AMENDED
CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, May 19, 2015 7:00 p.m.

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, May 19, 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.

COUNCIL MEETING

1. Call to Order, Invocation given by Mayor Gygi and Pledge led by Chandler Goodwin
2. Approval of Meeting's Agenda
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)

PUBLIC HEARING

4. Final Plans for Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone
5. Decision to allow the proposed Congregate Care Facility, Rosegate at Cedar Hills, Located at 4600 West Cedar Hills Drive, to traverse the Neighborhood Retail Development and the Mixed-Use Office Retail Development Sub-Districts of the SC-1 Commercial Zone
6. Amendments to the City Code, Title 10, Regarding Landscaping and Xeriscaping
7. Water and Sewer Funds transfers out to the Governmental Funds to cover related Water and Sewer charges for Fiscal Years 2014-2015 and 2015-2016

CITY REPORTS AND BUSINESS

8. City Manager
9. Mayor and Council

SCHEDULED ITEMS

10. Review/Action on Installation of Sewer Laterals to Properties on 4000 West
11. Review/Action on Final Plans for Lakeview Trails Subdivision located at approximately 10100 Canyon Road in the H-1 Hillside Zone
12. Review/Action on an Ordinance Amending Title 10, Regarding Landscaping and Xeriscaping
13. Review/Action on a Resolution Authorizing Water and Sewer Funds transfers out to the Governmental Funds to cover related Water and Sewer charges for Fiscal Years 2014-2015 and 2015-2016
14. Review/Action on a Resolution Regulating Open Fires and Fireworks
15. Discussion on Golf Course Options

ADJOURNMENT

16. Adjourn

Posted this 18th day May, 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.
- A Closed Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

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

Public Hearing v. Public Meeting:

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

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

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/19/2015

City Council
Agenda Item

SUBJECT:	Installation of Sewer Laterals to properties on 4000 West
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	N/A

BACKGROUND AND FINDINGS:

Recently a Pleasant Grove resident on 4000 West approached the City to connect to the Cedar Hills sanitary sewer mainline due to a failure of the septic system at their address. Currently the city policy is that connection to city lines are for current residence unless provisions are made otherwise.

Due to the time sensitive nature of the sewer failure, this resident has been in discussions with the City regarding possible boundary adjustment or agreement to connect to the sewer main. Other properties may also be affected. The City Council will be presented with more information at the 5/19/15 meeting.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

Each lateral cost will vary depending on the complexity of the project including the removal and replacement of concrete and asphalt, other utilities encountered, and the distance from the sanitary sewer main to the property line. New laterals in proposed developments typically cost approximately $1000 – $1,500.

SUPPORTING DOCUMENTS:

Proposed agreement to allow a non-resident connection to a city utility.

RECOMMENDATION:

Staff recommends the city council consider an agreement to allow a non-resident connection to a city utility.

MOTION:

To approve/not approve authorizing the execution of an agreement to allow a non-resident connection to a city utility.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/19/2015

City Council
Agenda Item

SUBJECT:	Review/Action on final plans for the Lakeview Trails Subdivision
APPLICANT PRESENTATION:	Dan Wilson
STAFF PRESENTATION:	Chandler Goodwin

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. Planning Commission approved a recommendation to the City Council for final approval during their April meeting.

PREVIOUS LEGISLATIVE ACTION:

Planning Commission gave their recommendation in the April meeting

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Subdivision packet, Geo-tech report, Storm Water Analysis

RECOMMENDATION:

Discuss the proposed final plans and make any recommendations or changes necessary to improve the project.

MOTION:

To approve the final plans for the Lakeview Trails subdivision, subject to...

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

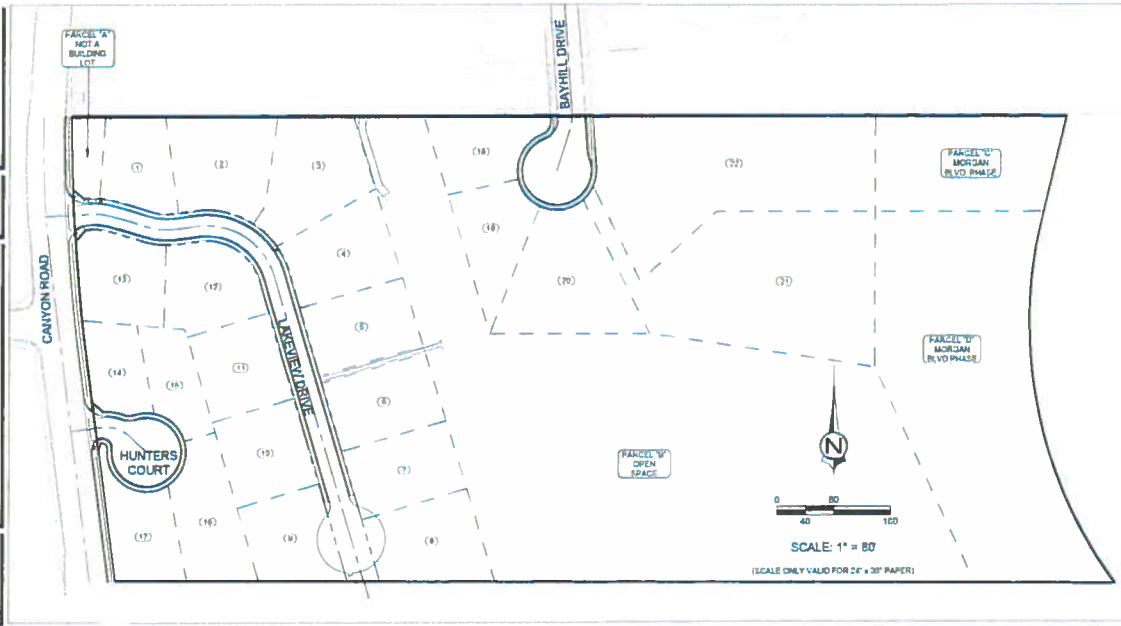
BASIS OF SURVEY
THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
INTERNATIONAL FOOT, UTAH CENTRAL ZONE, NAD 83, NW CORNER OF SECTION 5, TOWNSHIP 5 S, RANGE 2 E SALT LAKE MERIDIAN, CITY OF CEDAR HILLS, UTAH COUNTY, UTAH WITH GROUND COORDINATE VALUES OF N 7322100.107 E 1503581.730 ELEV 6121.01 AND GROUND DISTANCES BEING RUN THEREFROM.
BASIS OF BEARING BEING N00°27'27"E BETWEEN THE FOUND MONUMENTS AT THE WEST ¼ CORNER AND THE NW CORNER OF SECTION 5

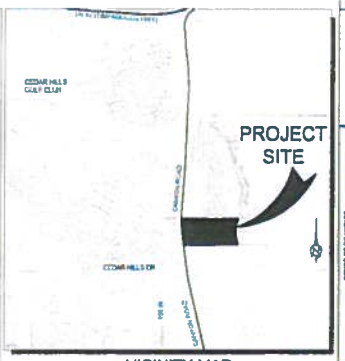
GEOTECHNICAL STUDY
THE PROJECT GEOTECHNICAL STUDY WAS COMPLETED BY EARTHTEC ENGINEERING, PROJECT NO. 141129, DATED DECEMBER 8, 2014 AND ADDENDUM DATED MARCH 20, 2015.

GEOTECHNICAL STUDY NOTE:
ALL RECOMMENDATIONS OF THE GEOTECHNICAL STUDY DATED DECEMBER 8, 2014 SHALL BE FOLLOWED, THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

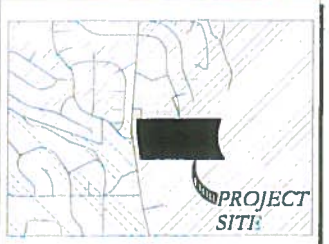
- ALL CUTS AND FILLS OVER 3-FEET ON THE LANDSLIDE MASS SHOULD BE ANALYZED AND EVALUATED, PRIOR TO DISTURBING THE EXISTING SLOPES.
- GRADING FILL BETWEEN 5-FEET AND 10-FEET BEING PLACED ABOVE THE EXISTING SURFACE SHOULD BE ALLOWED TO SITE A MINIMUM OF THREE WEEKS TO ALLOW SETTLEMENT TO OCCUR. IF MORE THAN 10-EEET OF GRADING FILL WILL BE PLACED ABOVE THE EXISTING SURFACE (TO RAISE GRADES), THE AREAS SHOULD BE ALLOWED TO SIT FOR A MINIMUM OF SIX WEEKS TO ALLOW SETTLEMENT TO OCCUR. IF MORE THAN 25-FEET OF GRADING FILL WILL BE PLACED ABOVE THE EXISTING SURFACE (TO RAISE SITE GRADES), EARTHTEC SHOULD BE NOTIFIED TO PROVIDE ADDITIONAL RECOMMENDATIONS.
- ONCE PROPOSED LOCATIONS FOR HOUSES ON LOTS 21 AND 22 ARE DETERMINED, ADDITIONAL SLOPE STABILITY ANALYSIS SHALL BE PERFORMED ON THE PROPOSED LOCATIONS

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 49053C0110 G, AS REVISED JULY 17, 2002. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN"





VICINITY MAP
N.T.S.



ZONING MAP
N.T.S.

LEGEND

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

OWNER

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

ENGINEER

CIVIL SCIENCE INFRASTRUCTURE, INC.
1160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

MAY 6, 2015

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

SHEET INDEX

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GR2	4	GRADING DETAIL
EC1	5	EROSION CONTROL PLAN
UT1	6	UTILITY PLAN
PP1	7	LAKEVIEW DRIVE PLAN AND PROFILE
PP2	8	CANYON ROAD TBC PLAN AND PROFILE
PP3	9	PLAN & PROFILE - HUNTERS COURT & BAYHILL DRIVE
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DT1	12	CROSS SECTIONS 1
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DT5	16	CEDAR HILLS STANDARD DRAWINGS
DT6	17	CEDAR HILLS STANDARD DRAWINGS

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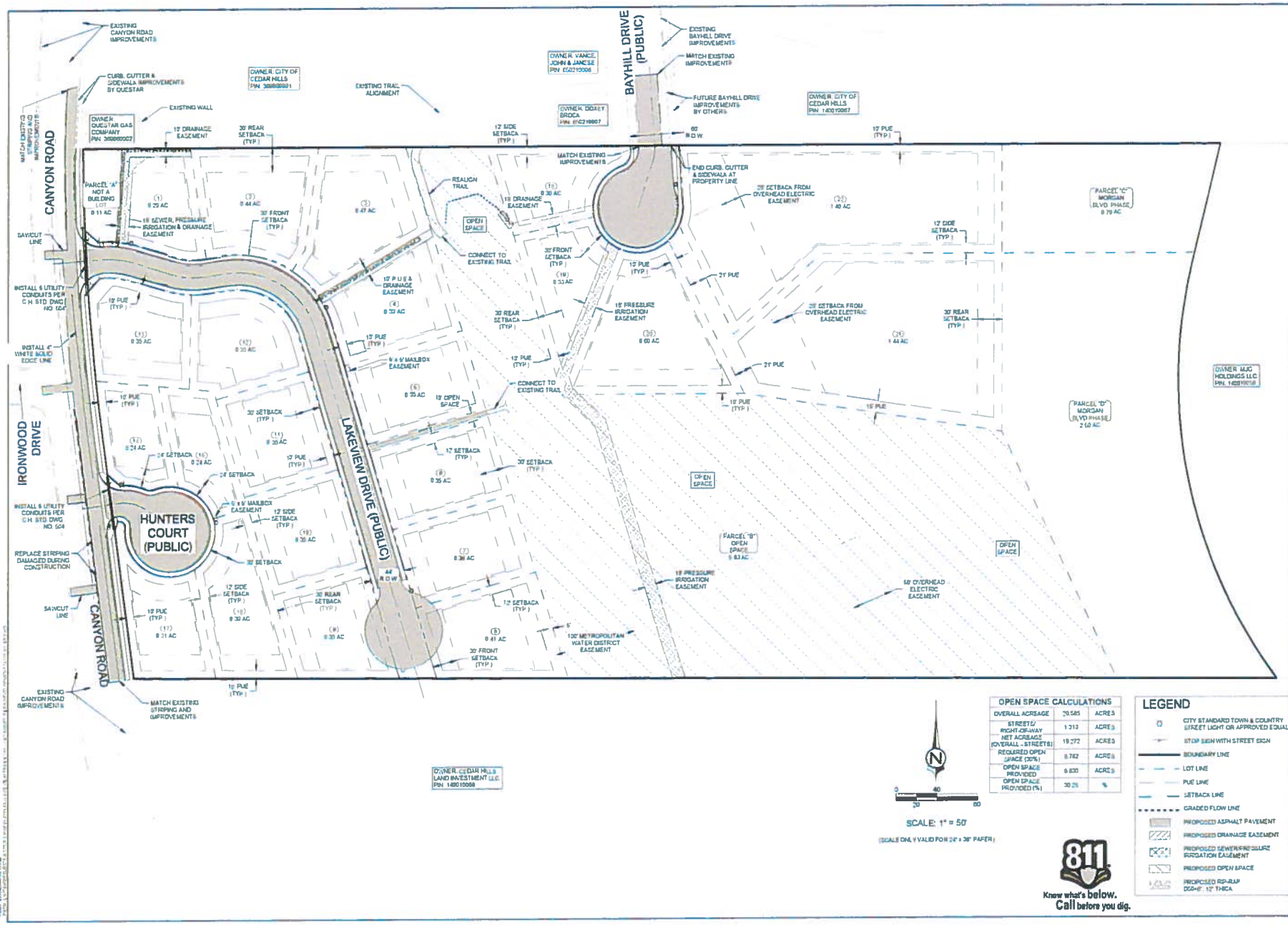
COVER SHEET

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET CV1

1 OF 17



OPEN SPACE CALCULATIONS		
OVERALL ACREAGE	20.585	ACRES
STREETS/ RIGHT-OF-WAY	1.313	ACRES
NET ACREAGE (OVERALL - STREETS)	19.272	ACRES
REQUIRED OPEN SPACE (30%)	5.782	ACRES
OPEN SPACE PROVIDED	6.830	ACRES
OPEN SPACE PROVIDED (%)	30.25	%

LEGEND

- CITY STANDARD TOWN & COUNTRY STREET LIGHT OR APPROVED EQUAL
- STOP SIGN WITH STREET SIGN
- BOUNDARY LINE
- LOT LINE
- PUE LINE
- SETBACK LINE
- GRADED FLOW LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SEWER/PRESSURE IRRIGATION EASEMENT
- PROPOSED OPEN SPACE
- PROPOSED RIP-RAP D50=6", 12" THICK

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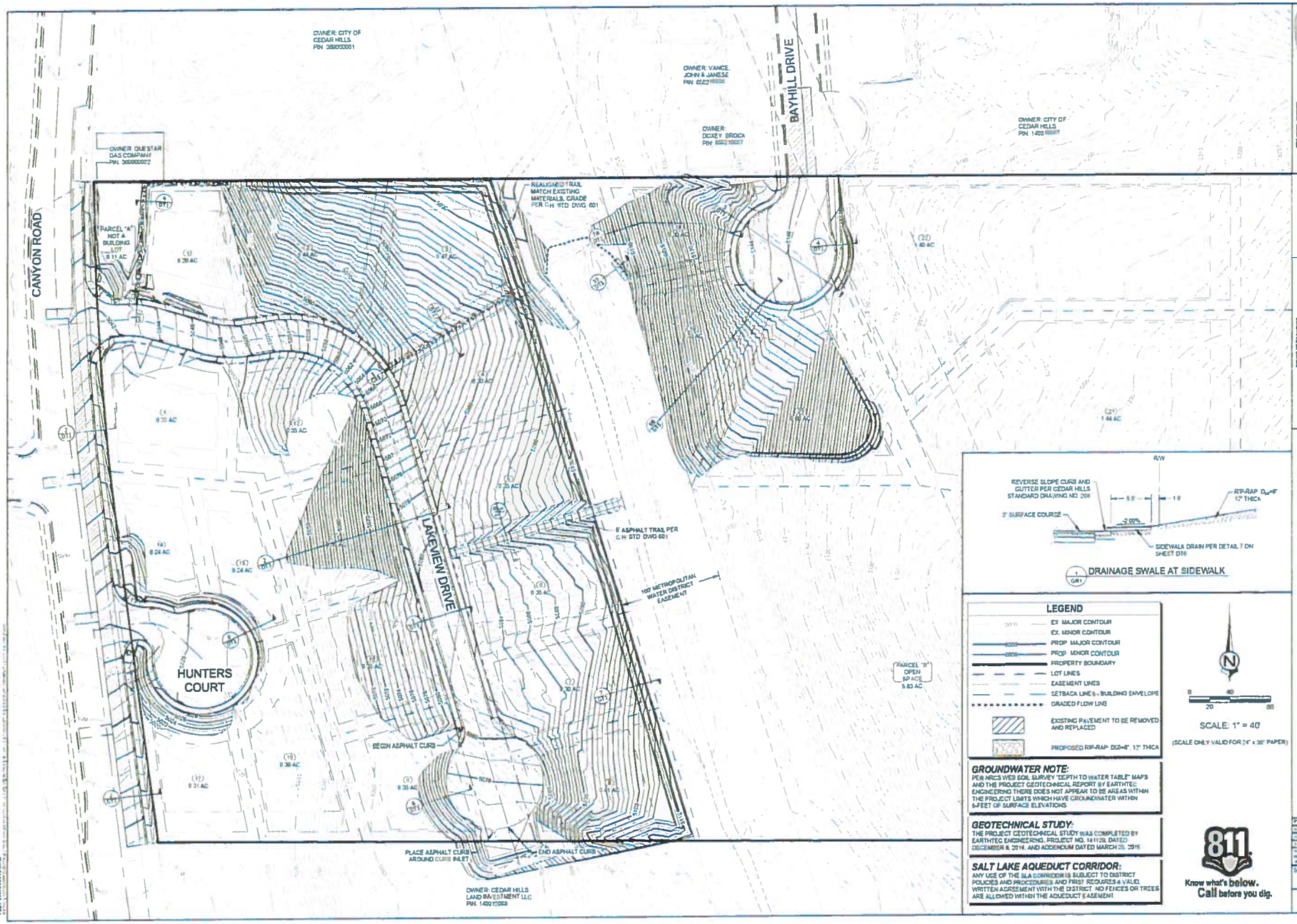
SITE PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET SP1

2 OF 17



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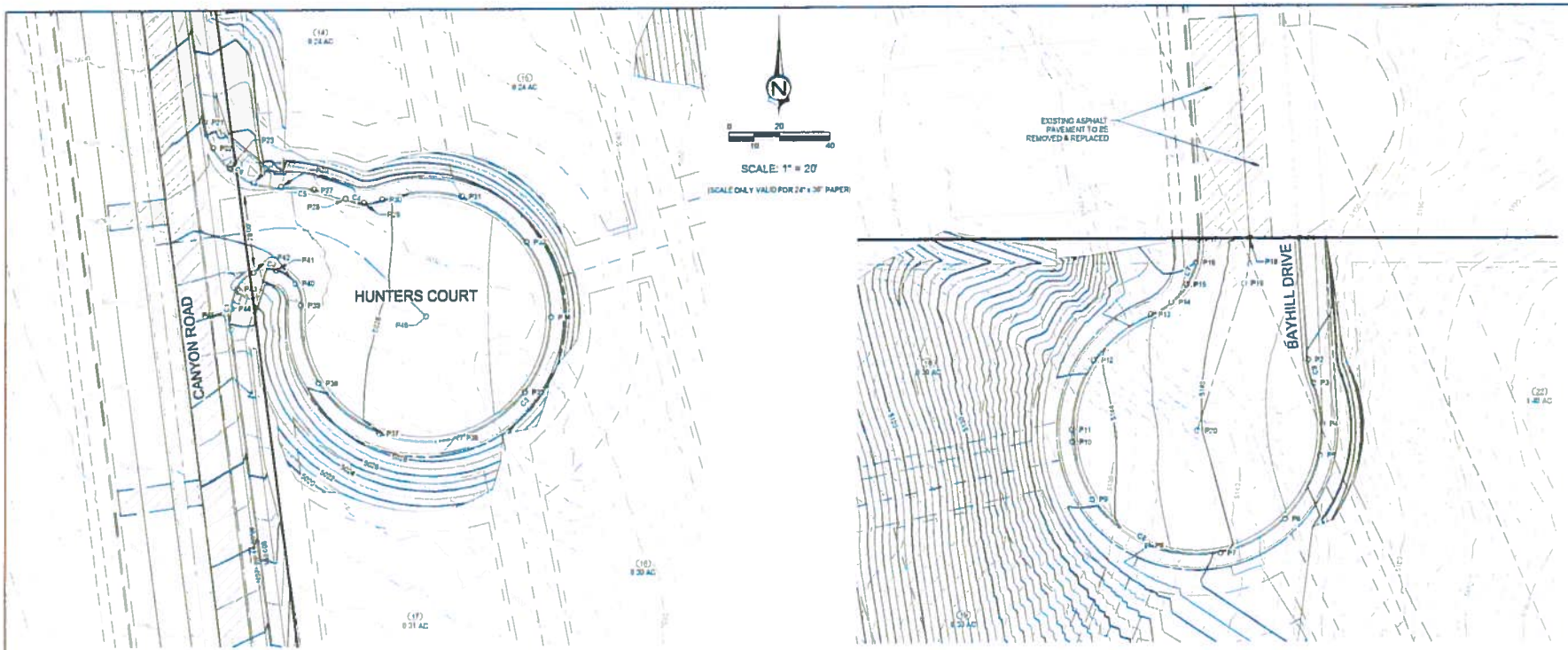
GRADING PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET GR1



Point Table				
Point #	Northing	Easting	Elevation	Description
P21	7329483.8347	1578152.8898	6629.230	PC
P22	7329473.4581	1578158.2427	6627.804	1/4 DELTA
P23	7329464.9855	1578163.0834	6627.230	1/2 DELTA
P25	7329459.4763	1578172.5078	6627.111	3/4 DELTA-LP
P26	7329457.7341	1578183.2758	6627.228	PRC
P27	7329458.6345	1578199.4563	6627.645	1/2 DELTA
P28	7329462.8567	1578209.1374	6627.853	TBC-PRC
P29	7329451.3348	1578216.4177	6628.054	1/2 DELTA
P30	7329452.5784	1578223.7507	6628.254	TBC-PRC
P31	7329453.6548	1578258.4412	6629.811	1/8 DELTA
P32	7329435.3658	1578281.3770	6629.895	1/4 DELTA
P34	7329425.1853	1578291.1265	6629.794	3/8 DELTA-RP
P35	7329376.2265	1578280.7743	6629.676	1/2 DELTA

Point Table				
Point #	Northing	Easting	Elevation	Description
P36	7329357.6127	1578254.4781	6629.638	5/8 DELTA
P37	7329359.1721	1578222.8148	6628.477	3/4 DELTA
P38	7329379.6425	1578198.6163	6627.911	7/8 DELTA
P39	7329419.4902	1578191.2637	6627.648	TBC-PRC
P40	7329419.2728	1578180.5388	6628.452	1/4 DELTA
P41	7329434.6807	1578181.5403	6628.262	1/2 DELTA
P42	7329423.8476	1578172.4468	6628.718	3/4 DELTA
P43	7329417.0287	1578180.5708	6628.689	TBC-PCC
P44	7329409.1823	1578163.7712	6628.413	1/2 DELTA
P45	7329409.8824	1578153.7866	6628.867	TBC PT
P46	7329405.6283	1578241.1311	6628.020	CNTR BULB

TBC CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	16.62	30.00'	31°43'38"	N 69°26'09" E	16.31
C2	37.31	13.25	161°19'31"	S 75°11'47" E	25.15
C3	258.11	50.00'	295°46'26"	N 37°32'45" E	53.16
C4	14.99	22.00'	42°01'51"	S 68°54'32" E	14.62
C5	29.61	64.00'	26°30'32"	N 79°29'35" W	29.33
C6	43.89	30.00'	83°48'24"	S 40°19'23" E	40.09

Point Table				
Point #	Northing	Easting	Elevation	Description
P1	7329880.6232	1578359.6560	6147.329	TBC
P2	7329831.3805	1578983.2721	6149.063	PC
P3	7329822.1471	1578905.4249	6148.218	PRC
P4	7329805.7161	1578889.8729	6148.356	TBC-NP
P5	7329793.2067	1578868.1179	6148.274	1/8 DELTA
P6	7329787.6584	1578854.2298	6147.476	1/4 DELTA
P7	7329754.1354	1578829.6351	6146.112	3/8 DELTA
P8	7329757.2343	1578799.8333	6144.984	1/2 DELTA
P9	7329778.8258	1578777.3213	6143.878	5/8 DELTA
P10	7329798.9481	1578789.3258	6143.431	TBC-LP

Point Table				
Point #	Northing	Easting	Elevation	Description
P11	7329869.7183	1578788.1282	6143.453	3/4 DELTA
P12	7329831.4485	1578777.8489	6144.244	7/8 DELTA
P13	7329849.8453	1578800.5103	6145.333	PRC
P14	7329864.4643	1578868.5702	6145.632	1/4 DELTA
P15	7329861.5301	1578914.7454	6145.841	1/2 DELTA
P16	7329879.1764	1578918.4307	6146.989	3/4 DELTA
P17	7329879.5250	1578918.2652	6146.996	MTCH EX
P18	7329880.8186	1578830.8889	6146.222	CNTR LINE
P19	7329881.9216	1578837.5258	6146.308	CNTR LINE
P20	7329883.2440	1578919.1329	6146.922	BULB CNTR

TBC CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	37.72'	30.00'	72°02'00"	N 32°06'41" E	35.28
C8	235.92'	60.00'	270°29'35"	S 67°52'31" E	78.50
C9	9.53	30.00'	18°11'42"	S 12°06'52" E	9.49

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REVISIONS

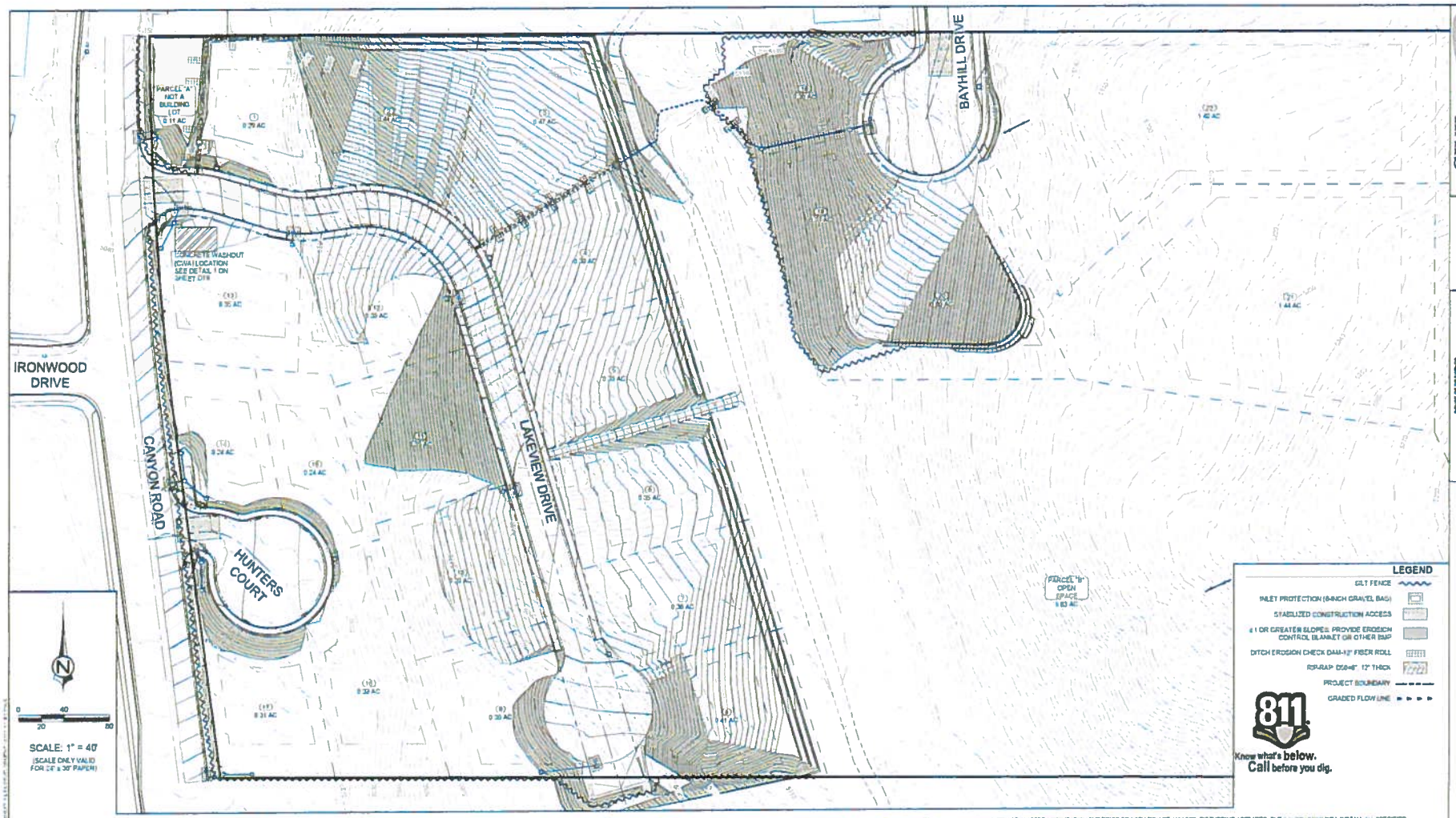
NO.	DESCRIPTION	DATE

GRADING DETAIL

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

DESIGNED BY	BJB
DRAWN BY	JJ
CHECKED BY	RK
SCALE (H)	1" = 20'
SCALE (V)	N/A

SHEET GR2



GENERAL STORM WATER MANAGEMENT NOTE FOR PHASING

1 THE CONTRACTOR SHALL DETERMINE THE NECESSITY OF EACH ELEMENT SHOWN ON THIS SHEET AND APPLY AS NECESSARY

STORM WATER MANAGEMENT EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR TO FOLLOW ALL REGULATIONS OF THE CITY OF CEDAR HILLS DEVELOPMENT POLICIES, STANDARD SPECIFICATIONS AND DRAWINGS
2. A COPY OF THE CURRENT PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH MODIFICATION AND APPROVAL OF THE PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
3. CONTRACTOR SHALL INSTALL A CENTRAL CONCRETE WASHOUT AREA (CWA) PER DETAIL 1 ON SHEET DT3, AND PROVIDE A SIGN TO IDENTIFY THE CONCRETE WASHOUT AREA. CONTRACTOR SHALL CONSTRUCT A PIT TO PREVENT WASHOUT WATER FROM FLOWING TO THE STORM DRAIN COLLECTION SYSTEM
4. INSTALL 6- INCH GRAVEL BAGS, PER DETAILS 4 AND 6 ON SHEET DT3, AROUND ALL EXISTING AND NEW STORM DRAIN DROP INLETS AND CURB INLETS WITHIN THE PROJECT CONSTRUCTION LIMITS AND ANY ADJACENT DEVELOPMENTS DOWNSTREAM OF THE PROJECT
5. INSTALL EROSION CONTROL SILT FENCING PER DETAIL 2 ON SHEET DT3 IN ALL ERODABLE AREAS, AND AT THE TOE OF FILL AREAS WHERE SOIL AND SEDIMENT MAY LEAVE THE CONSTRUCTION SITE
6. INSTALL EROSION CONTROL BLANKET PER DETAIL 8 ON SHEET DT3. WITHIN THE DRAINAGE CHANNELS, DITCHES AND AREAS WITH SLOPES 4:1 AND GREATER
7. INSTALL EROSION CONTROL DITCH CHECK DAMS, PER DETAIL 3 ON SHEET DT3, WITHIN THE DRAINAGE CHANNELS AND DITCHES.
8. INSTALL STABILIZED CONSTRUCTION ACCESS, PER DETAIL 7 ON SHEET DT3. AT LOCATIONS SHOWN. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP. REPAIR ACCESS AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION
9. INSPECT ALL EROSION CONTROL ELEMENTS WEEKLY OR AFTER ALL STORM EVENTS OF ½" OF RAIN OR GREATER AND DOCUMENT IN ACCORDANCE WITH THE REQUIREMENTS OF NOTICE OF INTENT
10. SOIL OR CONSTRUCTION MATERIALS MAY NOT BE PLACED IN THE STREETS, OTHER THAN BMP
11. CONTRACTOR MAY ADJUST THE LOCATION OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, CONSTRUCTION MATERIALS AND STORAGE AREAS AND WASTE DISPOSAL AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTED ON THE EROSION CONTROL PLAN
12. SOIL EROSION OVER CURB AND GUTTER MAY NOT BE CONSTRUCTED
13. ALL CONSTRUCTION EQUIPMENT WILL ENTER THROUGH DESIGNATED CONSTRUCTION ENTRANCES
14. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS DUE TO TRAFFIC ON THE SITE. STREETS SHALL BE SWEPT DAILY OR AS DIRECTED BY THE CITY. WHEN MUD IS TRACKED ONTO THE STREET FROM THE CONSTRUCTION SITE
15. VEHICLES TO PARK ALONG THE STREET AND NOT ON THE SITE TO REDUCE TRACKING OF MUD FROM SITE ONTO CITY STREETS
16. THE CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED
17. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL FACILITIES
18. ALL STORM DRAIN INLET FACILITIES ON THE SITE AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON NEWLY CONSTRUCTED INLETS BECOMING FUNCTIONAL
19. ALL WASH WATER (FROM CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE
20. BLOWING DUST IS TO BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT FENCE AND/OR SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED
21. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD, STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION, AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED, EXCEPT AS PROVIDED BELOW. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
    A. WHERE DEEP SNOW OR FROZEN GROUND CONDITIONS PRECLUDE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE
    B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING WILL RESUME WITHIN 21 WORKING DAYS, TEMPORARY STABILIZATION MEASURES NEED NOT BE INITIATED ON THAT PORTION OF THE SITE.
22. THE RECOMMENDED SEQUENCE FOR THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS: PERIMETER CONTROL MEASURES (SILT BARRIERS AND FENCING) INSTALLED AT DESIGNATED AREAS, CLEARING OF STREET DURING CONSTRUCTION, SITE GRADING INCLUDING TEMPORARY SLOPE STABILIZATION AS NEEDED, INSTALLATION OF UTILITIES, CONCRETE CURB AND SIDEWALKS, PAVING, FINAL GRADING, INSTALLATION OF SOD OR VEGETATIVE MATERIALS, REMOVAL OF TEMPORARY PRACTICES AND PERIMETER CONTROLS, AND SITE CLEANUP
23. IMMEDIATELY AFTER MODIFICATION BUT PRIOR TO INITIATION OF ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR WILL INSTALL ALL SPECIFIED PERIMETER CONTROLS ON THE SITE. THESE PRACTICES HAVE BEEN DESIGNED TO TRAP SEDIMENT PRODUCED DURING SOIL DISTURBING ACTIVITIES, AND TO PREVENT OFF-SITE DAMAGE. IT IS RECOGNIZED THAT SOME SITE PREPARATION MAY BE REQUIRED TO PROPERLY INSTALL THESE PRACTICES WHERE PERIMETER CONTROLS ARE NOT SPECIFIED, A TEMPORARY FENCE SHALL BE INSTALLED TO KEEP OPERATIONS INSIDE THE PROJECT AND PHASING BOUNDARIES
24. IF DURING THE COURSE OF CONSTRUCTION, ANY AREA OF SOIL (INCLUDING STOCKPILES) REMAINS EXPOSED FOR MORE THAN FOURTEEN CALENDAR DAYS WITHOUT SUITABLE EROSION CONTROL, THEN TEMPORARY STABILIZATION MEASURES SHOULD BE INSTALLED UNLESS SOIL-DISTURBING ACTIVITIES ARE PLANNED ON SUCH AREAS WITHIN AN ADDITIONAL SEVEN CALENDAR DAYS. SUITABLE TEMPORARY STABILIZATION MEASURES ARE PERIMETER CONTROLS AND SILT BARRIERS (SUCH AS ROCK BAGS, SAND BAGS, AND SILT FENCING) ALONG ALL SIDE-SLOPE AND DOWN-SLOPE BORDERS OF THE DISTURBED AREA. NOTE THAT PERIMETER CONTROLS ALONE MAY NOT BE SUCCESSFUL IN MOVEMENT OF LARGE AMOUNTS OF SEDIMENT PRODUCED BY HEAVY RAIN ON EXPOSED SOIL COULD OVERWHELM SUCH MEASURES.
25. AT THE CONTRACTOR'S DISCRETION, ADDITIONAL TEMPORARY EROSION CONTROL PRACTICES (SUCH AS GRAVEL BAGS, SAND BAG BARRIERS, AND SILT FENCES) MAY BE INSTALLED ALONG ANY DOWN-SLOPE OF SIDE-SLOPE PERIMETER OF A SOIL-DISTURBED AREA TO PREVENT SEDIMENT MOVEMENT. ANCHORED EROSION CONTROL MATTING, MULCHES, OR OTHER ACCEPTABLE METHODS MAY ALSO BE INSTALLED TO STABILIZE ANY UNPROTECTED SLOPES DURING CONSTRUCTION, AND HOLD THEM TO THE APPROPRIATE GRADE. AS SITE CONDITIONS WARRANT, THE CONTRACTOR MAY ALSO CHOOSE TO MODIFY THE TYPE OR ARRANGEMENT OF SPECIFIED PRACTICES TO IMPROVE THEIR EFFECTIVENESS
26. THE CONTRACTOR WILL INSPECT ALL SPECIFIED PRACTICES AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS, AND AFTER ALL RAINFALL EVENTS, TO INSURE THAT EACH SPECIFIED PRACTICE REMAINS INTACT. ANY DAMAGE NOTED DURING SUCH INSPECTIONS SHALL BE REPAIRED PROMPTLY TO RESTORE THE PRACTICE TO ORIGINAL SPECIFICATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES AS SPECIFIED IN THE PLANS, INCLUDING PERIODIC REGRADING AND FINAL GRADING AFTER REMOVAL OF ALL SUCH PRACTICES
27. DURING THE SITE CLEANUP PRIOR TO THE POSSESSION DATE, EACH TEMPORARY PRACTICE WILL BE COMPLETELY REMOVED AND THE AREA FINISHED TO THE APPROPRIATE POST-PROJECT CONDITION. THIS INVOLVES FINAL GRADING AND INSTALLATION OF SOD OR GRASS SEED ON ALL BARE SOIL AREAS. A MINIMUM VEGETATION DENSITY OF SEVENTY PERCENT, OR AN EQUIVALENT SEDIMENT STABILIZATION MEASURE (GEOTEXTILES, MULCHES, OR GABIONS) IS REQUIRED UNTIL VEGETATION IS ESTABLISHED

CIVIL SCIENCE
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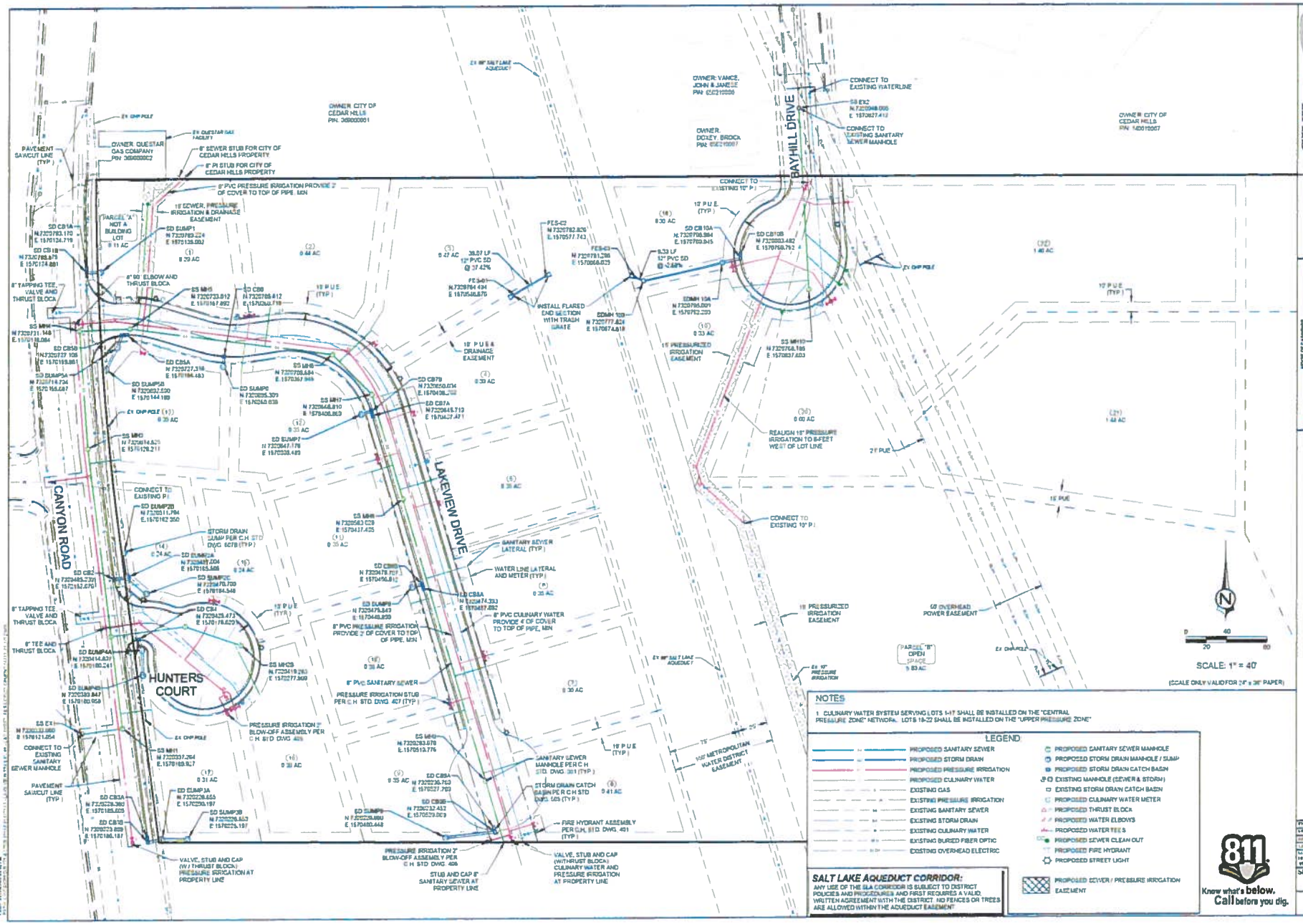
EROSION CONTROL PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET
EC1

5 OF 17



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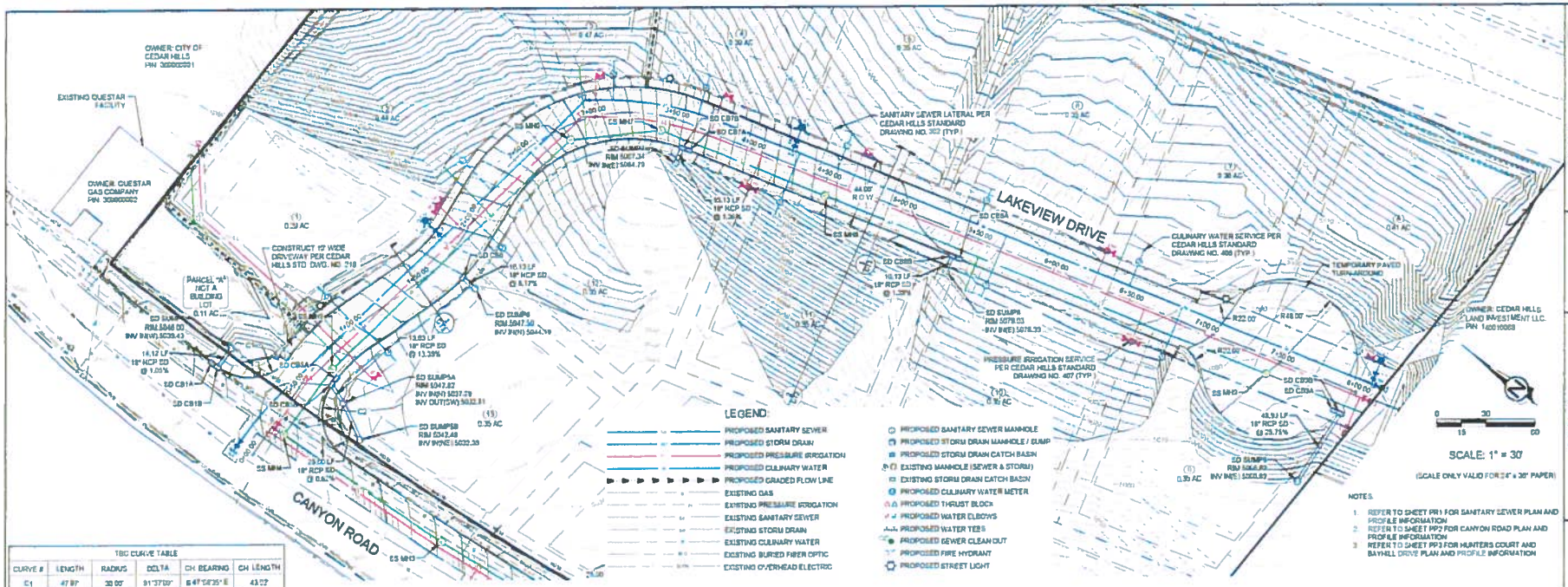
UTILITY PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

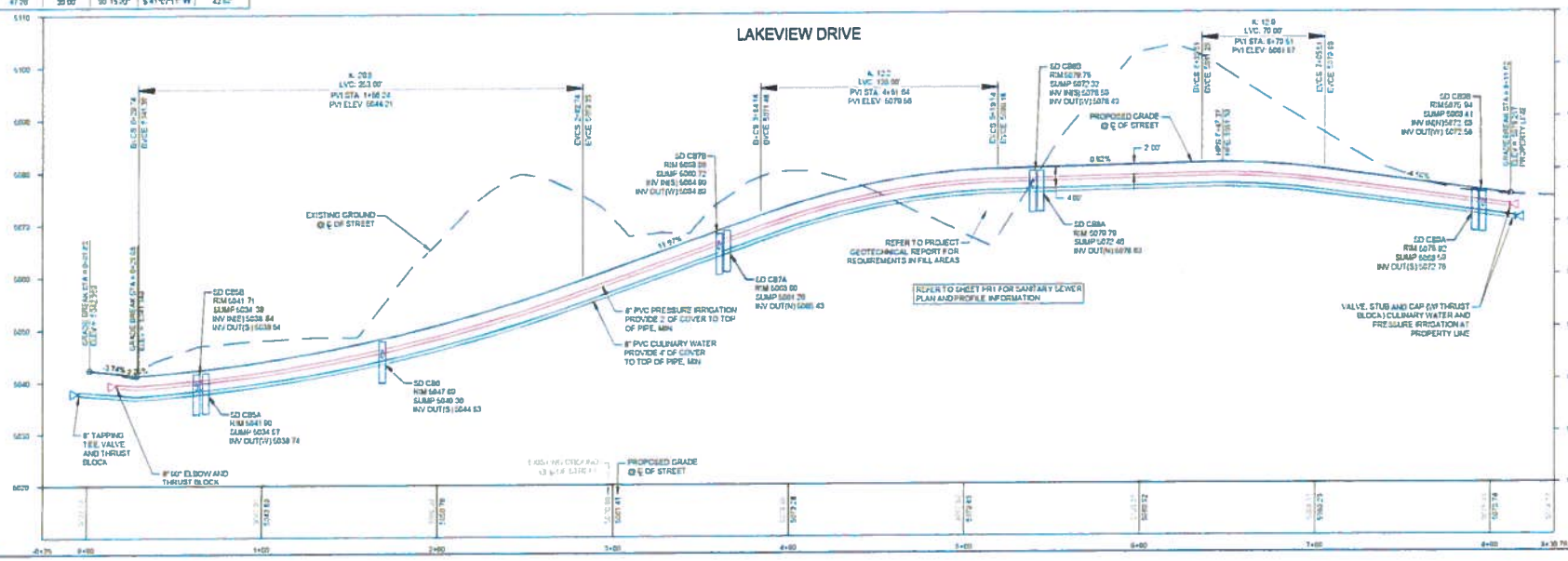
SHEET UT1

6 OF 17



TBC CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	47.87	30.00'	91°37'00"	S 47°58'35" E	43.02'
C2	47.26	30.00	90°15'20"	S 41°07'11" W	42.52'



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(EDN) UT 84043
831.718.7700

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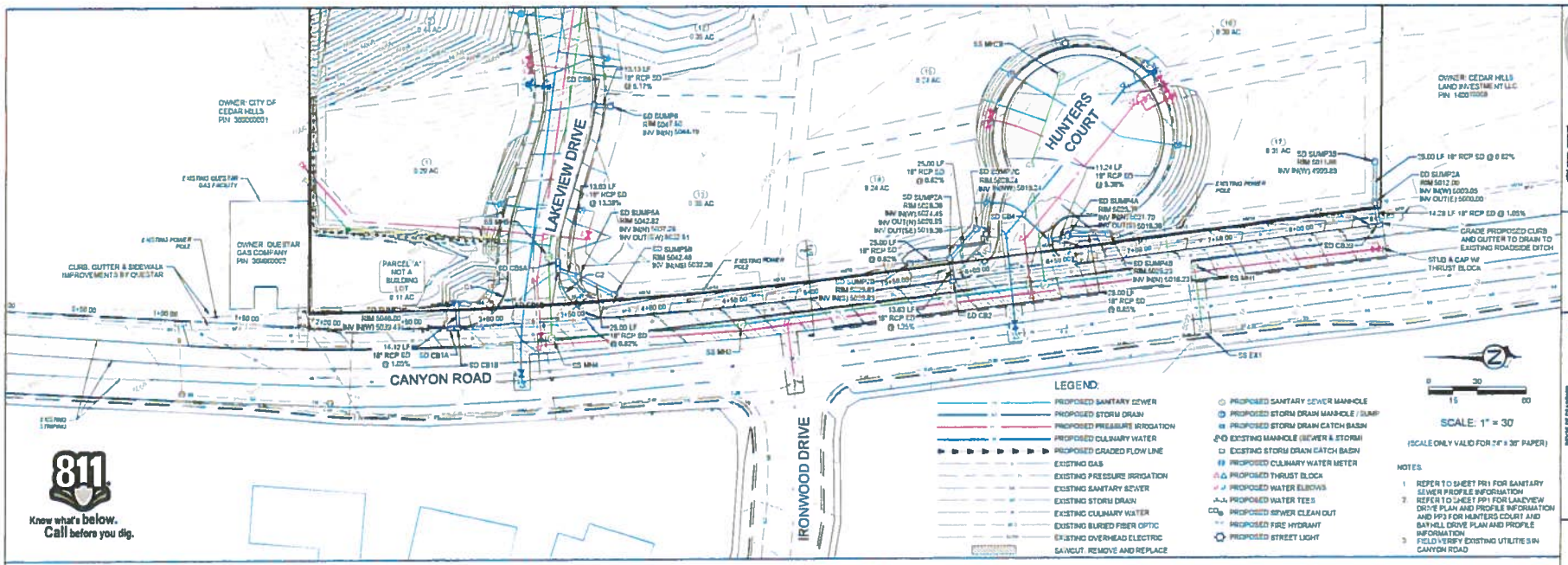
LAKEVIEW DRIVE PLAN AND PROFILE

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET PP1



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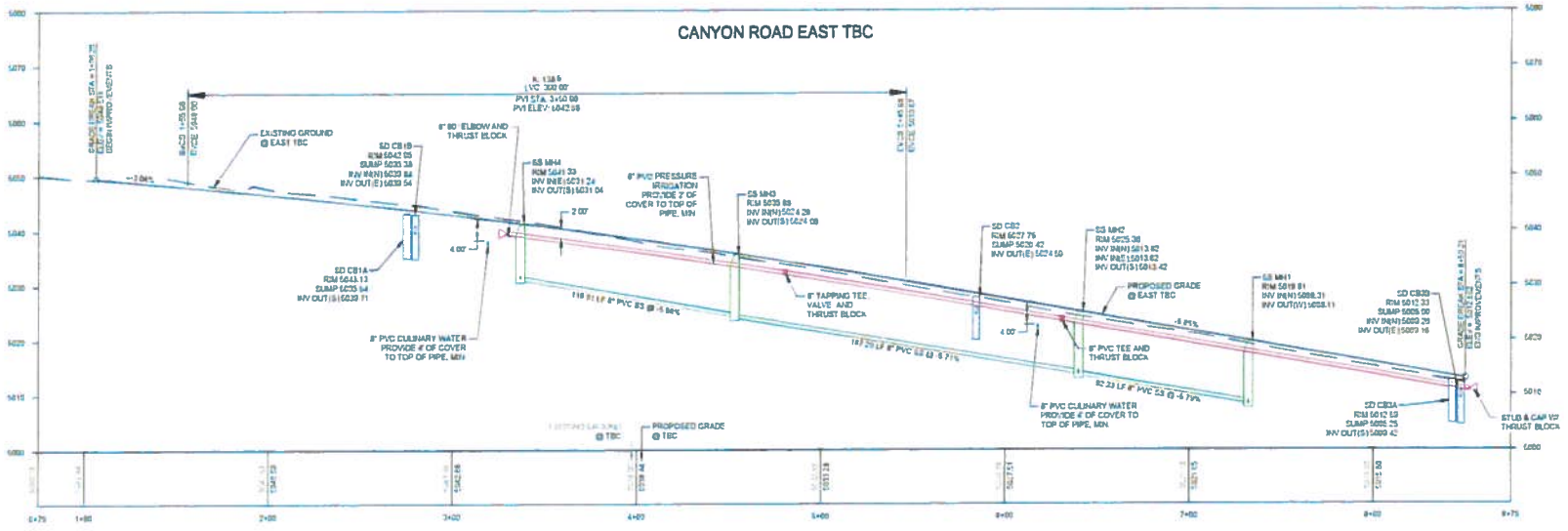

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CANYON ROAD TBC PLAN AND PROFILE

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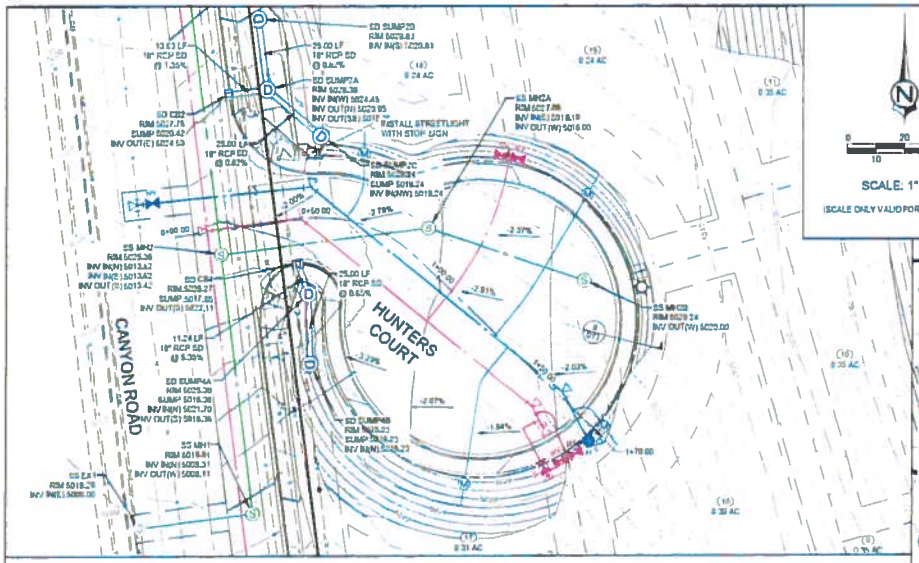
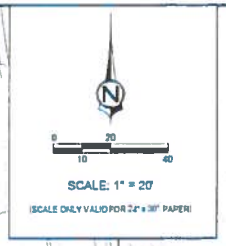
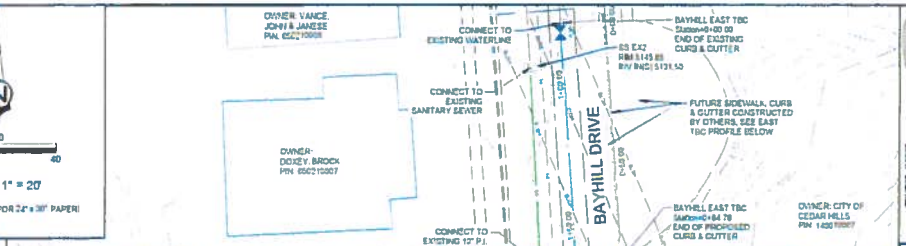
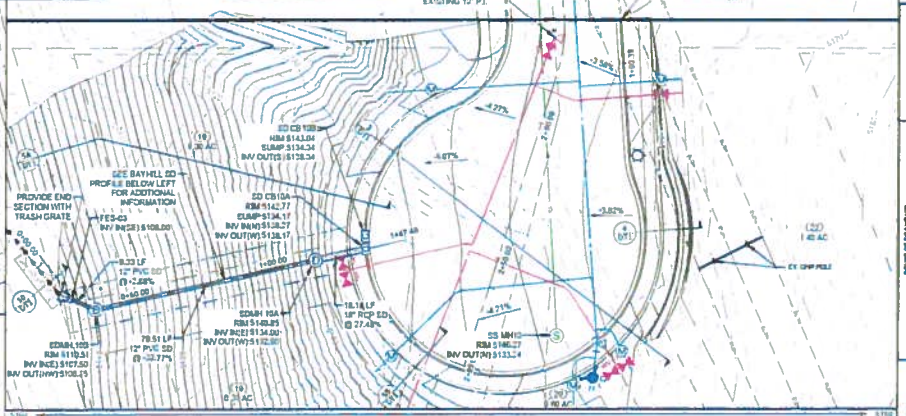
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

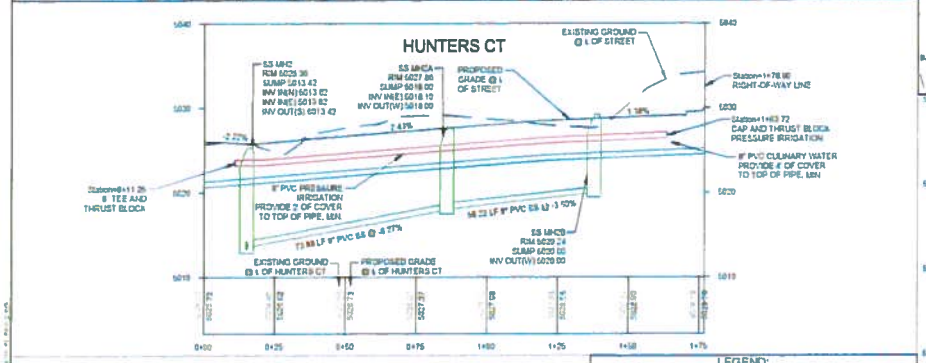
SHEET PP2

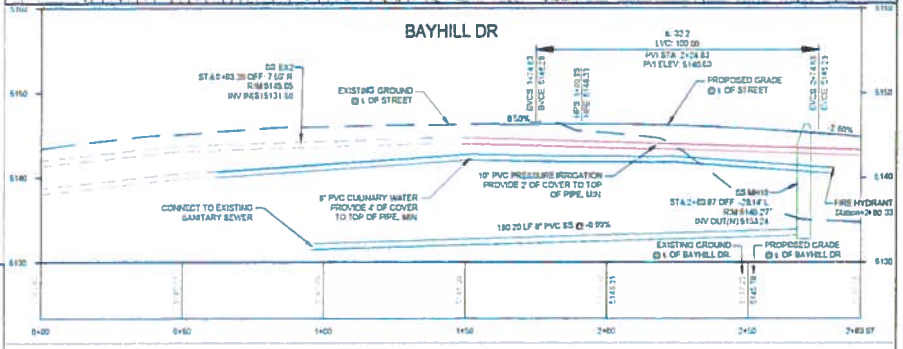


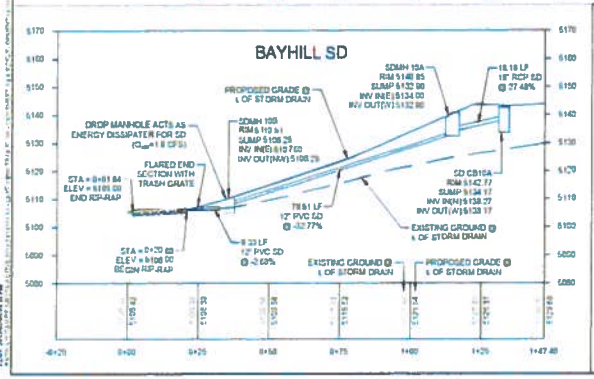


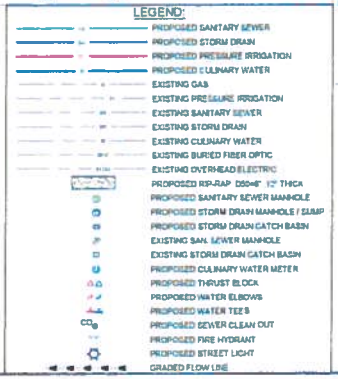


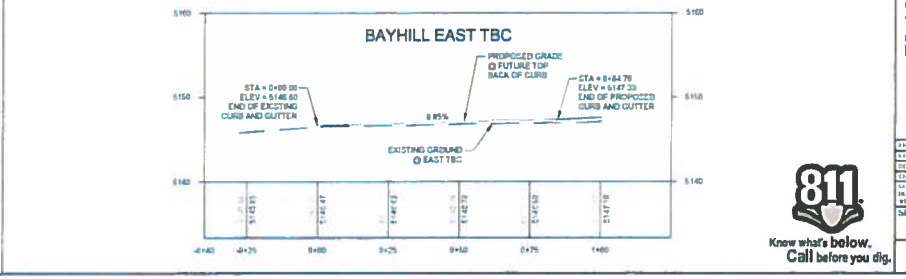












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PLAN & PROFILE - HUNTERS COURT & BAYHILL DRIVE
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET PP3

9 OF 17

CIVIL SCIENCE
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SANITARY SEWER PROFILES

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CEDAR HILLS, UTAH

SHEET PR1

10 OF 17

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SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

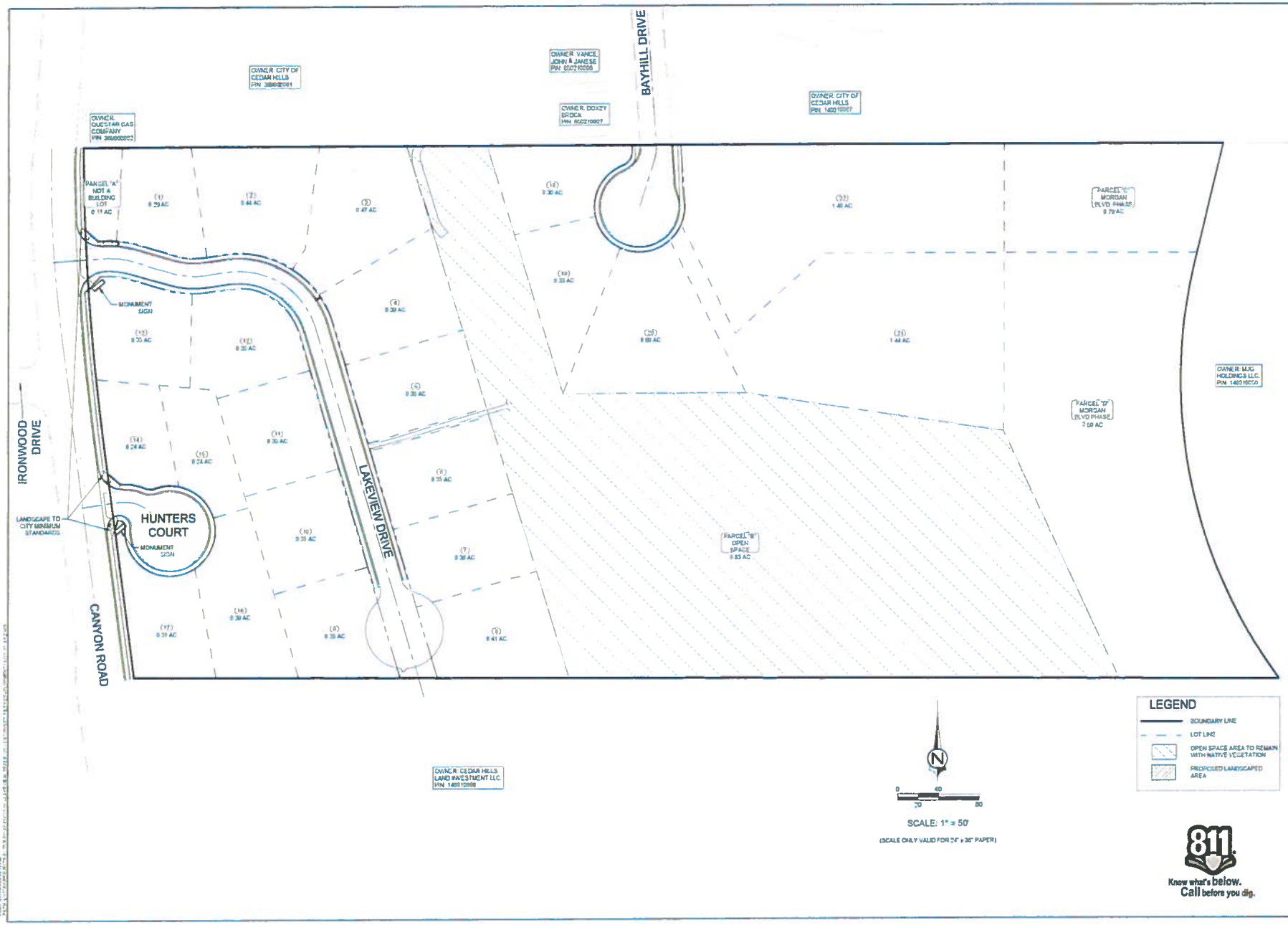
NOTES:
1. SLOPES AND LENGTHS OF SANITARY SEWER MAINS ARE MEASURED INSIDE EDGE TO INSIDE EDGE.
2. SEE UT1 FOR HORIZONTAL LOCATIONS

SANITARY SEWER EX1-MH7
CANYON ROAD & LAKEVIEW DRIVE

SANITARY SEWER MH2-MH2B
HUNTERS COURT

SANITARY SEWER EX2-MH10
BAYHILL DRIVE

SANITARY SEWER MH7-MH9
LAKEVIEW DRIVE



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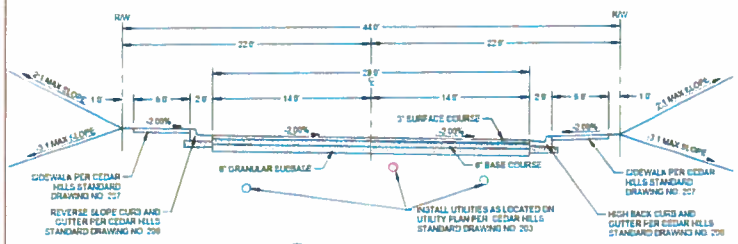
LANDSCAPE PLAN

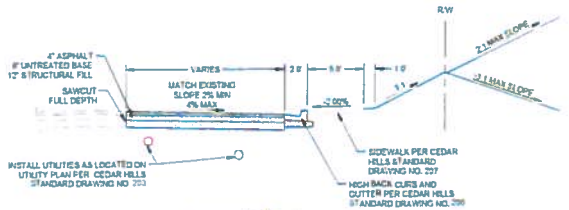
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET LP1

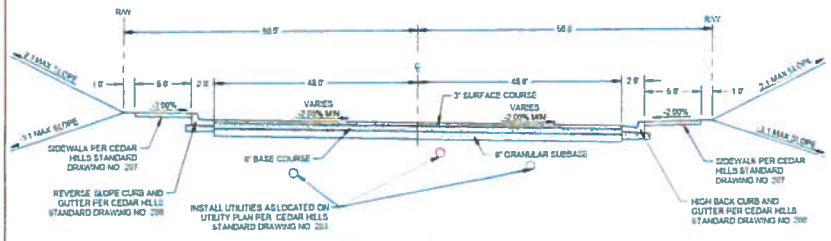
11 OF 17



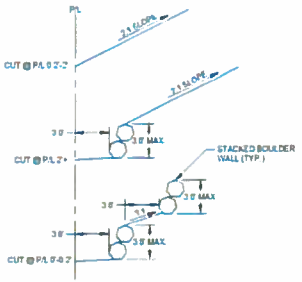
1 DT1 LAKEVIEW DRIVE



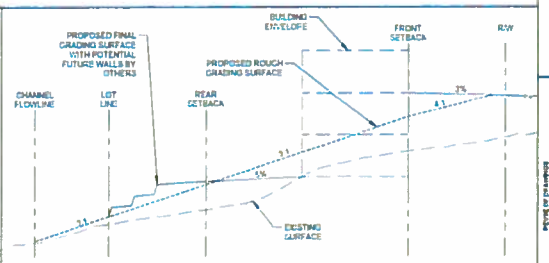
2 DT1 CANYON ROAD



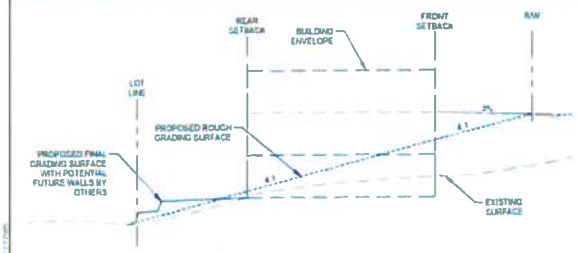
1 DT1 BAYHILL DRIVE



4 DT1 CUT CONDITION BAYHILL CUL-DE-SAC

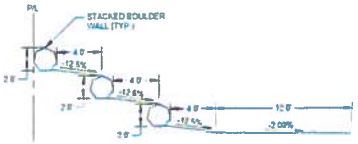


5A DT1 LOT 18 CROSS SECTION

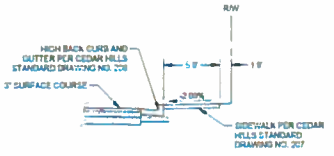


10 DT1 LOT 19 CROSS SECTION

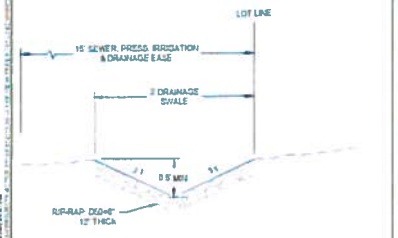
8 DT1 ASPHALT CURB DETAIL



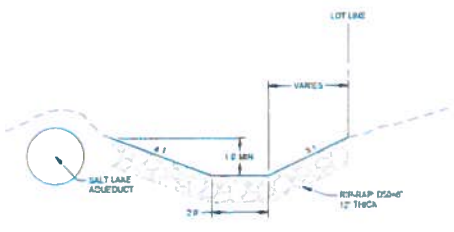
7 DT1 BACK LOT CUT CONDITION



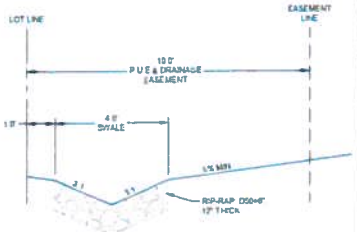
9 DT1 HUNTERS COURT



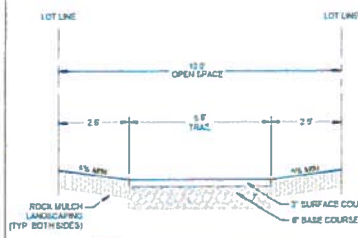
6 DT1 LOT 1 DRAINAGE SWALE



10 DT1 BAYHILL SD OUTFALL



11 DT1 LOT 4 DRAINAGE SWALE



12 DT1 ASPHALT TRAIL CONNECTION

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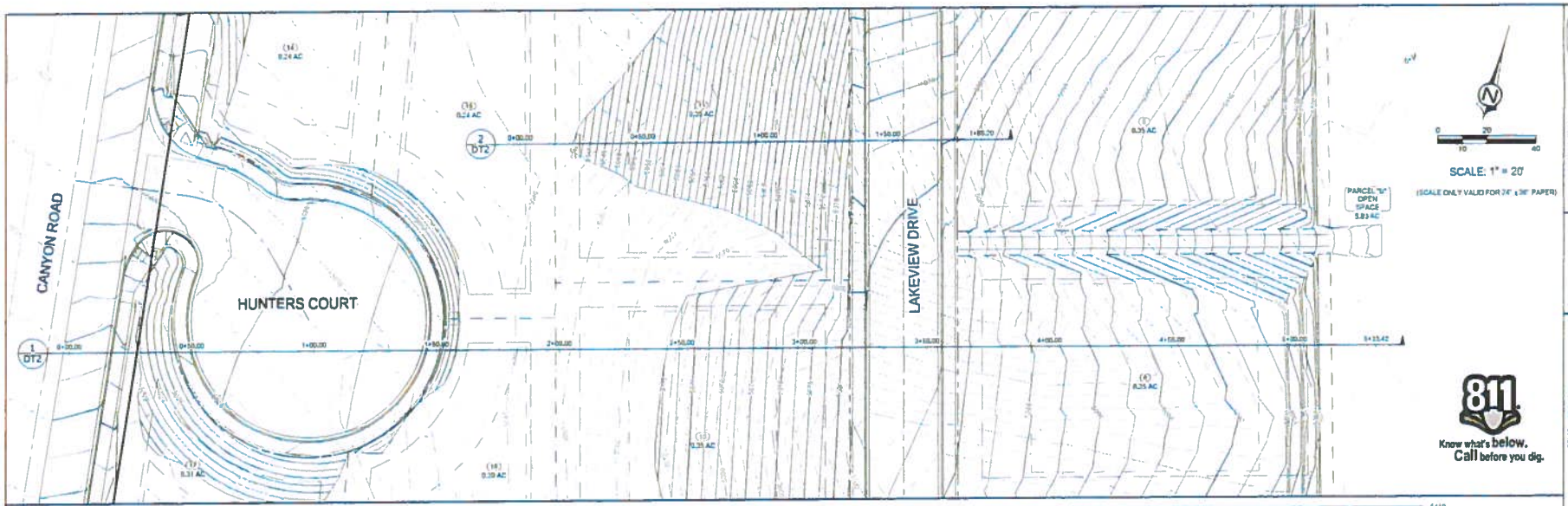
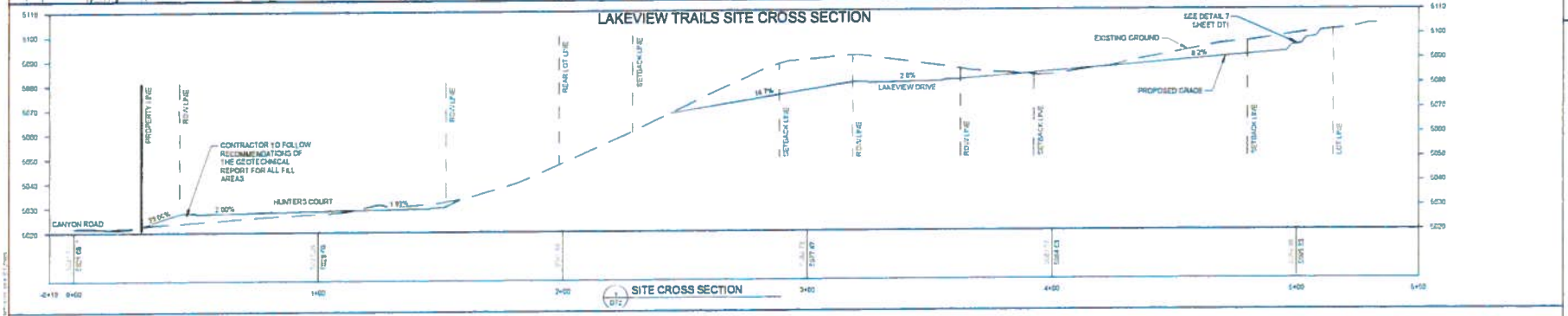
CROSS SECTIONS 1

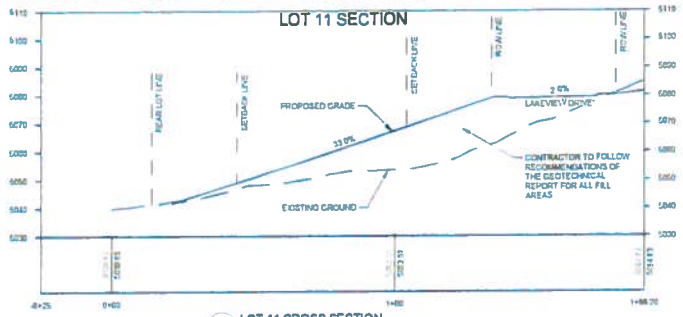
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET: DT1

12 OF 17







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CROSS SECTIONS 2

LAKEVIEW TRAILS
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CEDAR HILLS, UTAH

SHEET
DT2

13 OF 17

CONCRETE WASHOUT (CWA) INSTALLATION NOTES

1. THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (10 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED. DO NOT LOCATE A LINED CWA WITHIN 50' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY.
2. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON-SITE.
3. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' X 8'. SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
4. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
5. VEHICLE TRACKING PAD SHALL BE SLOPED AT 2% TOWARDS THE CWA.
6. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
7. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

1/DT3 CONCRETE WASH OUT
N.T.S.

FIBER ROLL DIAMETER	NOMINAL STAKE SIZE	MINIMUM STAKE LENGTH	MINIMUM TRENCH DEPTH	MAXIMUM TRENCH DEPTH
8"	2" x 2"	18"	2"	2"
12"	2" x 2"	24"	2"	2"
20"	2" x 2"	36"	3"	5"

4/DT3 FIBER ROLL PLACEMENT
N.T.S.

NOTE:
EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY THE LOCAL JURISDICTION.

NOTES: (DROP INLET)
1. LOCATE GRAVEL BAGS IN NATURAL GROUND AT THE OUTSIDE EDGE OF CONCRETE APRON.
2. DEVICES WILL BE USED TO POND RUNOFF WITHOUT PLUGGING INLET OR CREATING ROADWAY SAFETY CONCERNS.

DT3 DROP INLET PROTECTION
N.T.S.

INSTALLATION NOTES

ANCHOR SLOT: BURY THE UP-CHANNEL END OF THE BLANKET IN A 6" DEEP TRENCH. TAMP THE SOIL FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE BLANKET.
OVERLAP: OVERLAP EDGES OF THE STRIPS AT LEAST 6". STAPLE EVERY 3 FEET DOWN THE CENTER OF THE STRIP.
JOINING STRIPS: INSERT THE NEW ROLL OF BLANKET IN A TRENCH, AS WITH THE ANCHOR SLOT. OVERLAP THE UP-CHANNEL END OF THE PREVIOUS ROLL 18" AND TURN THE END UNDER 6". STAPLE THE END OF THE PREVIOUS ROLL JUST BELOW THE ANCHOR SLOT AND AT THE END AT 12" INTERVALS.
CHECK SLOTS: ON ERODIBLE SOILS OR STEEP SLOPES, CHECK SLOTS SHOULD BE MADE EVERY 15 FEET. INSERT A FOLD OF THE BLANKET INTO A 6" TRENCH AND TAMP FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE BLANKET. LAY THE BLANKET SMOOTHLY ON THE SURFACE OF THE SOIL - DO NOT STRETCH THE BLANKET, AND DO NOT ALLOW WRINKLES.
ANCHORING ENDS AT STRUCTURES: PLACE THE END OF THE BLANKET IN A 6" SLOT ON THE UP-CHANNEL SIDE OF THE STRUCTURE. FILL THE TRENCH AND TAMP FIRMLY. ROLL THE BLANKET UP THE CHANNEL. PLACE STAPLES AT 12" INTERVALS ALONG THE ANCHOR END OF THE BLANKET.

LENGTH OF INLET (L)	NUMBER OF GRAVEL BAGS UPSTREAM OF INLET
0'-6'	1
6'-10'	2
L>10	3

DT3 CURB INLET PROTECTION
N.T.S.

NOTE:
EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY THE LOCAL JURISDICTION.

2/DT3 SILT FENCING
N.T.S.

DT3 EROSION CONTROL BLANKET
N.T.S.

7/DT3 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

Know what's below. Call before you dig.

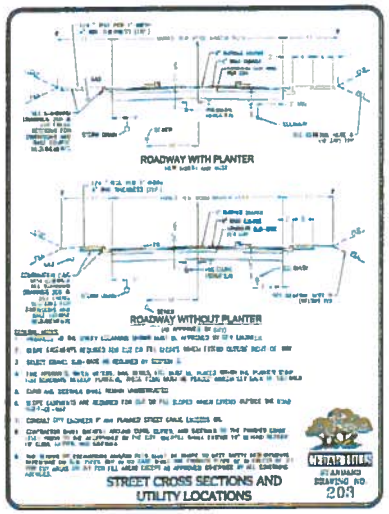
CIVIL SCIENCE
INFRASTRUCTURE, INC.
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801 768 7200

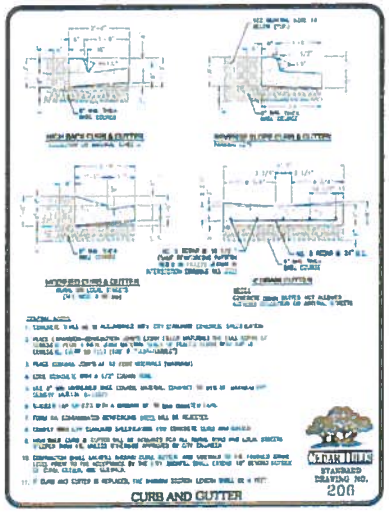
NOT FOR CONSTRUCTION

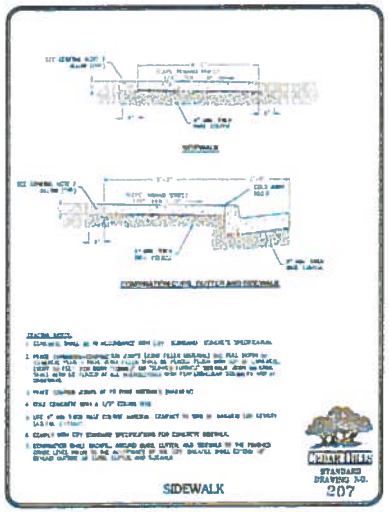
EROSION CONTROL DETAILS

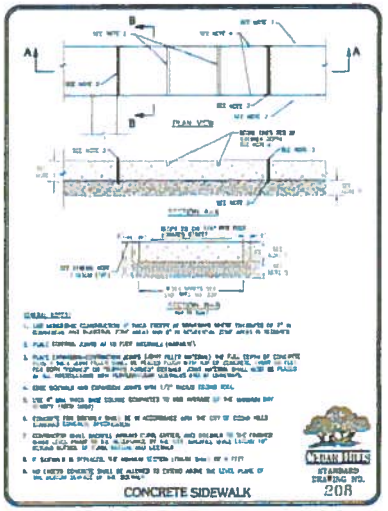
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

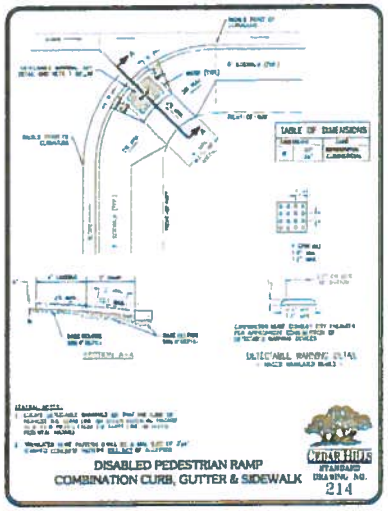
SHEET DT3

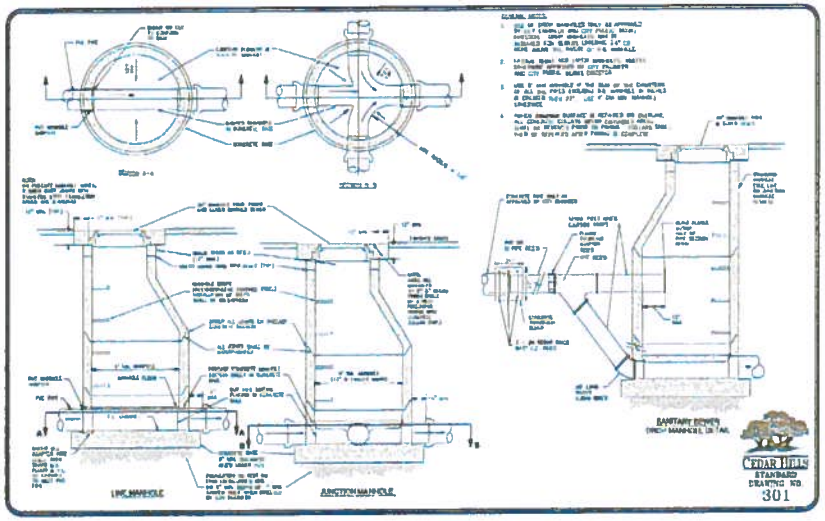


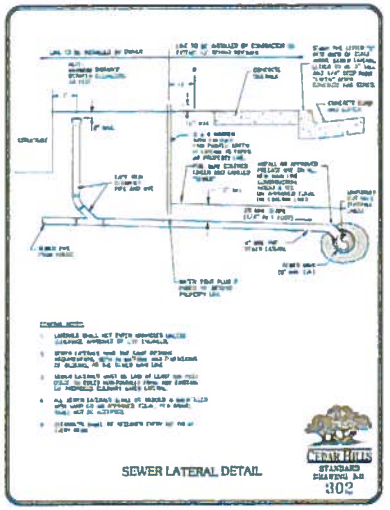












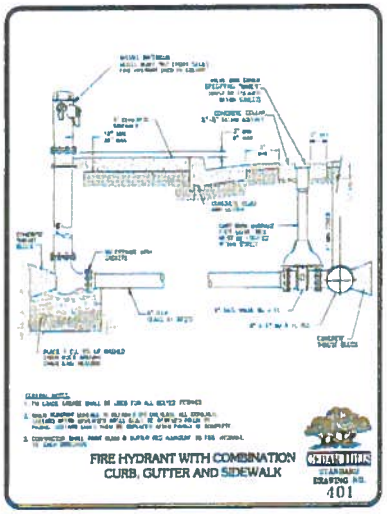
CIVIL SCIENCE INFRASTRUCTURE, INC.
1140 WEST CLEVELAND DRIVE
LEHI, UT 84043
801 768 7293

NOT FOR CONSTRUCTION

CEDAR HILLS STANDARD DRAWINGS

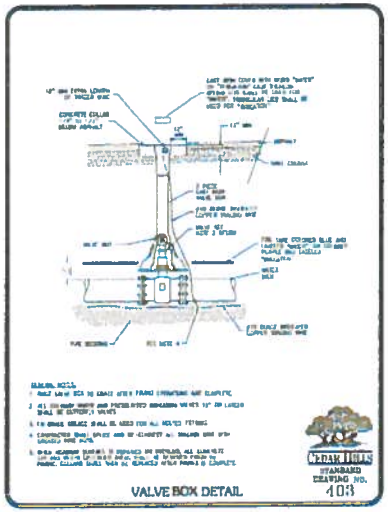
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET
DT4



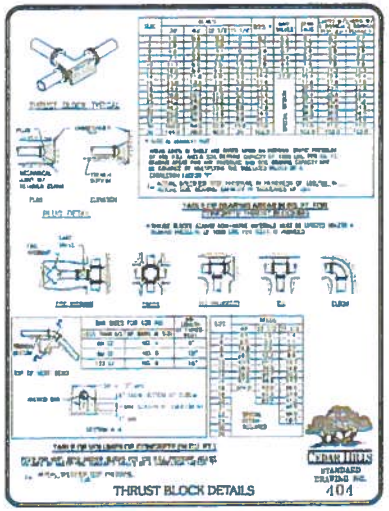
FIRE HYDRANT WITH COMBINATION CURB, GUTTER AND SIDEWALK

STANDARD DRAWING NO. 401



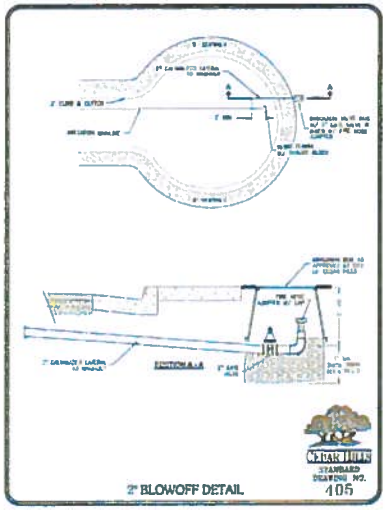
VALVE BOX DETAIL

STANDARD DRAWING NO. 403



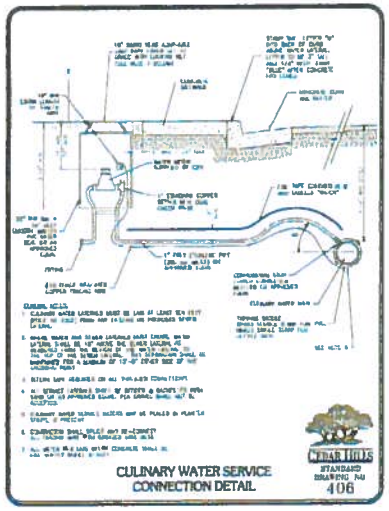
THRUST BLOCK DETAILS

STANDARD DRAWING NO. 404



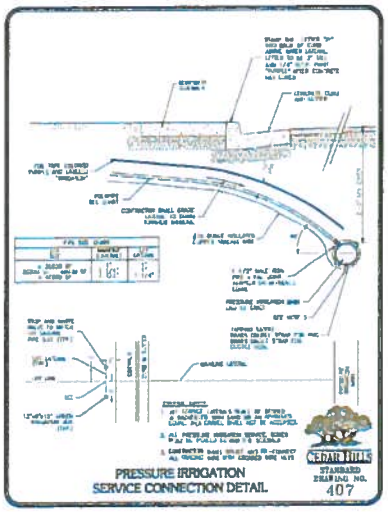
2" BLOWOFF DETAIL

STANDARD DRAWING NO. 405



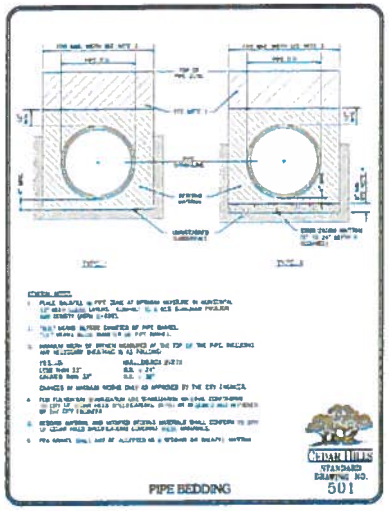
CULINARY WATER SERVICE CONNECTION DETAIL

STANDARD DRAWING NO. 406



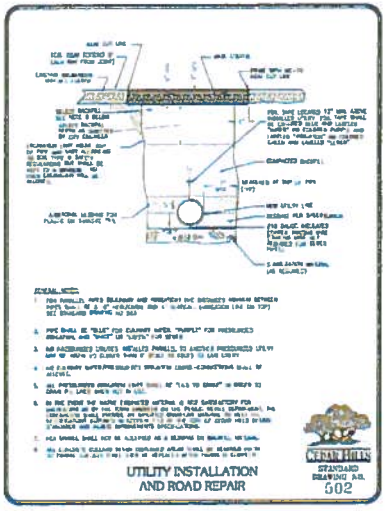
PRESSURE IRRIGATION SERVICE CONNECTION DETAIL

STANDARD DRAWING NO. 407



PIPE BEDDING

STANDARD DRAWING NO. 501



UTILITY INSTALLATION AND ROAD REPAIR

STANDARD DRAWING NO. 502

CIVIL SCIENCE INFRASTRUCTURE, INC.
3302 NORTH COMMERCE DRIVE
LEHI, UT 84043
801.768.7300

NOT FOR CONSTRUCTION

CEDAR HILLS STANDARD DRAWINGS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET
DT5

16 OF 17

CEDAR HILLS STANDARD DRAWINGS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET DT6

17 OF 17

NOT FOR CONSTRUCTION

CIVIL SCIENCE INFRASTRUCTURE, INC.
1140 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801 768 7250

PRE-TREATMENT MANHOLE AND STORM WATER SUMP DETAIL
CEDAR HILLS STANDARD DRAWING NO. 507R

STORM DRAIN CATCH BASIN
CEDAR HILLS STANDARD DRAWING NO. 505

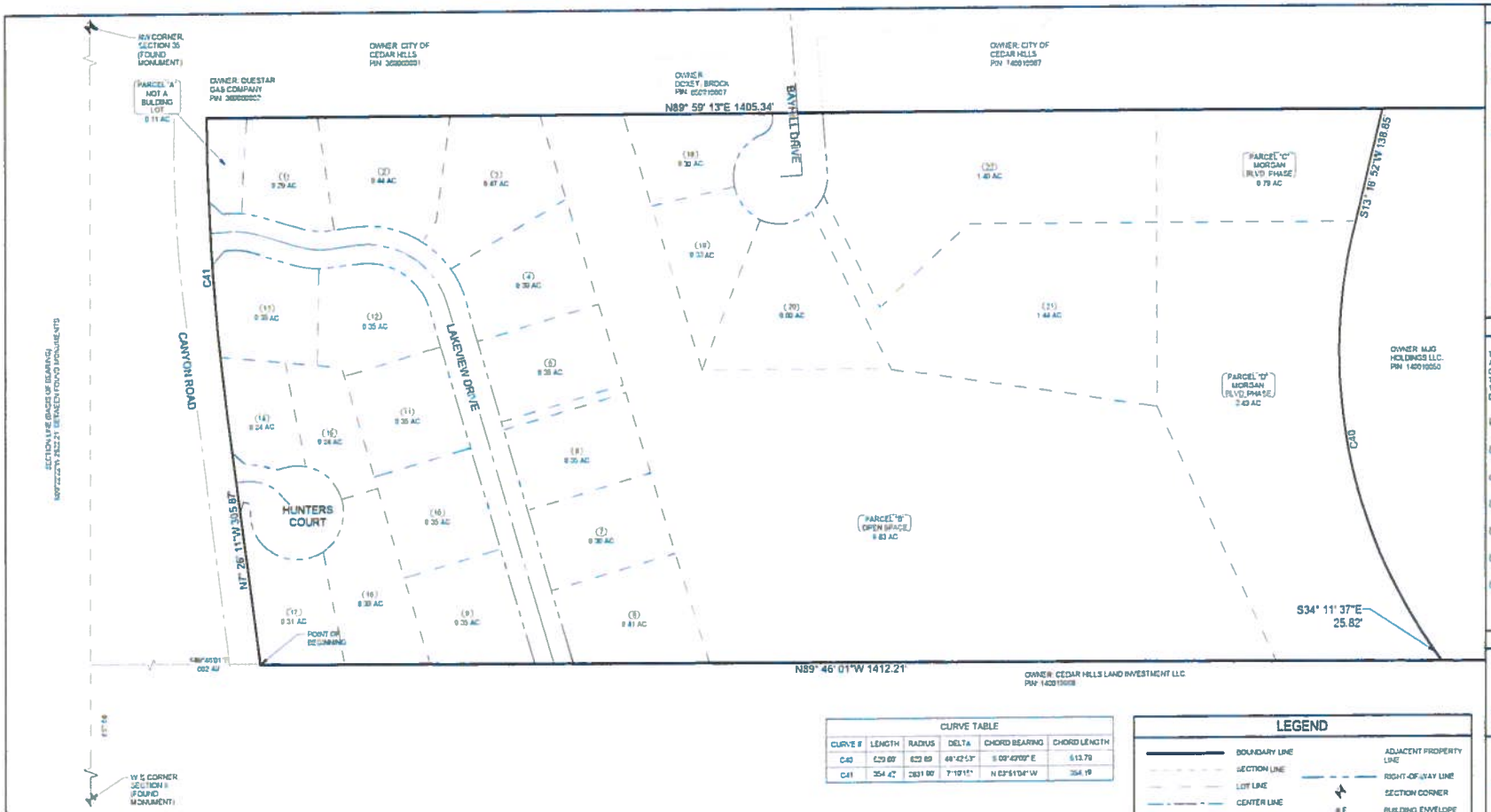
SIDEWALK DRAIN

TYPICAL FUTURE USE STREET CONDUIT
CEDAR HILLS STANDARD DRAWING NO. 504

FLARED DRIVEWAY APPROACH
COMBINATION CURB, GUTTER & SIDEWALK
CEDAR HILLS STANDARD DRAWING NO. 210

TYPICAL DUAL PIPE INSTALLATION (RR & CUL)
CEDAR HILLS STANDARD DRAWING NO. 503

TYPICAL PEDESTRIAN CROSS SECTIONS
CEDAR HILLS STANDARD DRAWING NO. 601



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C40	523.69'	622.69'	48°42'43"	S 09°42'00" E	513.79'
C41	354.42'	2831.00'	7°10'15"	N 03°51'04" W	354.19'

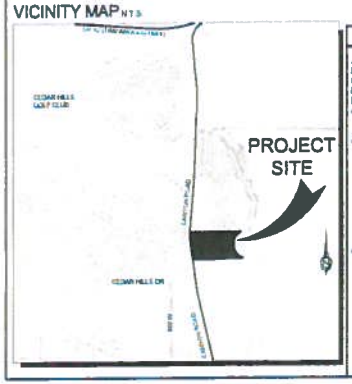
LEGEND

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

SCALE: 1" = 60'

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

VICINITY MAP



GEOTECHNICAL STUDY NOTE

ALL RECOMMENDATIONS OF THE GEOTECHNICAL STUDY DATED DECEMBER 8, 2014 AND THE CLARIFICATION OF GEOTECHNICAL STUDY DATED MARCH 20, 2015 SHALL BE FOLLOWED. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- ALL CUTS AND FILLS OVER 3-FEET ON THE LANDSLIDE MASS SHOULD BE ANALYZED AND EVALUATED, PRIOR TO DISTURBING THE EXISTING SLOPES.
- GRADING FILL BETWEEN 6-FEET AND 18-FEET BEING PLACED ABOVE THE EXISTING SURFACE SHOULD BE ALLOWED TO SIT A MINIMUM OF THREE WEEKS TO ALLOW SETTLEMENT TO OCCUR. IF MORE THAN 18-FEET OF GRADING FILL WILL BE PLACED ABOVE THE EXISTING SURFACE (TO RAISE GRADES), THE AREAS SHOULD BE ALLOWED TO SIT FOR A MINIMUM OF SIX WEEKS TO ALLOW SETTLEMENT TO OCCUR. IF MORE THAN 25-FEET OF GRADING FILL WILL BE PLACED ABOVE THE EXISTING SURFACE (TO RAISE SITE GRADES), EARTHTEC SHOULD BE NOTIFIED TO PROVIDE ADDITIONAL RECOMMENDATIONS.
- ONCE PROPOSED LOCATIONS FOR HOUSES ON LOTS 21 AND 22 ARE DETERMINED, ADDITIONAL SLOPE STABILITY ANALYSIS SHALL BE PERFORMED ON THE PROPOSED LOCATIONS.

SURVEYOR'S CERTIFICATE

I, JASON G. JENKINS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8119063 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. (See seal below) DATE

LEGAL DESCRIPTION

COMMENCING AT THE W 1/4 CORNER OF SECTION 5, T 6 S, R 2 E, SALT LAKE BASE AND MERIDIAN; THENCE N89°59'13"W ALONG THE SECTION LINE A DISTANCE OF 657.68 FEET; THENCE S38°46'09"E A DISTANCE OF 622.69 FEET TO A POINT ON THE EASTERLY 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 2831.00 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 1405.34 FEET; THENCE S13° 18' 52"W A DISTANCE OF 138.65 FEET; THENCE 523.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 622.69 FEET, AN INTERNAL ANGLE OF 48°42'43", AND WHOSE LONG CHORD BEARS S09°42'00"E A DISTANCE OF 513.79'; THENCE S34° 11'37"E A DISTANCE OF 25.82 FEET; THENCE N89° 46' 01"W A DISTANCE OF 1412.21 FEET TO THE POINT OF BEGINNING

CONTAINING 20.58 ACRES

BASIS OF BEARING BEING N00°22'25"E BETWEEN THE FOUND MONUMENTS AT THE WEST ¼ CORNER AND THE NORTHWEST CORNER OF SECTION 5 TOWNSHIP 6S, RANGE 2E, S L B &M. UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE NAD 1983

PUBLIC UTILITIES EASEMENTS

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.

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

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

ATTESTED
CITY RECORDER

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.

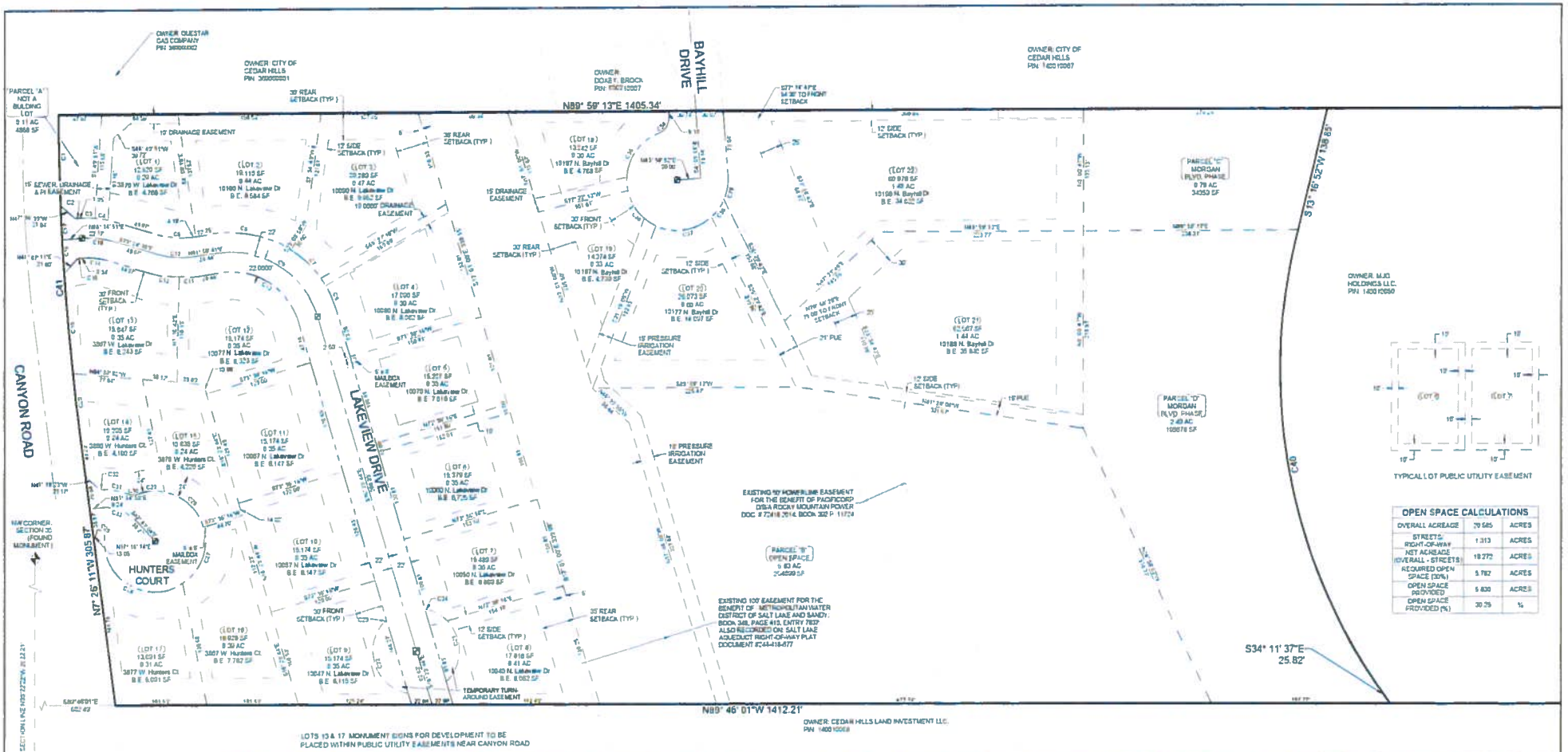
PLAT "A"

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	CITY ATTORNEY'S SEAL	COUNTY RECORDER
No. 8119063 JASON G. JENKINS STATE OF UTAH			



OPEN SPACE CALCULATIONS		
OVERALL ACREAGE	29.585	ACRES
STREETS & RIGHT-OF-WAY	1.313	ACRES
NET ACREAGE (OVERALL - STREETS)	19.272	ACRES
REQUIRED OPEN SPACE (30%)	5.782	ACRES
OPEN SPACE PROVIDED	5.830	ACRES
OPEN SPACE PROVIDED (%)	30.25	%

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.64	2831.60'	2°02'18"	S 81°17'02" E	100.63
C2	4.95	24.00'	11°49'32"	N 87°43'53" W	4.95
C3	19.82	122.00'	7°28'00"	S 89°57'51" W	19.82
C4	27.43'	122.00'	12°54'14"	N 76°53'52" W	27.43
C5	33.62	78.00'	24°44'40"	N 85°48'57" W	33.43
C6	87.77'	122.00'	41°13'13"	N 77°32'40" W	85.89
C7	48.18'	122.00'	21°41'14"	N 46°05'24" W	45.98
C8	40.14'	122.00'	18°51'02"	N 25°42'18" W	39.96
C9	142.73'	100.00'	81°48'35"	S 51°18'32" E	130.89

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	111.30'	78.00'	81°43'35"	S 57°16'32" E	102.16
C11	29.05'	122.00'	8°28'51"	N 66°33'41" E	29.00
C12	32.60'	122.00'	15°18'44"	S 81°03'56" E	32.51
C13	43.19'	100.00'	24°44'45"	S 65°46'57" E	42.85
C14	27.69'	78.00'	20°20'25"	S 63°34'52" E	27.55
C15	4.87'	24.00'	11°09'38"	N 80°43'02" E	4.87
C16	37.90'	2831.60'	0°46'01"	S 83°27'33" E	37.90
C17	38.25'	2831.60'	0°46'26"	S 82°41'19" E	38.25
C18	35.61'	100.00'	20°24'25"	S 83°34'52" E	35.32

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	110.97'	2831.60'	2°14'42"	N 84°57'54" W	110.96
C20	66.67'	2831.60'	1°20'56"	N 86°45'43" W	66.66
C21	102.91'	48.00'	121°46'14"	N 14°33'38" W	83.87
C22	102.91'	48.00'	121°46'14"	S 18°11'51" E	83.87
C23	3.29'	22.00'	8°34'17"	S 38°32'06" W	3.29
C24	3.29'	22.00'	8°34'17"	N 71°03'37" W	3.29
C25	13.29'	7.25'	105°00'16"	S 87°04'16" E	11.50
C26	126.71'	66.00'	128°28'57"	S 58°52'30" E	103.63
C27	71.56'	66.00'	73°12'46"	N 20°12'58" E	68.78

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C28	61.24'	66.00'	53°09'34"	N 67°43'32" W	59.04
C29	30.68'	66.00'	31°41'09"	S 85°18'07" W	30.29
C30	19.47'	14.00'	42°51'51"	N 88°54'32" W	19.23
C31	29.00'	78.00'	23°46'58"	N 79°20'35" W	28.79
C32	3.32'	24.00'	7°55'09"	N 87°15'00" W	3.31
C33	42.66'	49.00'	46°51'43"	S 73°40'31" E	41.30
C34	24.90'	20.00'	71°35'29"	N 31°40'37" E	23.40
C35	77.79'	56.00'	79°35'22"	N 27°48'40" E	71.69
C36	41.77'	56.00'	42°44'40"	N 38°29'55" W	40.84

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C37	65.64'	56.00'	67°09'49"	S 86°26'20" W	61.95
C38	23.84'	56.00'	24°23'43"	S 35°36'35" W	23.78
C39	26.78'	56.00'	27°23'43"	S 09°46'17" W	26.51
C40	629.60'	622.82'	49°42'53"	S 09°49'09" E	613.79
C41	354.42'	2831.60'	7°10'10"	N 63°51'06" W	354.19

SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

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

CIVIL SCIENCE INFRASTRUCTURE, INC.
1150 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7288

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

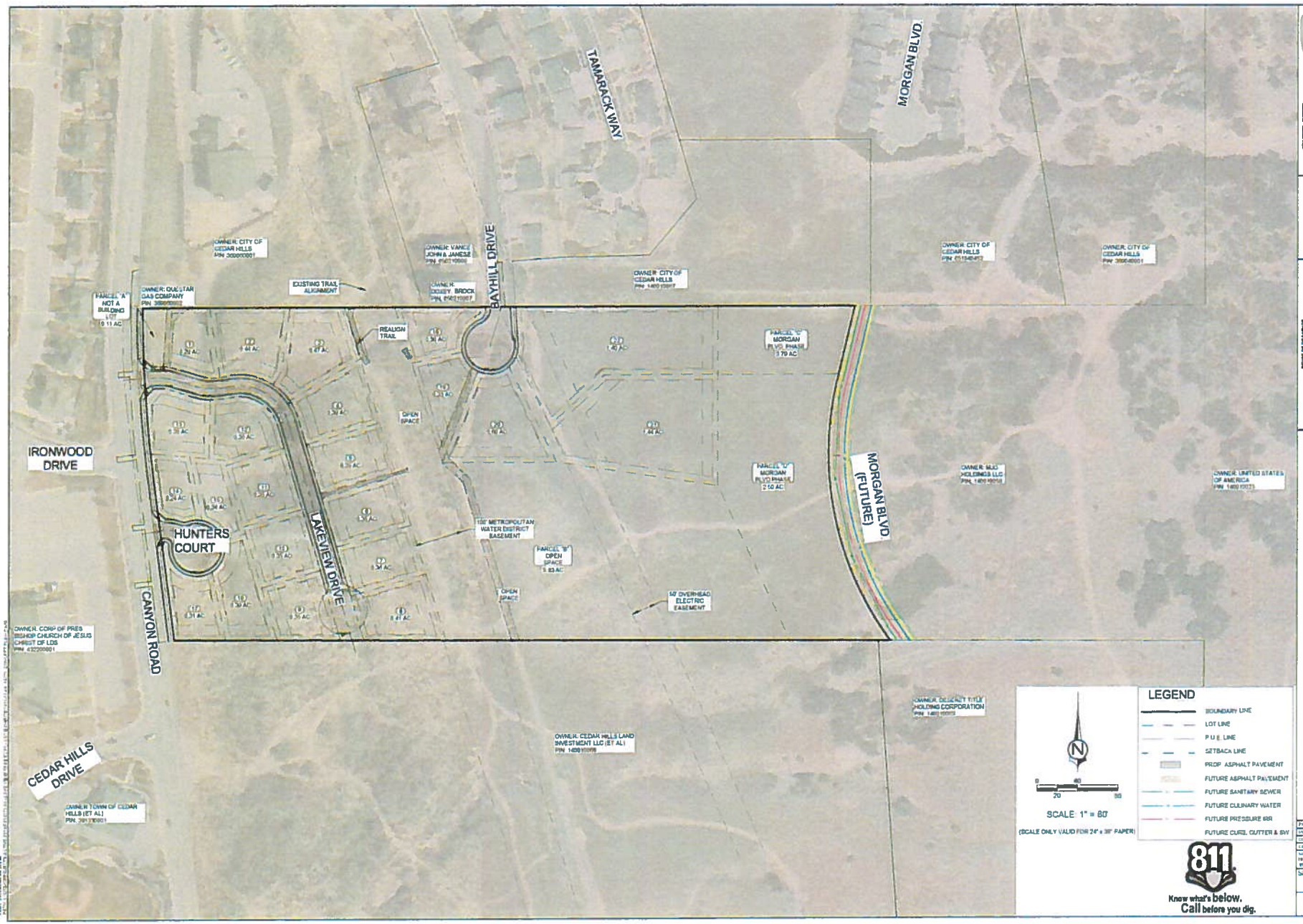
SHEET 2 OF 2

SURVEYOR'S SEAL — No. 8118837 JASON G. JENKINS — STATE OF UTAH

CITY ENGINEER'S SEAL

CLERK-AUDITOR'S SEAL

COUNTY RECORDER



CIVIL SCIENCE
INFRASTRUCTURE, INC.
1162 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7259

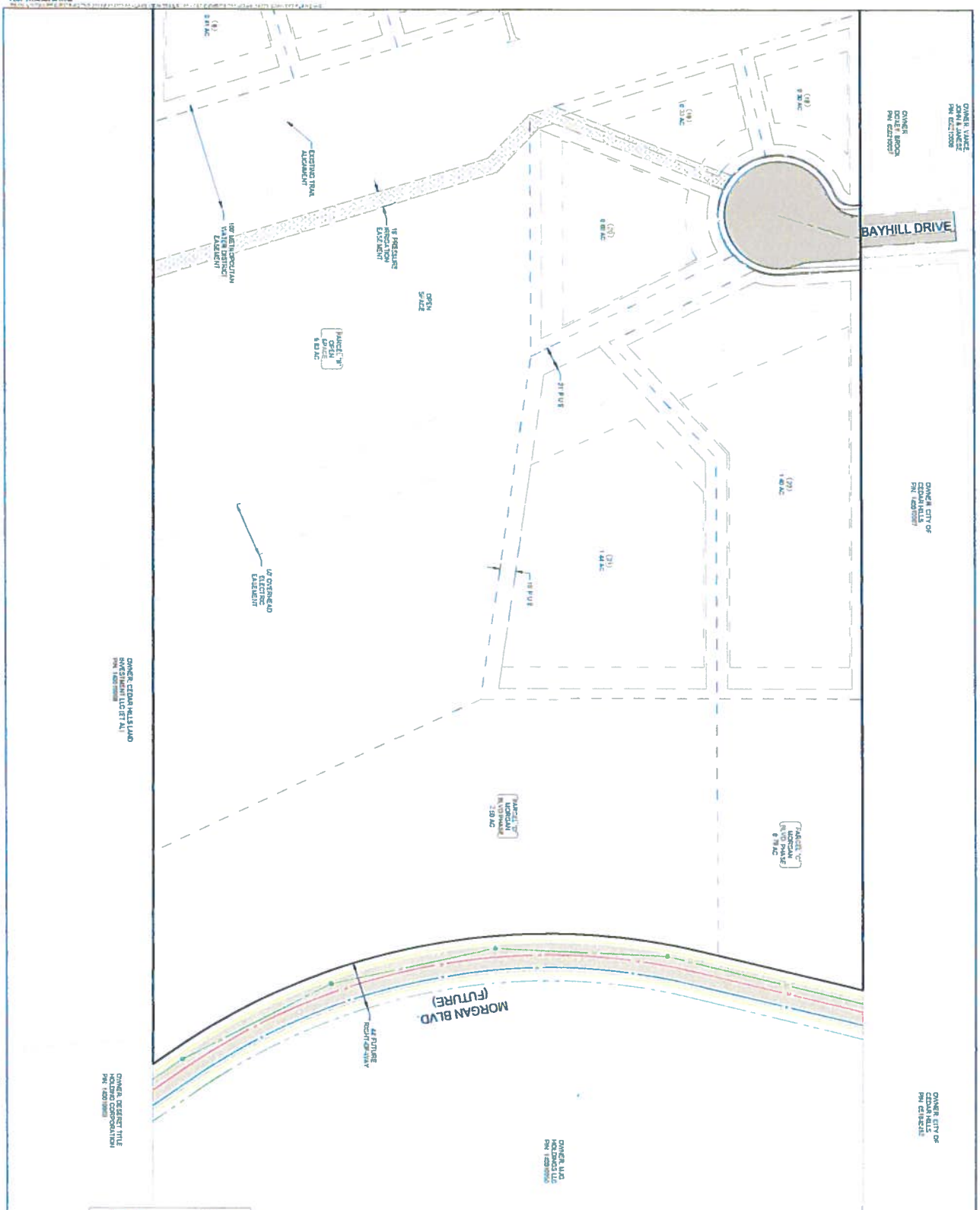
NOT FOR CONSTRUCTION

CONCEPT PLAN - OVERALL

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET CP1

1 OF 2



CONCEPT PLAN - FUTURE PARCELS

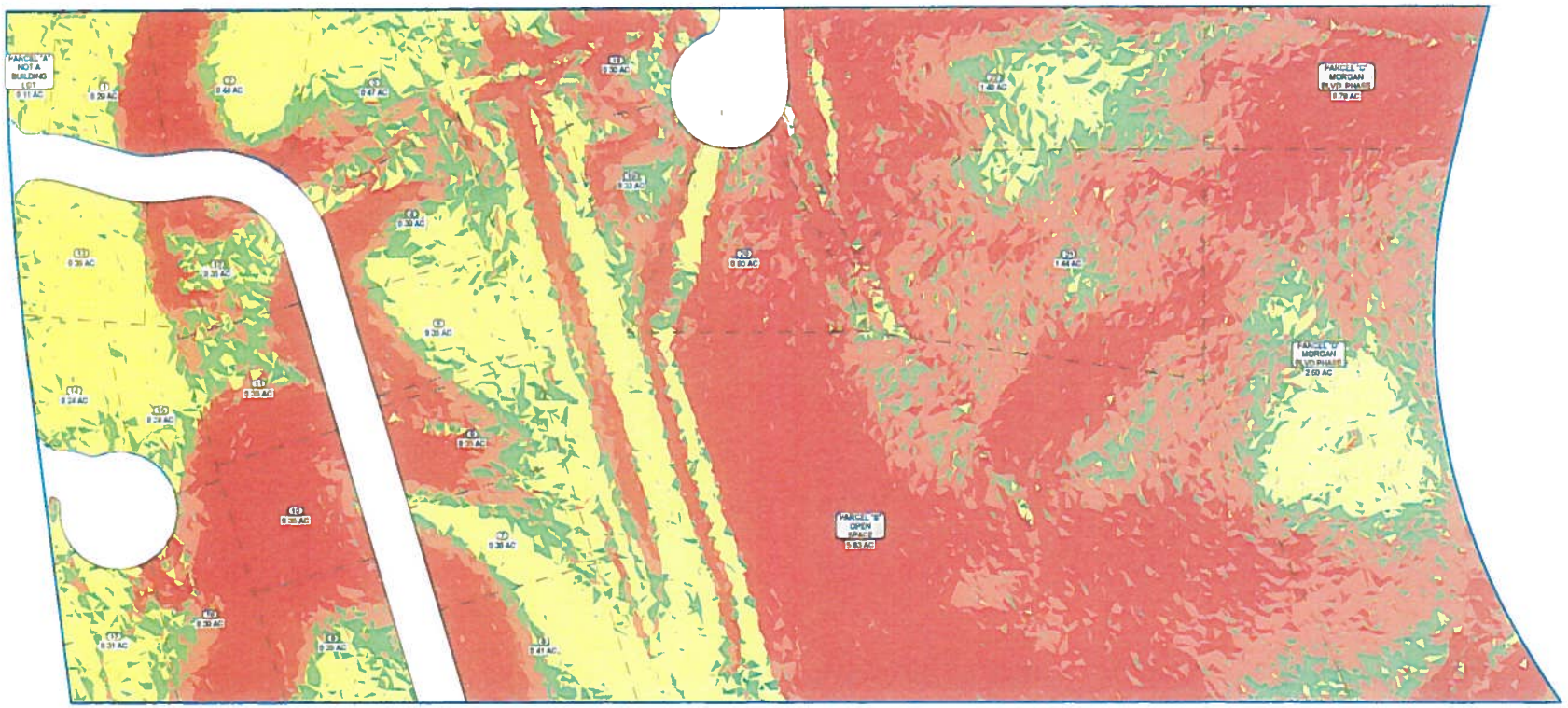
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

NOT FOR CONSTRUCTION

CIVIL SCIENCE INFRASTRUCTURE, INC.
1960 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7260

SHEET CP2

2 OF 2



SCALE: 1" = 50'

Slopes Table

Number	Minimum Slope	Maximum Slope	Color	Square Feet	Acres	DU / Net Acreage	Total Lots / Category
1	0.07%	13.00%		184,109	4.23	2.5	10.58
2	13.00%	21.00%		135,558	3.11	2	6.22
3	21.00%	30.00%		180,439	4.14	1.5	6.21
4	30.00%	365.00%		339,963	7.8	0.2	1.56
Total					19.28		24.57
				Total Allowable Lots			25

CIVIL SCIENCE
INFRASTRUCTURE, INC.
1160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

NOT FOR CONSTRUCTION

SLOPE ANALYSIS

LAKEVIEW TRAILS
CEDAR HILLS, UTAH

SHEET

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/19/2015

City Council
Agenda Item

SUBJECT:	Review/Action on xeriscape code, 10-5-27
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin

BACKGROUND AND FINDINGS:

Planning Commission has made a recommendation to the City Council to modify the current xeriscape code found in 10-5-27 to be as follows:

10-5-27

C. Defined: The term "landscaping" shall mean and include the installation of any combination of turf (including either sod or seeded area), planter beds, gardens, trees and shrubs, statuary, boulders, rock areas, xeriscape or other customary landscape features that occupy the entire unpaved portion of the front yard area.

1. Irrigation System: Where the landscaping includes turf and other plant materials that require the application of irrigation water in order to be sustained, an irrigation system shall be installed and designed to provide adequate quantities of water to those area requiring irrigation. Xeriscaped areas shall be watered only using drip/trickle irrigation systems, or other similar systems used to reduce water consumption.

2. Xeriscape: A landscaping method that employs the use of drought tolerant plants and techniques in order to conserve water. Nothing in this section shall be construed to prohibit the use of drought tolerant vegetation, and non-vegetative materials. Provided, however, failure of an owner to install and maintain landscaping within the front yard area under the guise that the vegetation and bare ground that occur naturally on the site constitutes xeriscaping shall not qualify as conforming with the provisions of this section.

PREVIOUS LEGISLATIVE ACTION:

Planning Commission gave their recommendation in the March meeting

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed Xeriscape code, 10-5-27

RECOMMENDATION:

To approve the recommended changes to the xeriscape code.

MOTION:

To approve/not approve ordinance _____, amending Title 10, Chapter 5, Section 27 regarding xeriscaping, and updating the definition and requirements to allow for xeriscape options to be installed throughout the City in an effort to promote water conservation.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, AMENDING THE REQUIREMENTS RELATING TO LANDSCAPING AND XERISCAPING DEFINITIONS.

WHEREAS, pursuant to Utah Code Annotated § 10-9a-501, the City Council of the City of Cedar Hills ("City Council") may adopt ordinances to govern the use and development of land within the City; and

WHEREAS, pursuant to Utah Code Annotated § 10-8-84, the City Council may adopt ordinances "necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City"; and

WHEREAS, the City Council, following receipt of a recommendation from the Planning Commission, has determined that it is in the best interest of the public health, prosperity, comfort, and convenience of the City of Cedar Hills, and the residents thereof, to enact certain amendments to Title 10 of the City Code dealing with landscaping and xeriscaping definitions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH COUNTY, STATE OF UTAH:

PART I
AMENDMENTS

SECTION 1. Title 10, Chapter 5, Section 27, of the City Code, entitled Landscaping, is hereby amended by adding to the definitions to read as follows:

10-5-27 Landscaping:

C. Defined: The term "landscaping" shall mean and include the installation of any combination of turf (including either sod or seeded area), planter beds, gardens, trees and shrubs, statuary, boulders, rock areas, xeriscape or other customary landscape features that occupy the entire unpaved portion of the front yard area.

1. Irrigation System: Where the landscaping includes turf and other plant materials that require the application of irrigation water in order to be sustained, an irrigation system shall be installed and designed to provide adequate quantities of water to those areas requiring irrigation. Xeriscaped areas shall be watered only using drip/trickle irrigation systems, or other similar systems used to reduce water consumption.

2. Xeriscape ~~Permitted~~: A landscaping method that employs the use of drought tolerant plants and techniques in order to conserve water. Nothing in this section shall be construed to prohibit the use of drought tolerant vegetation ~~(xeriscape)~~, and nonvegetative materials. Provided however, failure of an owner to install and maintain landscaping within the front yard area under the guise that the vegetation

and bare ground that occur naturally on the site constitutes xeriscaping shall not qualify as conforming with the provisions of this section.

PART II
PENALTY AND ADOPTION

A. CONFLICTING PROVISIONS

Whenever the provisions of this Ordinance conflict with the provisions of any other Ordinance, resolution or part thereof, the more stringent shall prevail.

B. PROVISIONS SEVERABLE

This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

C. AMENDMENT TO BE ADDED TO CITY CODE

The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the City Code, Title 10.

D. PENALTY

Hereafter these amendments shall be construed as part of the Zoning Ordinance of the City Code of the City of Cedar Hills, Utah, to the same effect as if originally a part thereof, and all provisions of said regulations shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

E. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF CEDAR HILLS, UTAH, THIS 19TH DAY OF MAY, 2015.

_____
Gary R. Gygi, Mayor

ATTEST:

_____
Colleen A. Mulvey, City Recorder

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/8/2015

City Council
Agenda Item

SUBJECT:	Public Notice for Enterprise Fund Transfers, Reimbursements, Loan, and Services based on Utah Code 10-6-135
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	N/A

BACKGROUND AND FINDINGS:

The Utah State Auditor provided guidance in an Auditor Alert May 8, 2014 for enterprise fund transfers, reimbursements, loans, and services relating to Utah Code 10-6-135. The new auditor alert requires governmental entities to charge governmental funds for any services provided by enterprise funds. The City is also required to hold a public notice because it reimburses the governmental funds for new water and sewer charges incurred.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

Budgeted enterprise fund transfers from the Water & Sewer fund offset estimated charges to the General fund of $8,500 and $31,000 Golf fund for water & sewer used during each fiscal year 2014-2015 and 2015-2016.

SUPPORTING DOCUMENTS:

2014-1-Auditor Alert Enterprise Fund Transfers Handout

RECOMMENDATION:

N/A

MOTION:

N/A

OFFICE OF THE
UTAH STATE AUDITOR

Auditor Alert – 2014-1

Subject: **Enterprise Fund Transfers, Reimbursements, Loans, and Services**

Date: **May 8, 2014**

Background

(GASB Codification 1300.101)
The treatment of enterprise fund transfers, reimbursements, loans, and services is subject to the following two provisions: ***(1) Utah Code and (2) Accounting standards.*** Therefore, requirements not specifically stated in *Utah Code* but required by accounting standards must be followed.

Unlike a private business, which is accounted for as a single entity and has an accounting system designed to measure profitability, governmental accounting systems are designed to measure ***accountability***. To measure accountability, a governmental unit is accounted for through several separate funds. "A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts, … segregated for the purpose of carrying on specific activities for attaining certain objectives in accordance with ***regulations, restrictions, or limitations***." Therefore, "a governmental unit is a combination of several distinctly different fiscal and accounting entities, each having a separate set of accounts and functioning independently." (GASB Codification 1300.101)

An enterprise fund is a separate distinct fiscal entity designed to account for the restricted activity of the fund. The restriction imposed on enterprise fund proceeds is created through an implied agreement with rate payers when the government imposes a fee. The implied agreement is that the government will use the fee for enterprise fund activities and nothing else.

Accounting Treatment

In order to complete accounting entries for interfund transfers, reimbursements, loans, or services, the amount/value of the goods or services provided to another fund must be determined. The value of the services provided by a utility enterprise fund to another fund should be estimated or calculated at the same rate as other similar customers of the utility. Conversely, the amount of services provided by the general fund to oversee the utility enterprise funds (HR functions, accounting, legal, etc.), should also be based on reasonable estimates/allocations of those costs. Both the costs of the services provided by the utility enterprise fund to other funds as well as the overhead type costs incurred to oversee the utility enterprise fund should be recorded, even if cash was not exchanged between funds.

"Nonreciprocal interfund activity is the internal counterpart to nonexchange transactions" and includes interfund transfers and interfund reimbursements (GASB Codification 1800.102).

- ***Interfund transfers*** – flows of assets (such as cash, goods or services) without equivalent flows of assets in return and without a requirement for repayment. For example, these transfers include water, electricity, or garbage **services provided** by a utility enterprise fund for general government fund activities **without payment of cash or a requirement for payment** by the utility enterprise fund.

General Fund		
Utility Expense	$xx,xxx	
Other Financing Sources Transfer		$xx,xxx

Enterprise Fund

Other Nonoperating Transfer Out	$xx,xxx	
Charges for Services		$xx,xxx

- ***Interfund* transfers** examples also include transfers of cash from a utility enterprise fund to the general fund or other funds for activities unrelated to the utility enterprise fund. Sometimes these transfers are referred to as **subsidy transfers**.

General Fund

Cash	$xx,xxx	
Other Financing Sources Transfer		$xx,xxx

Enterprise Fund

Other Non-Operating Transfer Out	$xx,xxx	
Cash		$xx,xxx

- ***Interfund reimbursements*** – repayments from the funds responsible for particular expenditures or expenses to the funds that initially paid for them. For example, the general fund may provide accounting, payroll, or human resource services to an enterprise fund for which the enterprise fund reimburses the general fund. In these instances, **cash is actually transferred between funds or is required to be paid**. Note that for interfund reimbursements, neither fund recognizes revenue.

General Fund

Cash or Due from Other Funds – Enterprise Fund	$xx,xxx	
Expenditure		$xx,xxx

Enterprise Fund

Expense	$xx,xxx	
Cash or Due to Other Funds – General Fund		$xx,xxx

The key difference between *interfund reimbursements* described above and *interfund services* described below is the general fund is not in the business of providing these types of services to customers outside the primary government.

"**Reciprocal interfund activity** is the internal counterpart to exchange and exchange-like transactions" and includes interfund loans and interfund services provided and used (GASB Codification 1800.102.a).

- ***Interfund services provided and used*** – sales and purchases of goods and services between funds for a price approximating their external exchange value-- **cash is actually transferred between funds or is required to be paid for the services or goods provided**. Interfund services provided and used should be reported as revenues in seller funds and expenditures or expenses in purchaser funds. For example, the enterprise fund may provide water, electricity, or garbage services for city offices or parks accounted for in the general fund.

General Fund

Utility Expense	$xx,xxx	
Cash or Due to Enterprise fund		$xx,xxx

Enterprise Fund

Cash or Due from General Fund	$xx,xxx	
Charges for Services		$xx,xxx

- ***Interfund loans*** – amounts provided with a requirement for repayment. Interfund loans should be reported as interfund receivables in lender funds and interfund payables in borrower funds.

Materiality

All accounting standards are subject to the principle of materiality. Therefore, if a government determines that amounts related to financial reporting requirements are not material, then the requirement is not applicable. However, the determination of materiality must be based upon an evaluation/estimate of relevant factors. A simple guess or "gut feeling" is not a sufficient evaluation.

Implementation

Based on the accounting guidance above and state compliance issues noted below, local government entities should perform the following:

1. **Interfund Transfers** – For services provided by the utility enterprise fund (water, electricity, etc.) to other funds where cash was not exchanged for payment of those services:
   a. Use a reasonable calculation or estimation to determine the amount of the services provided. The rates used should be the same rates charged to similar customers of the utility.
   b. If the amount was material, record the amount of the services provided as an interfund transfer.

2. **Interfund Transfers and Subsidy Transfers** – ***Public Notice and Hearing Requirements*** *(Utah Code 10-5-107, 10-6-135, 17B-1-629, 17-36-32)*
   a. *For counties and districts:* Include any interfund transfers or subsidy transfers in an original budget or in a subsequent budget amendment to be approved by the governing body for the year in which the transfers are to take place. If the transfers are not included in the budget, see notice requirements in b. below.

      *For municipality interfund transfers or subsidy transfers made **before** May 13, 2014:* Include any interfund transfers or subsidy transfers in an original budget or in a subsequent budget amendment to be approved by the governing body for the year in which the transfers are to take place. If the transfers are not included in the budget, see notice requirements in step b.

      *For municipality interfund transfers or subsidy transfers made on or **after** May 13, 2014,* proceed to b. below *:*

   b. For the applicable entities noted in a. above, the governing body must hold a public hearing and provide written notice of the:
      - Date, time, and place of hearing.
      - Purpose of the hearing.
      - The enterprise fund from which the cash or goods would be transferred.
      - The fund to which the cash or goods would be transferred.
      - The amount/value of cash or goods transferred. (When determining the amount/value of cash or goods the enterprise fund is transferring to the general fund the amount should be calculated at the same rate charged to other customers of the utility.)

      The notice must be:
      - Mailed to each enterprise fund customer.
      - Distributed at least seven days before the hearing.
      - Distributed as a written notification separate from the customers' utility bill.

3. **Interfund Reimbursements**
(Utah Code 10-5-114, 10-6-117, 17B-1-638, 17-36-36)

   a. The reimbursements should be included in the original budget or in subsequent budget amendments of the enterprise fund.
   b. For services the general fund provides to the enterprise fund, the reimbursement amount should be based on a reasonable methodology.

4. **Interfund Services Provided**

   The entity must include expenses associated with interfund services provided in an original budget or subsequent budget amendment approved by the governing body for the fiscal year and comply with notice and hearing requirements for adopting or amending the budget.

5. **Interfund Loans – For utility enterprise funds loaned to another fund:**
(Utah Code 10-5-120, 10-6-132, 17B-1-626, 17-36-30)

   For loans issued before May 13, 2014:

   a. Rates and repayment terms should be established.
   b. Payments should be made according to established terms.
   c. The loan should be reflected in the fund financial statements as: (1) a reduction in cash in the enterprise fund and an increase in cash in the fund the cash is being loaned to, and (2) an interfund loan receivable in the enterprise fund and an interfund loan payable in the fund receiving the cash.
   d. If repayment is not expected within a reasonable period of time, the transfer of funds should be considered a loan and instead be recorded as an interfund subsidy transfer.

   For loans issued on or after May 13, 2014:

   [Note – not applicable to loans from the general fund to any other fund or short-term advances from a cash and investment pool to individual funds that are repaid by the end of the fiscal year.]

   a. The loan must be in writing and contain the following terms and conditions:
      - Effective date of the loan.
      - Name of the fund loaning the money.
      - Name of the fund receiving the money.
      - Amount of the loan.
      - Term of and repayment schedule of the loan (not to exceed 10 years).
      - Interest rate of the loan (if less than one year, the interest rate cannot be less than the rate offered by the PTIF, if greater than one year the rate cannot be less than the greater of the PTIF rate or the rate of a US Treasury not of a comparable term).
      - Method of calculating interest applicable to the loan.
      - Procedures for applying interest and paying interest.

   b. The governing body must hold a public hearing and provide written notice within at least 7 days of the hearing regarding the:
      - Date, time, and place of the hearing,
      - Purpose of the hearing, and
      - The proposed terms and conditions of the interfund loan.

      Notice and hearing requirements outlined in b. above are satisfied if the loan is included in an original or subsequently amended budget.

   c. The governing body must authorize the loan by ordinance or resolution at a public meeting.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/19/2015

City Council
Agenda Item

SUBJECT:	Open Fires & Firework Restrictions
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	David Bunker

BACKGROUND AND FINDINGS:

Chief Freeman has addressed the City Council regarding the upcoming fire conditions. Although conditions are subject to change with weather patterns which are unpredictable, Chief Freeman feels that if dry weather persists, conditions could rapidly accelerate the potential for fires. The Chief anticipates that conditions will be similar to last year and has expressed concerns that restrictions for open fires and aerial fireworks should be in place in some locations.

As a reminder of the regulatory statutes the City reviewed last year, we have included the information presented in 2014 when Cedar Hills adopted an open fires & fireworks restriction resolution. Utah law now puts the control of restrictions directly with Cities. By resolution, the City can restrict open fires, fireworks, etc. dependent on criteria such as environmental issues (weather conditions, dry fuel loads, and escalating fire conditions), topographical considerations (mountainous terrain, brush covered areas and wildland interface) and public safety concerns (people, structures and property).

In addition, last year the City identified one location for residents who live in restricted areas to gather to celebrate with legal fireworks. Last year the location selected was Mesquite Park. Other cities also use open parks for this activity. It is recommended that Mesquite Park again be designated as the location to have residents gather to light fireworks if they are restricted at their homes. This way, the fire dept. could monitor one location vs. the entire east bench.

PREVIOUS LEGISLATIVE ACTION:

Resolution supporting LPPSD policy regarding the restriction of aerial fireworks and open fires.

FISCAL IMPACT:

N/A.

SUPPORTING DOCUMENTS:

Proposed Resolution

RECOMMENDATION:

Staff recommends the city council review the proposed resolution and adopt open fire and firework restrictions as deemed appropriate.

MOTION:

To approve/not approve Resolution No. _____, A resolution of the City Council of the City of Cedar Hills, Utah, Adopting specified restrictions of fireworks and open Fires City Wide.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, ADOPTING SPECIFIED RESTRICTIONS OF FIREWORKS AND OPEN FIRES CITYWIDE.

WHEREAS, the City of Cedar Hills wishes to protect vulnerable areas from the risk of fire.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH COUNTY, UTAH, AS FOLLOWS:

Section 1. The City of Cedar Hills hereby declares support of the Lone Peak Public Safety District (LPPSD) efforts to limit fire risk by the restriction of fireworks citywide and all open fires east of Canyon Road. Open fires west of Canyon Road shall be contained in facilities as approved by the LPPSD.

Section 2. This Resolution shall take effect immediately upon its approval and adoption.

ADOPTED, RESOLVED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 19TH DAY OF MAY, 2015.

ATTEST:

_____
Gary R. Gygi, Mayor

_____
Colleen A. Mulvey, City Recorder

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/19/2015

City Council
Agenda Item

SUBJECT:	Discussion on Golf Course options
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Councilmember Rob Crawley

BACKGROUND AND FINDINGS:

Council Member Rob Crawley has asked to include a discussion on the various golf course options that may be available to the City. Options range from keeping the status quo to exploring and comparing other "financial and social" impacts that other options may offer. The goal of this discussion is to provide feedback and direction to Council Member Crawley as he begins an analysis.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

MOTION:

No motion necessary, discussion item only