new plat will have to identify the storm drain system as an easement.

New submissions show both items requested by the planning commission as well as staff. Submissions show a new easement recognizing the City's storm drain infrastructure, as well as the contours of the hillside and the building limit line.

**PREVIOUS LEGISLATIVE ACTION:**

Item was tabled in April for additional information

**FISCAL IMPACT:**

N/A

**SUPPORTING DOCUMENTS:**

Canyon Heights Plat G, proposed new Plat G amended

**RECOMMENDATION:**

Review the history and issues associated with Canyon Heights Plat G, Lot 14, and make any necessary recommendations to the City Council

**MOTION:**

To recommend/not recommend to the City Council the alteration of the zoning of Canyon Heights Plat G, Lot 14, by removing the open space and non-buildable lot provisions identified on the plat map, subject to the following conditions: {LIST ANY NECESSARY CONDITIONS}



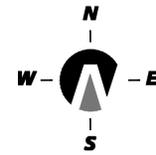
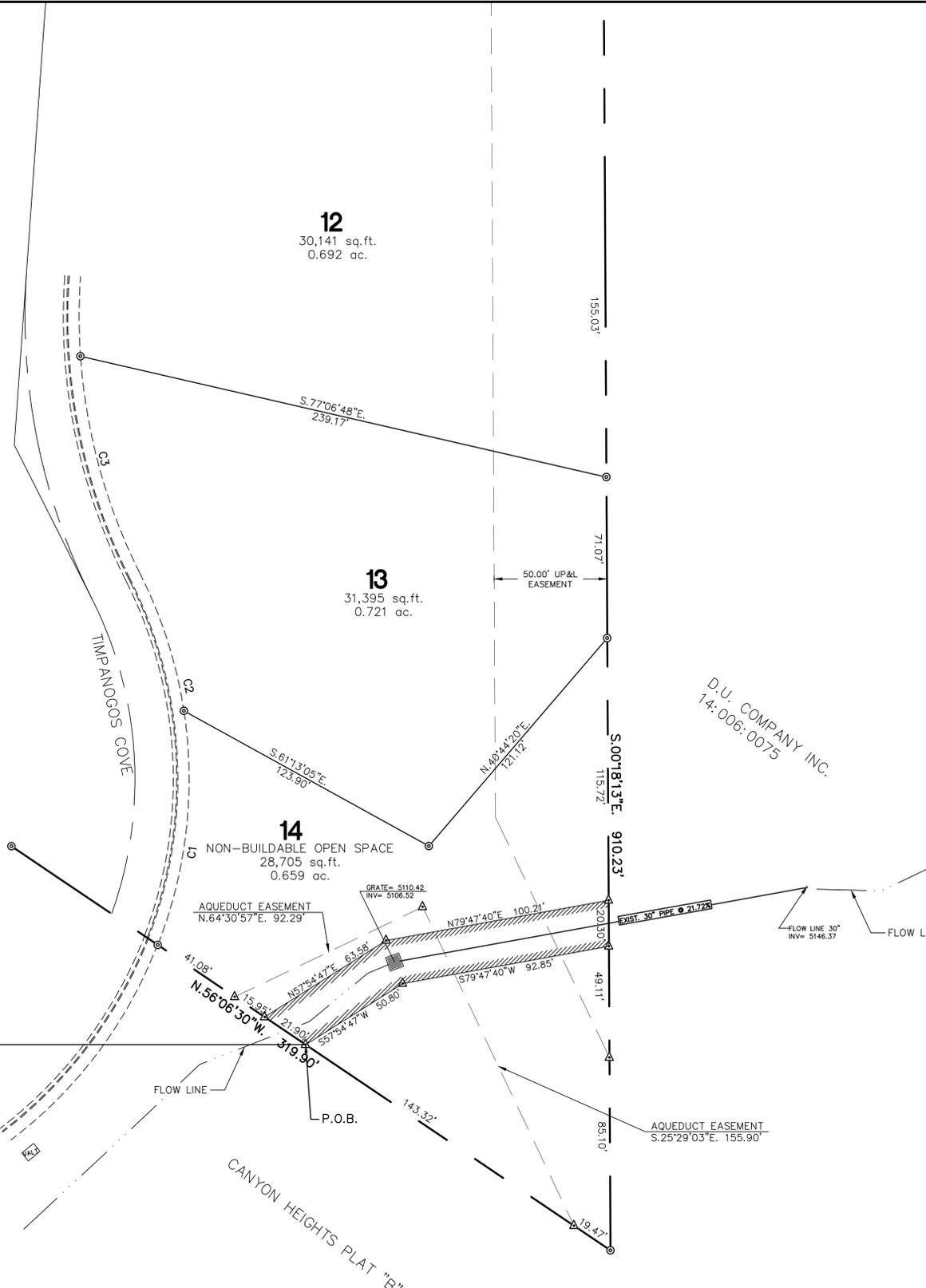
NORTH 1/4 CORNER  
S.8 T.5S., R.2E.,  
SLB&M

S.00°00'00"E  
1579.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	105.18'	200.00'	103.98'	S06°23'26"W	30°07'59"
C2	63.59'	200.00'	63.62'	S17°47'03"E	18°12'59"
C3	100.50'	251.00'	99.83'	S15°25'20"E	22°56'26"

N 90°00'00"E  
891.25'

CANYON HEIGHTS PLAT "D"



(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

**DRAINAGE EASEMENT BOUNDARY DESCRIPTION, LOT 14**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, BEING A PORTION OF LOT 14 PLAT "G" CANYON HEIGHTS AT CEDAR HILLS AS RECORDED AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14, THENCE NORTHWEST ALONG THE SOUTHWEST PROPERTY LINE OF SAID LOT 14 A DISTANCE OF 162.79 FEET TO THE REAL POINT OF BEGINNING; SAID POINT OF BEGINNING ALSO BEING: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE S.00°00'00"E. A DISTANCE OF 1579.62 FEET; THENCE N.90°00'00"E. A DISTANCE OF 891.25 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.57°54'47"E. A DISTANCE OF 50.80 FEET; THENCE N.79°47'40"E. A DISTANCE OF 92.85 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14; THENCE N.00°18'13"W. ALONG THE EAST PROPERTY LINE OF SAID LOT 14 A DISTANCE OF 20.30 FEET; THENCE S.79°47'40"W. A DISTANCE OF 100.21 FEET; THENCE S.57°54'47"W. A DISTANCE OF 63.58 FEET TO A POINT ON THE SOUTHWEST PROPERTY LINE OF SAID LOT 14; THENCE S.56°06'30"E. ALONG THE SOUTHWEST PROPERTY LINE OF SAID LOT 14 A DISTANCE OF 21.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,074.34 SQ. FT OR 0.07 ACRES OF LAND.

DRAINAGE EASEMENT FOR THE BENEFIT AND USE OF THE CITY OF CEDAR HILLS. DRAINAGE EASEMENT AREAS ARE PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS DRAINAGE EASEMENTS FOR PURPOSE OF STORM WATER CAPTURE AND CONVEYANCE ON, OVER, UPON, AND ACROSS THE AREA DELINEATED AS DRAINAGE EASEMENTS. EACH LOT ENCUMBERED BY A DRAINAGE EASEMENT SHALL, AT ITS SOLE COST AND EXPENSE, MAINTAIN AND KEEP ALL ABOVE AND BELOW GRADE INFRASTRUCTURE AND APPURTENANCES IN A REASONABLE CONDITION AND STATE OF REPAIR. NO OBSTRUCTIONS OR CHANGES IN GRADE SHALL BE LOCATED WITHIN THE EASEMENT AREA THAT WILL IMPEDE, DIVERT, OR CAUSE TO HAVE AN ADVERSE EFFECT ON ADJOINING PROPERTY.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

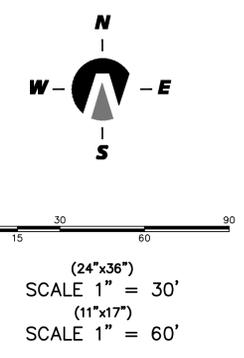
**CANYON HEIGHTS AT  
CEDAR HILLS PLAT "G"**

LOT 14  
CEDAR HILLS, UTAH

JOB NO.  
3-14-073  
SHEET NO.  
**1**

NORTH 1/4 CORNER  
S.8 T.S.S., R.2E.,  
SLB&M

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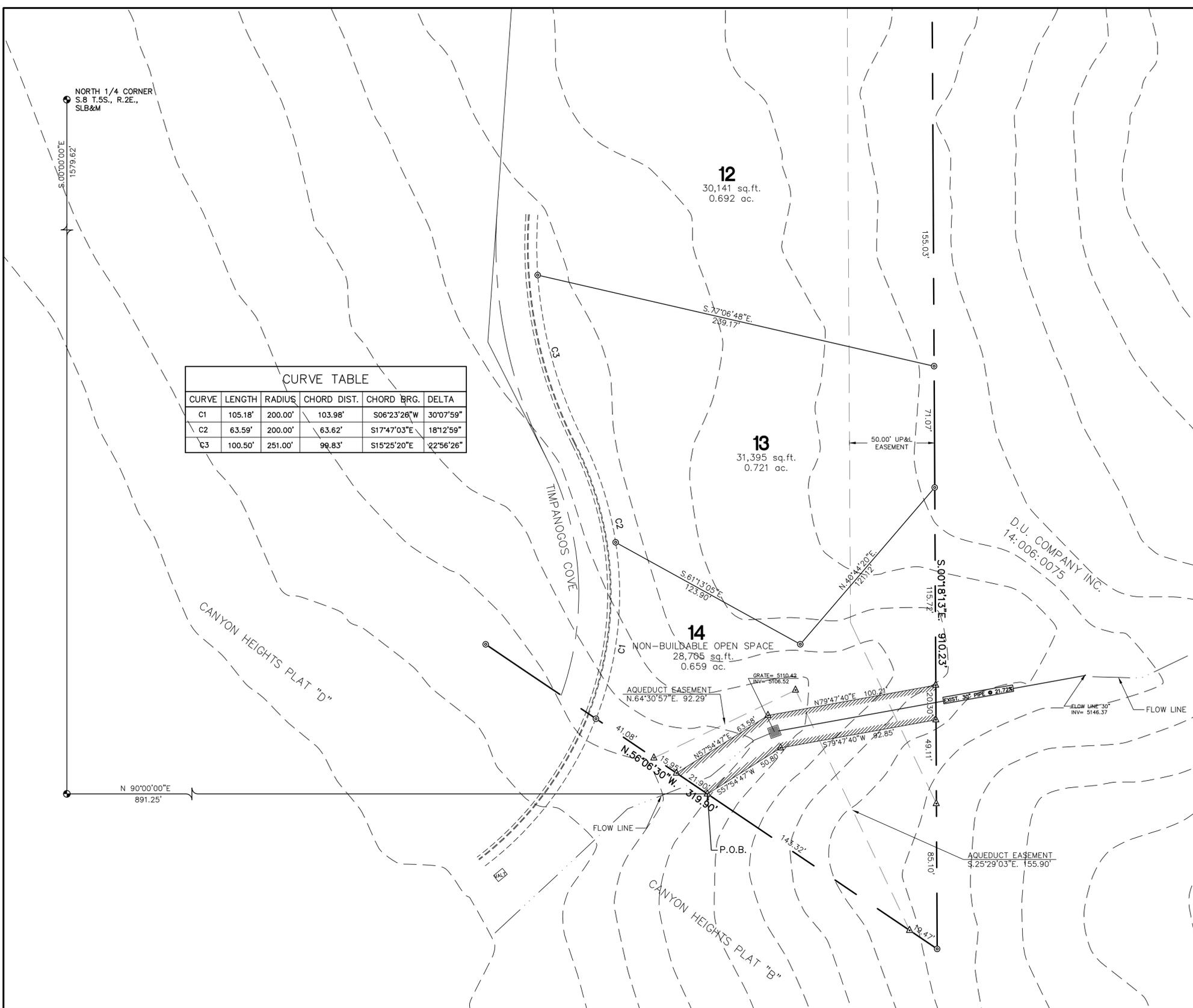
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**CANYON HEIGHTS AT CEDAR HILLS PLAT "G"**

LOT 14	JOB NO. 3-14-073
CEDAR HILLS, UTAH	SHEET NO. <b>2</b>

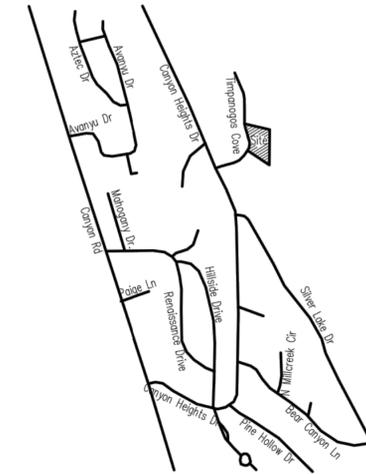
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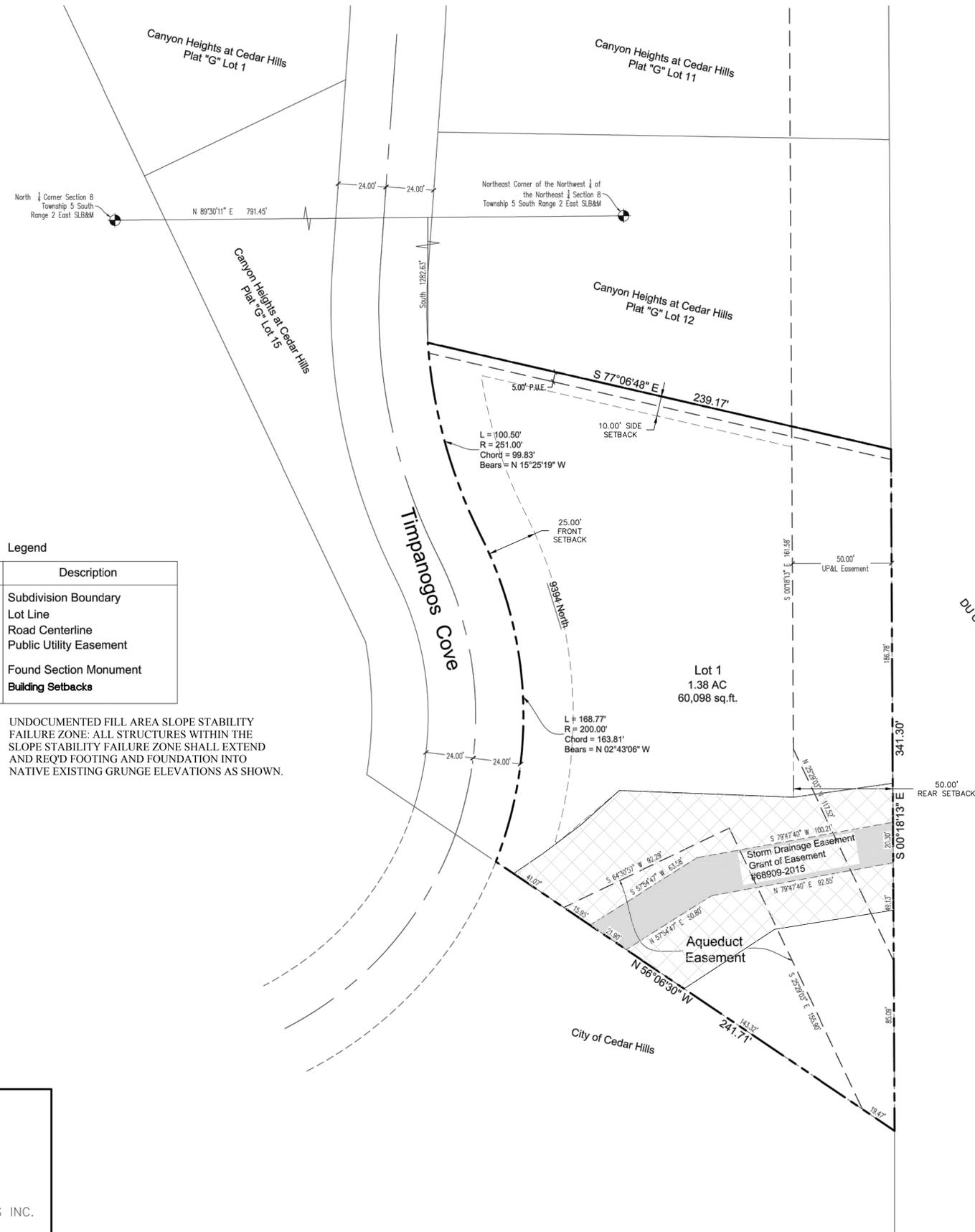
NORTH  
1" = 30'

# Canyon Heights at Cedar Hills

Including a vacation of Lots 13 & 14 Canyon Heights  
at Cedar Hills Plat "G"



Vicinity Map



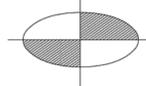
### Legend

Symbol	Description
	Subdivision Boundary
	Lot Line
	Road Centerline
	Public Utility Easement
	Found Section Monument
	Building Setbacks



UNDOCUMENTED FILL AREA SLOPE STABILITY FAILURE ZONE: ALL STRUCTURES WITHIN THE SLOPE STABILITY FAILURE ZONE SHALL EXTEND AND REQ'D FOOTING AND FOUNDATION INTO NATIVE EXISTING GRUNGE ELEVATIONS AS SHOWN.

PREPARED BY



DUDLEY AND ASSOCIATES INC.

### Approved as to Form

City Attorney \_\_\_\_\_ Date \_\_\_\_\_

- All lots subject to Cedar Hills Fencing Ordinance
- All lots shall have the minimum required setbacks of:  
Front = Thirty (30) feet  
Back = Thirty (30) feet; Lots 7-13 Fifty (50) feet  
Side = Twelve (12) feet

### PUBLIC UTILITY EASEMENTS

Utilities shall have the right to install, maintain and operate their equipment above and below the ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing electrical service 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 lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

### Questar Gas Approval

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 owner's 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 1-800-366-6532.

Questar Gas \_\_\_\_\_ Date \_\_\_\_\_

### Rocky Mountain Power

- Pursuant to Utah Code Ann. 54.3.27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. 17.27e-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right Rocky Mountain Power has under:
  - a recorded easement or right-of-way.
  - the law applicable to prescriptive rights.
  - Title 54, Chapter 8a, Damage to Underground Utility Facilities or,
  - any other provision of law.

Rocky Mountain Power \_\_\_\_\_ Date \_\_\_\_\_

### Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 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 below, 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.

### Boundary Description

Commencing at a point located North 89°30'11" East along the Section line 791.45 feet and South 1282.63 feet from the North quarter corner of Section 8, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 77°06'48" East 239.17 feet; thence South 00°18'13" East 341.30 feet; thence North 56°06'30" West 241.71 feet; thence along the arc of a 200.00 foot radius curve to the left 168.77 feet (chord bears North 02°43'06" West 163.81 feet); thence along the arc of a 251.00 foot radius curve to the right 100.50 feet (chord bears North 15°25'19" West 99.83 feet) to the point of beginning.

AREA=60,098 sq. ft. or 1.38 acres

Basis of Bearing \_\_\_\_\_  
Date \_\_\_\_\_ Surveyor \_\_\_\_\_  
(See Seal Below)

### Owner's 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 dedicated the streets and other Public areas as indicated hereon for perpetual use of the public.  
In witness hereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

by: \_\_\_\_\_ by: \_\_\_\_\_  
Nathan D Miller Jennifer Lynn Miller

### Acknowledgement

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires \_\_\_\_\_ NOTARY PUBLIC  
(See Seal Below)

### Acceptance by the City of Cedar Hills

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Cedar Hills City, approves this subdivision and hereby 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 \_\_\_\_\_, A.D. 2018.

Approved: \_\_\_\_\_ City Engineer Approved: \_\_\_\_\_ Clerk / Recorder

### Planning Commission Approval

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, by the Cedar Hills City Planning Commission.

Director - Secretary \_\_\_\_\_ Chairman, Planning Commission \_\_\_\_\_ Resolution No. \_\_\_\_\_

### Utah County Recorder

Sheet 1 of 1

### Plat "K"

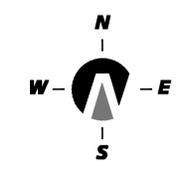
## Canyon Heights at Cedar Hills

Including a vacation of Lots 13 & 14 Canyon Heights  
at Cedar Hills Plat "G"

Located in the Northeast Quarter of Section 8  
Township 5 South, Range 2 East SLB&M

Cedar Hills City, \_\_\_\_\_ UTAH COUNTY, UTAH  
Subdivision SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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(24"x36")  
 SCALE 1" = 30'  
 (11"x17")  
 SCALE 1" = 60'

UNDOCUMENTED FILL AREA SLOPE STABILITY FAILURE ZONE: ALL STRUCTURES WITHIN THE SLOPE STABILITY FAILURE ZONE SHALL EXTEND AND REQ'D FOOTING AND FOUNDATION INTO NATIVE EXISTING GRUNGE ELEVATIONS AS SHOWN.

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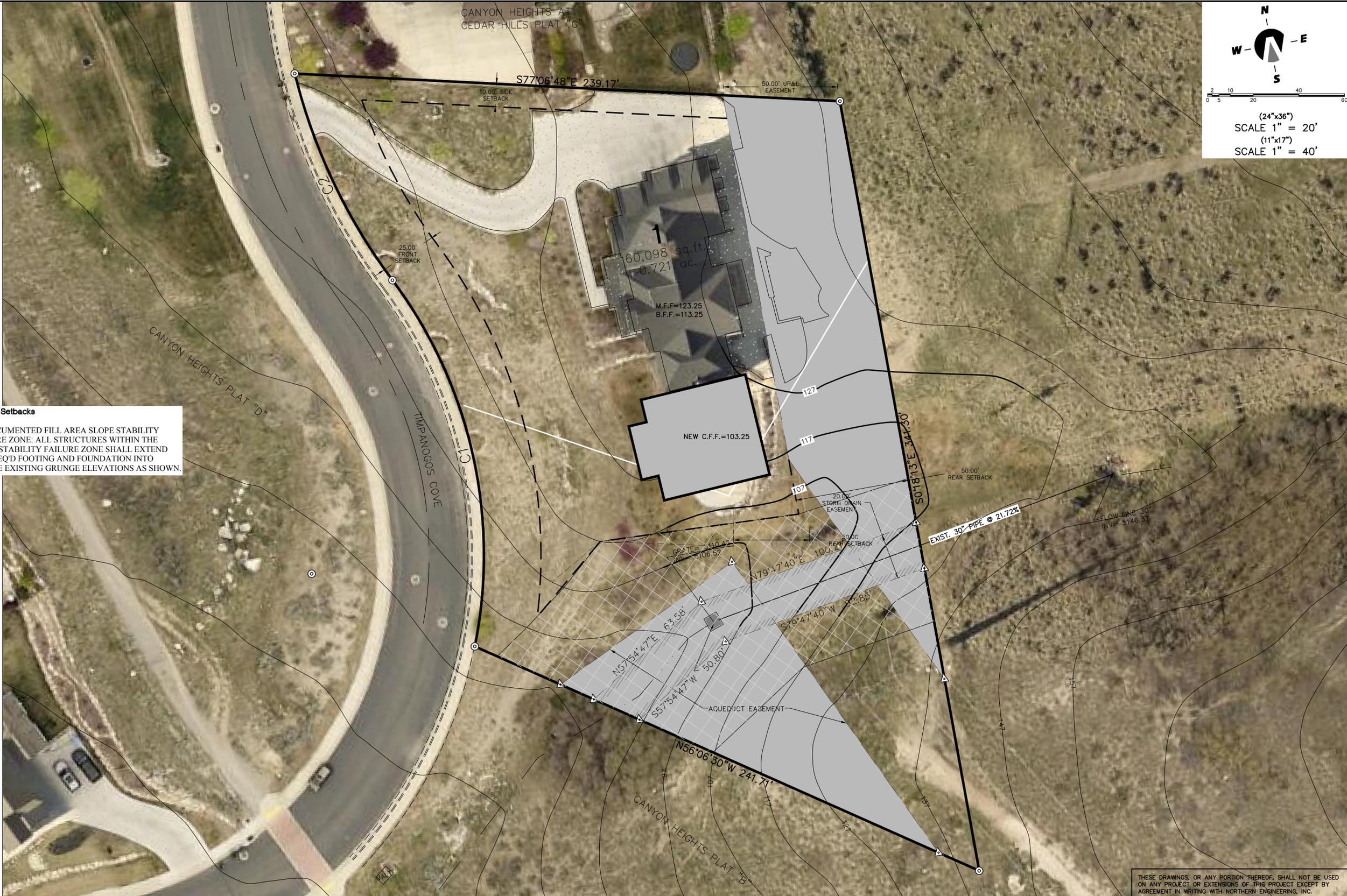
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**CANYON HEIGHTS AT CEDAR HILLS PLAT "K"**

LOT 1	JOB NO. 3-14-073
CEDAR HILLS, UTAH	SHEET NO. <b>4</b>

K:\3-14-073-00 Lot 14\CAD\Design\CH LOT 14 CONTOURS.dwg 5/20/2019 3:54 PM



**Building Setbacks**

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**CANYON HEIGHTS AT CEDAR HILLS PLAT "K"**

LOT 1  
CEDAR HILLS, UTAH

JOB NO.  
3-14-073  
SHEET NO.  
**5**

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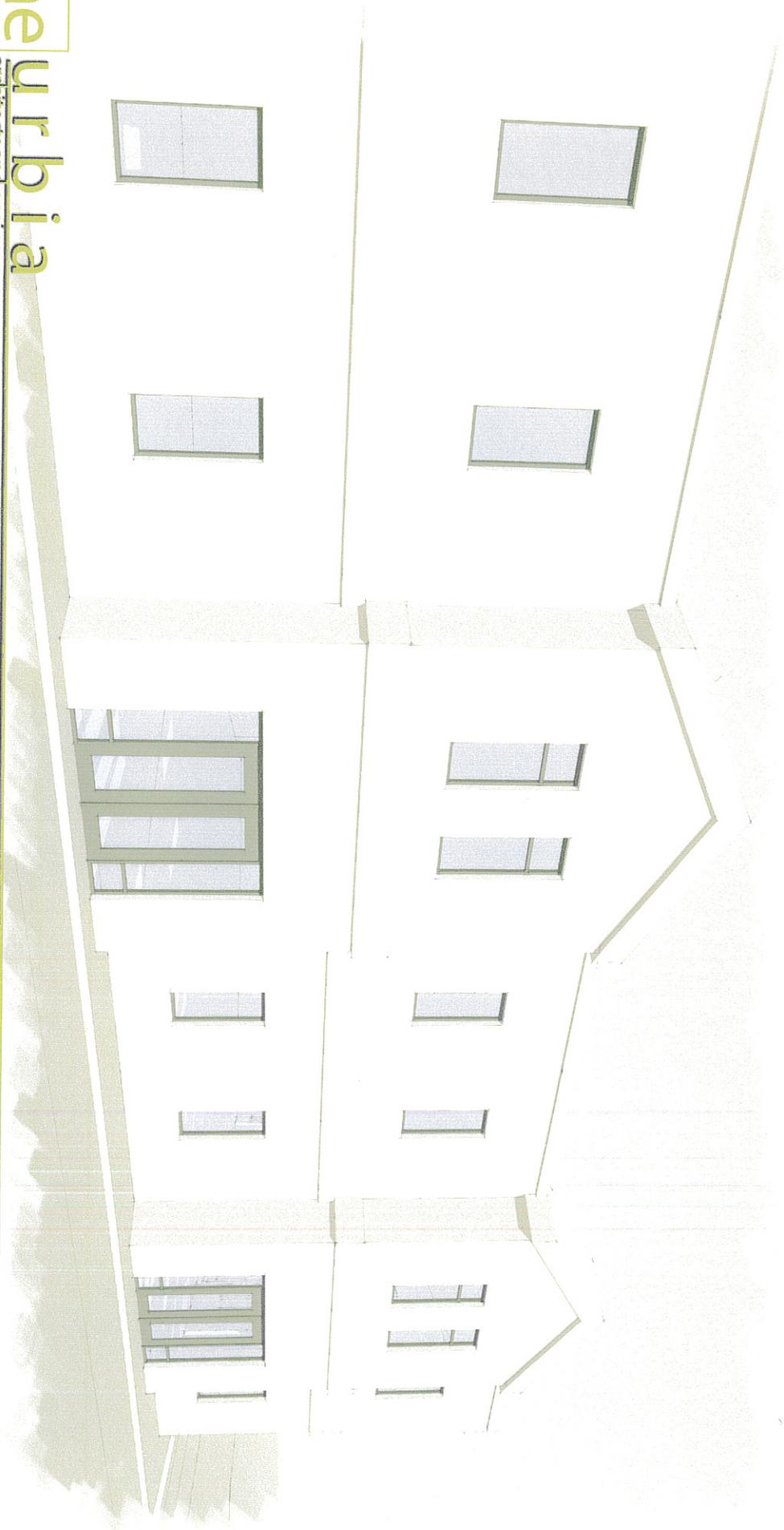


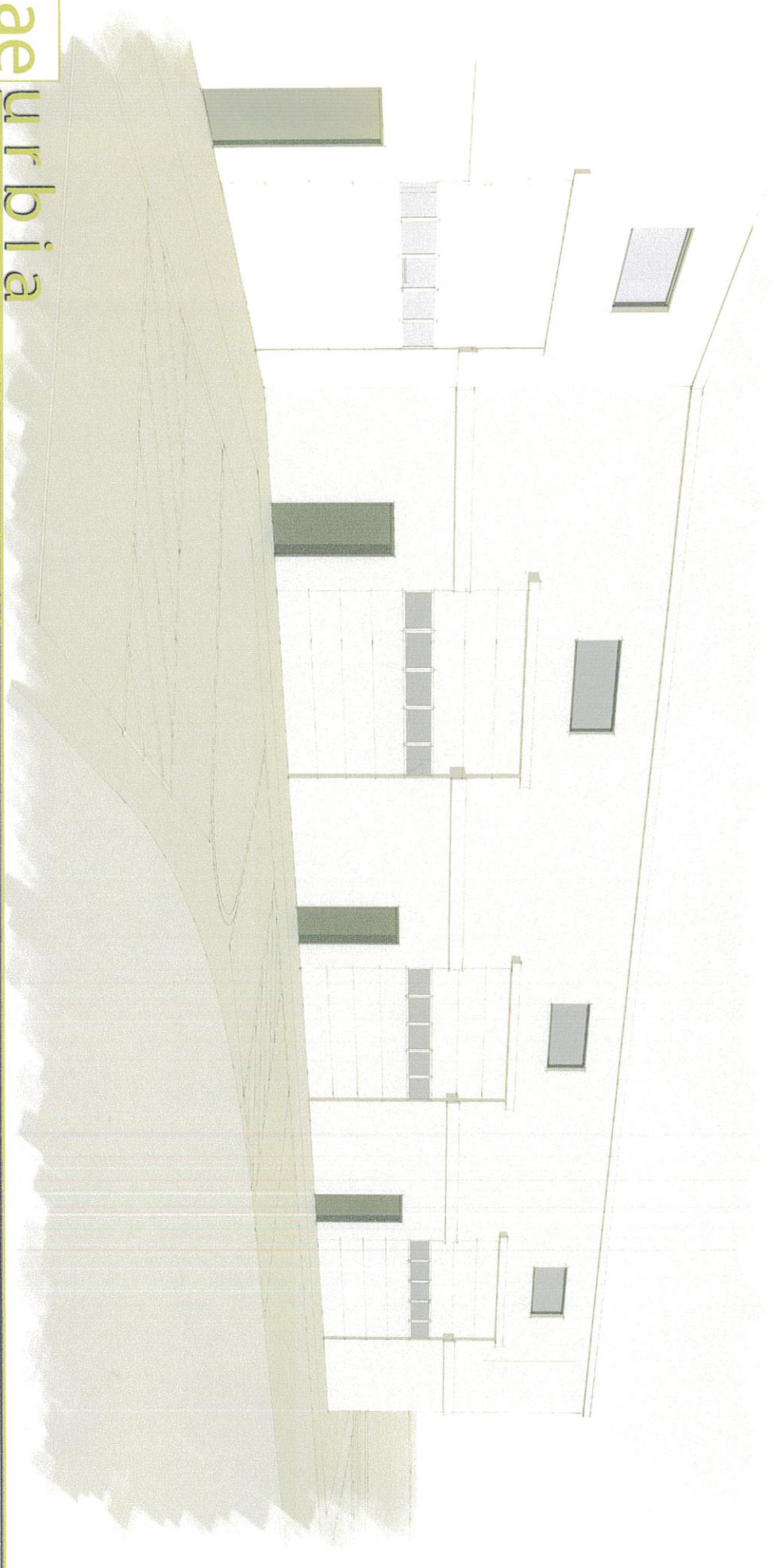
# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	5/28/2019

## Planning Commission Agenda Item

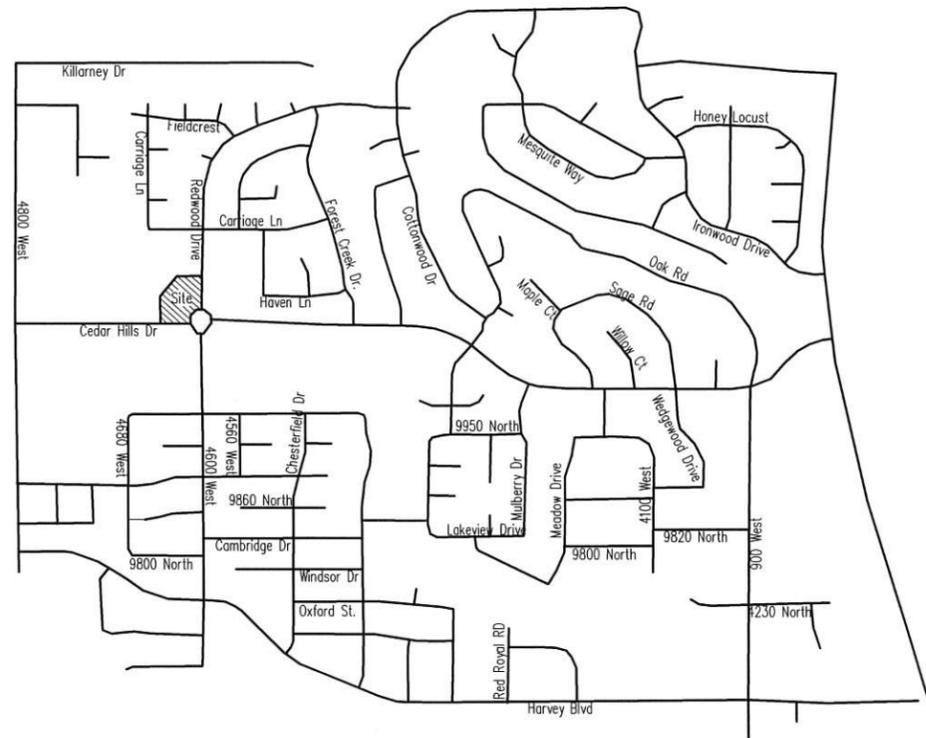
<b>SUBJECT:</b>	Review/Recommendation and Public Hearing on Lone Peak Landing Commercial Subdivision, Located at Approximately Cedar Hills Dr. and 4600 West (Redwood Drive)
<b>APPLICANT PRESENTATION:</b>	Bill West, Knight West Homes
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager
<b>BACKGROUND AND FINDINGS:</b> The proposed concept plan shows a 20,000+ Sq. Ft. building to be located on Cedar Hills Drive. and Redwood Drive. The proposal also includes a 24 foot wide drive isle as well as 72 parking stalls, four of which are ADA accessible. The proposed site is designed to house smaller retail locations, with an order fulfillment or warehousing option. Developers will be in attendance to field any questions from the Planning Commission. Developer is seeking feedback on proposal as they prepare final documentation for approval. Engineering has completed a preliminary review that has raised a few concerns. These concerns will be presented to the Planning Commission as needed. Also, building renderings have been requested, but not received to date.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> Planning Commission gave conceptual approval during the August 2018 Planning Commission meeting.	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Preliminary Plan for Lone Peak Landing	
<b>RECOMMENDATION:</b> Review proposal and make suggestions for site plan for eventual preliminary approval.	
<b>MOTION:</b> To recommend/not recommend the preliminary plans for the Lone Peak Landing commercial subdivision for approval to the City Council, subject to the following conditions and requirements {LIST ANY CONDITIONS OR REQUIREMENTS NECESSARY}.	





# Lone Peak Landing

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
	top of asphalt
	top of sidewalk
	back of top of curb
	back of top of sidewalk
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement



Vicinity Map

NOTES:

- The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
- All signage shall comply with the requirements of the City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

	Square Footage	Acreage	Percent of total
Total Area	75,680	1.74	100
Total Building / Pad Area	31,400	0.72	20
Total Hard Surface Area	62,100	1.43	40
Total Impervious Area	93,500	2.15	60
Total Landscaped Area	60,133	1.38	40

Tabulation Table

Sheet Index

- 1.0 Cover Sheet
- 2.0 Site Plan
- 3.0 Utility Plan
- 4.0 Storm Drainage Plan
- 5.0 Detail Sheets
- 6.0 Landscaping Plan
- 7.0 Lighting Plan

Developer:

Knightwest Construction  
 451 East 1000 South  
 Pleasant Grove Utah 84062  
 801 785-8025

Engineer:

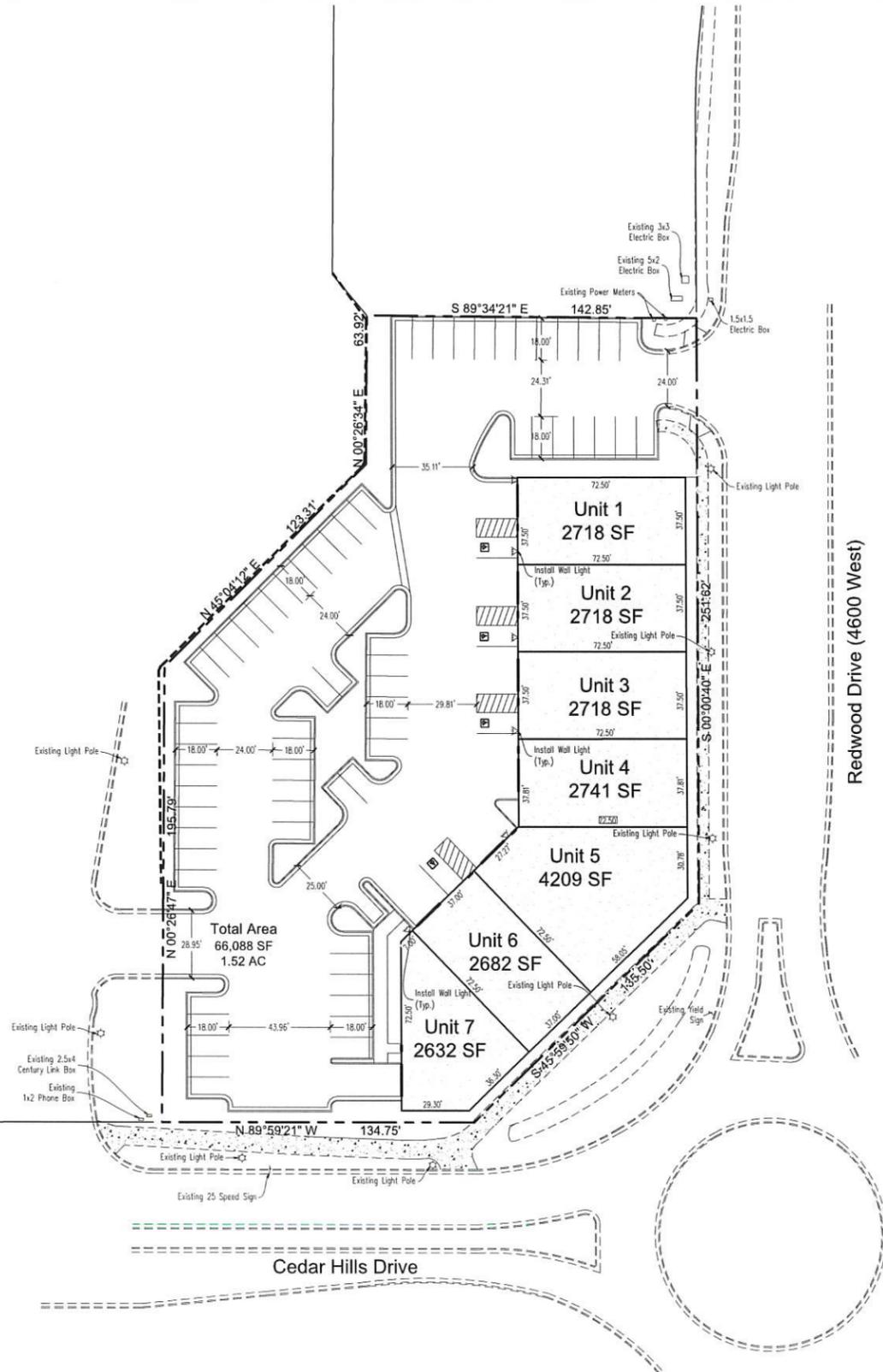
Dudley and Associates, Inc.  
 353 East 1200 South  
 Orem, Utah 84058  
 801-224-1252

Site Data:

Zone = SC1  
 Total Area = 1.52 Acres  
 Spaces required = 72  
 Spaces provided = 72



NORTH  
1" = 30'

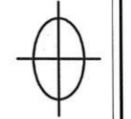


**CAUTION!!!** Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

**Know what's below. Call 811 before you dig.**

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UTILITY NOTIFICATION CENTER, INC.  
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1-800-662-4111



**DUDLEY AND ASSOCIATES**  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

Lone Peak Landing  
**Site Plan**

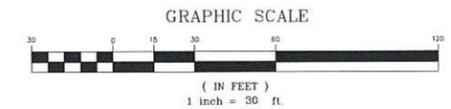
Utah

Cedar Hills

Revisions

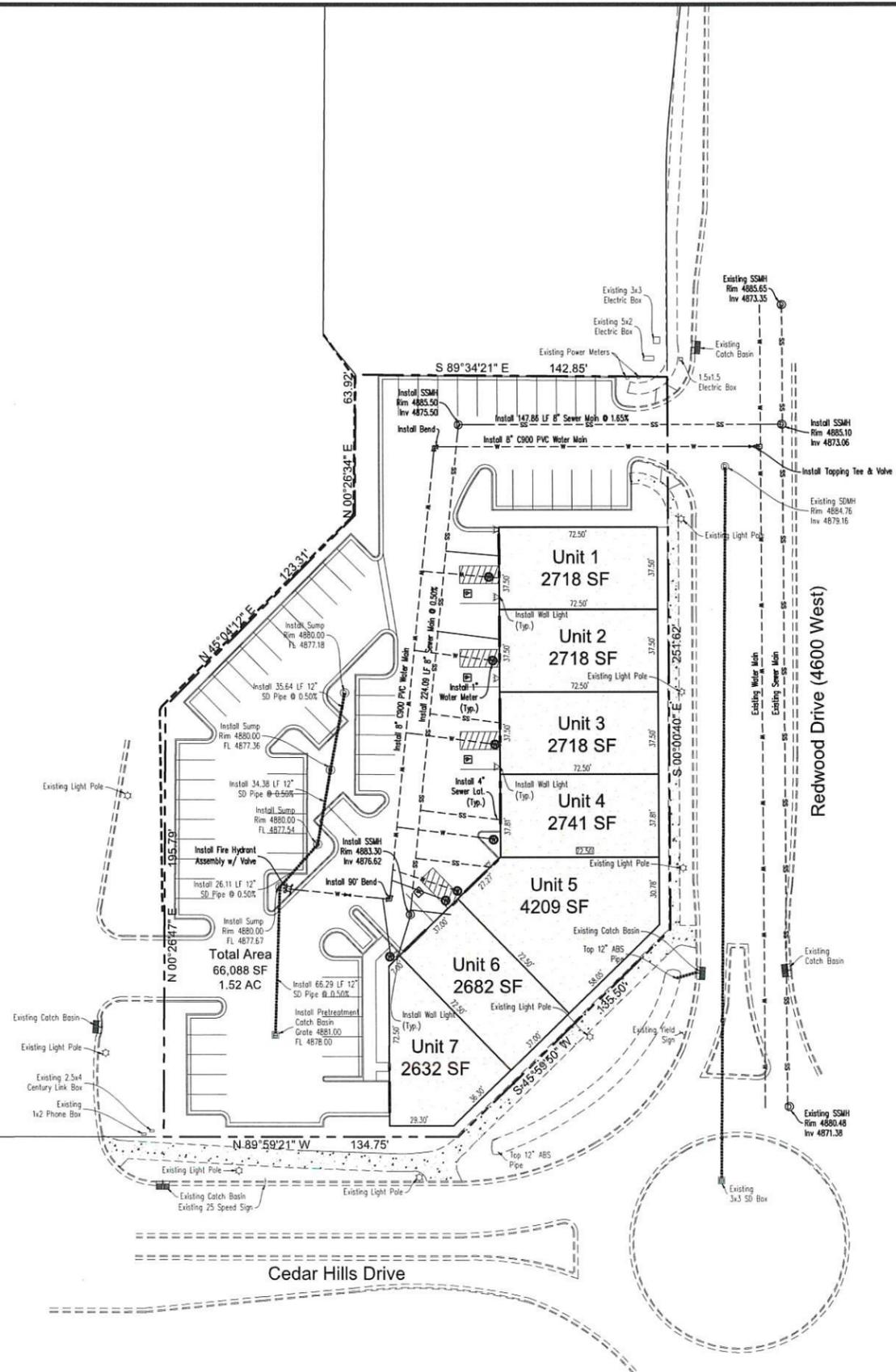
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By	BHT
Tracing No.	L-14448

Sheet No.  
**C - 2**





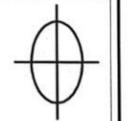
NORTH  
1" = 30'



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353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

Lone Peak Landing  
**Utility Plan**

Utah

Cedar Hills

Revisions

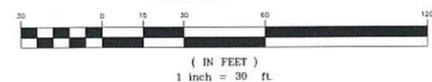
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Scale	1"=30'
By	BHT
Tracing No.	L-14448

Sheet No.  
**C - 3**

**Note:**

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

**GRAPHIC SCALE**

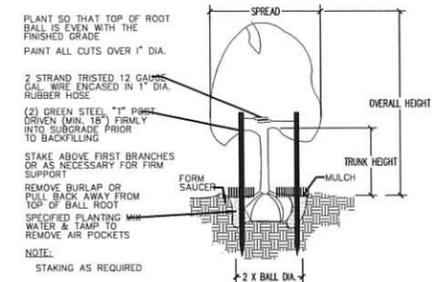
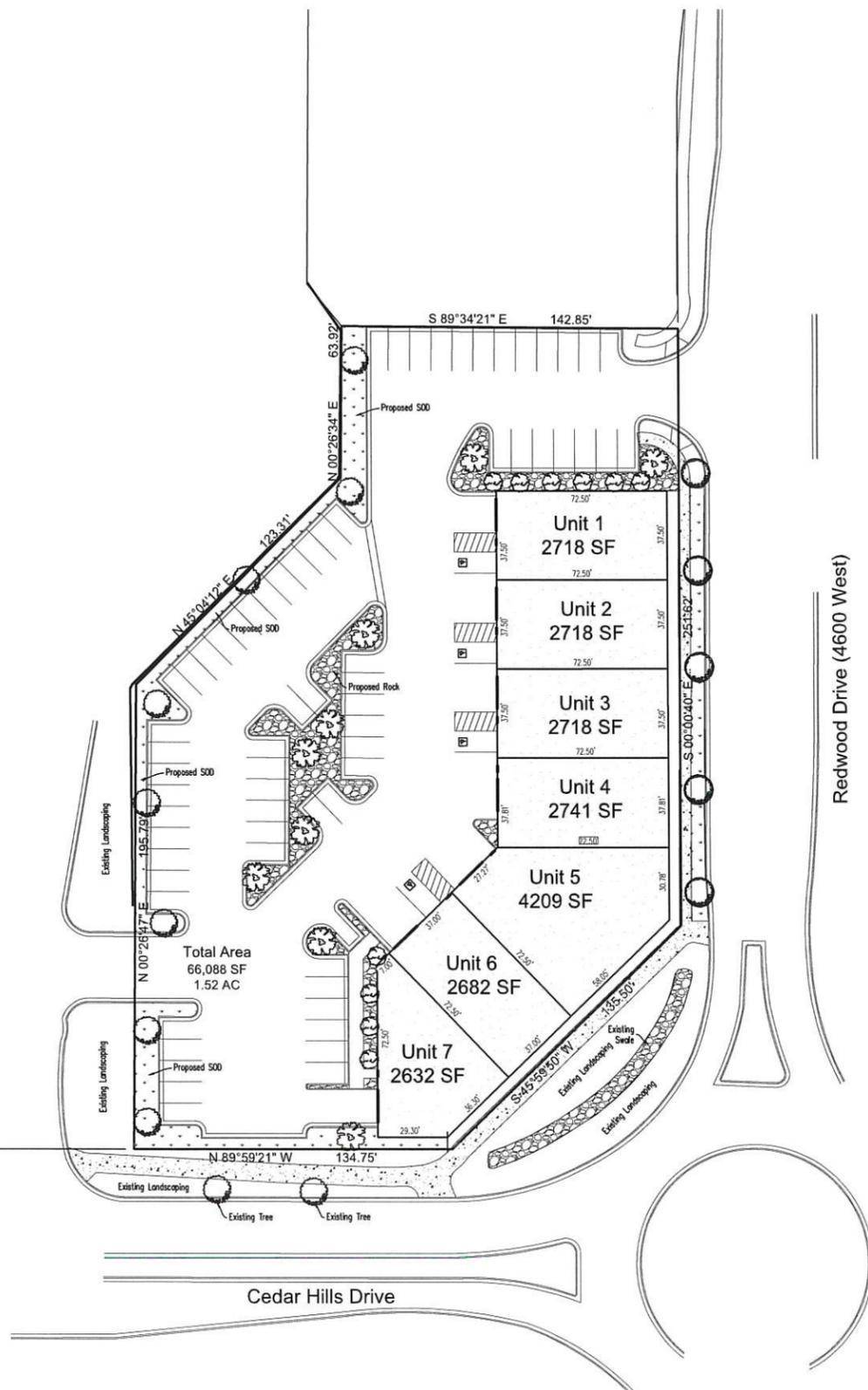




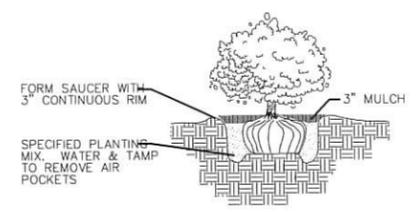




NORTH  
1" = 30'



1 TREE PLANTING - VERTICAL STAKES  
SCALE: NOT TO SCALE



2 SHRUB PLANTING  
SCALE: NOT TO SCALE

### PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	QUANTITY
DECIDUOUS TREES				
	ACER PLATANOIDES 'EMERALD QUEEN' Emerald Queen Maple	2" CAL.	B & B	13
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL.	B & B	9
SHRUBS				
	DARK GREEN SPREADER YEW TAXUS X MEDIA (BENSFORMS)	5 Gal.	Cont.	10
GROUNDCOVERS				
	AEGOPODIUM PODAGRARIA VARIAGATUM Bishop's Weed	1 Gal.	Cont.	24" O.C.
	AJUCA Bunglweed	1 Gal.	Cont.	24" O.C.
	GALLIUM ODORATA Sweet Woodruff	1 Gal.	Cont.	24" O.C.



**Landscaping Notes:**

All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

**Minimum design standards:**  
At least (1) deciduous tree at least two (2) inch caliper measured four (4) feet above the ground, one (1) evergreen tree at least five gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

All Evergreen trees provided = 2" Caliper in size. 26 are required & provided.  
All Deciduous trees provided = 2" Caliper in size. 26 are required, 29 provided.  
All shrubs provided = 5 gallon in size. 416 Shrubs are required.

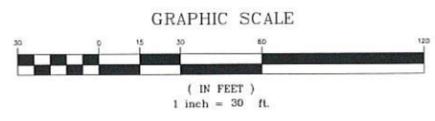
All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.

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L - 14448

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**C - 6**

