CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, April 15, 2014 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, April 15, 2014, 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 and Pledge
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. Amendments to the City Code, Title 10, Regarding Zone Permitted Uses Relating to Foster Care Homes
5. Preliminary Plan for Cedar Hills Retail Center by Amsource, located at 4800 West Cedar Hills Drive in the SC-1 Commercial Zone ***(postponed to May 6, 2014)***

REPORTS/PRESENTATIONS/RECOGNITIONS

6. Report/Update – Water Conservation Citizens Advisory Committee

CONSENT AGENDA

7. Minutes from the March 19, 2014 City Council Meeting

CITY REPORTS AND BUSINESS

8. City Manager
9. Mayor and Council

SCHEDULED ITEMS

10. Review/Action on an Ordinance Amending Title 10 of the City Code, Relating to Foster Care Housing
11. Discussion on SR-146/Canyon Road
12. Discussion on Assigning Alternate Members to Certain Boards and Committees
13. Discussion on Pressurized Irrigation Water Meters
14. Discussion on the Commercial Zone
15. Discussion on City Branding/Slogan
16. Discussion on a Decisions Survey

ADJOURNMENT

12. Adjourn

Posted this 11th day of April, 2014 /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.
- An Executive 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.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	4/15/2014

City Council
Agenda Item

SUBJECT:	Review/Action on City Code regarding foster care housing
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

State code has been changed to allow for any single family residential unit to house up to four foster children. We have had a resident request that City Code reflect that change as well. City Code currently restricts the number of foster children to three unrelated foster care occupants. State code R501-12-6 (d) states, "No more than four foster children shall be in any one home".

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Utah State Code R501-12-6

RECOMMENDATION:

Staff recommends that the City Council consider updating this code to reflect the current State code R501-12-6-2 (d).

MOTION:

To recommend that the City Council that City Codes 10-4A-2, 10-4B-2, 10-4G-2, and 10-4H-2 be updated to reflect current State Code, allowing four (4) foster children to be housed, and also removing the word 'nonrelated' from the referenced City Code.

Utah State Code R501-12-6-2d

R501-12-6. Foster and Proctor Parent Requirements.

(1) Personal characteristics of foster and proctor parents shall include the following:

(a) Foster and proctor parents shall be in good health, able to provide for the physical and emotional needs of the child.

(b) Foster and proctor parents shall be emotionally stable and responsible persons over 21 years of age. Legally married couples and single individuals, may be foster or proctor parents.

(c) Foster and proctor parents shall document and verify legal residential status when appropriate.

(d) Foster or proctor parents shall have the ability to help the child grow and change in behavior.

(e) Foster or proctor parents shall not be dependent on the foster care payment for their expenses beyond those associated with foster or proctor care, and shall allocate funds as directed by Division policy. Verification of income shall be submitted with the application to the Office of Licensing or Agency on an annual basis.

(f) Division employees shall not be approved as foster or proctor parents to care for children in the custody of their respective Divisions. An employee may provide care for children in the custody of a different Division with approval of the Regional Director in accordance with DHS conflict of interest policy.

(g) Owners, directors, and members of the governing body for foster and proctor care agencies shall not serve as foster or proctor parents.

(h) Foster and proctor parents shall follow Agency rules and work cooperatively with the Agency, Courts, and law enforcement officials.

(2) Family Composition shall meet the following:

(a) The number, ages, and gender of persons in the home shall be taken into consideration as they may be affected by or have an effect upon the child.

(b) No more than two children under the age of two, shall reside in a foster home, including natural children.

(c) No more than two non-ambulatory children shall be in a foster home including infants under the age of two.

(d) No more than four foster children shall be in any one home.

(e) No more than one foster child shall be in any one home designated for proctor care by agencies contracted with DJJS.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, AMENDING REQUIREMENTS RELATING TO FOSTER CARE HOUSING.

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 foster care housing.

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 4, Article A, Section 2, Chapter 4, Article B, Section 2, Chapter 4, Article G, Section 2, and Chapter 4, Article H, Section 2, of the City Code entitled Permitted Uses is hereby amended by identifying the current Foster Care sections to read as follows:

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

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 15TH DAY OF APRIL, 2014.

_____

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:	4/15/2014

City Council
Agenda Item

SUBJECT:	Discussion SR-146/Canyon Road
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	David Bunker

BACKGROUND AND FINDINGS:

Council has asked that this item be placed on the agenda to update the City with additional information as it becomes available. Continuing discussion can be held on the costs associated with receiving jurisdictional control of the roadway and annual costs associated with maintenance of the roadway.

PREVIOUS LEGISLATIVE ACTION:

None.

FISCAL IMPACT:

Varies.

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

Discussion item only.

MOTION:

Discussion item only. No motion is necessary.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	4/15/2014

City Council
Agenda Item

SUBJECT:	Assignments of alternate members to certain Boards and Committees
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	David Bunker

BACKGROUND AND FINDINGS:

City Council members and Staff act as resources, liaisons, and on some boards and committees may be voting members. Alternate members to these committees and boards are at times necessary to fill in and attend the meetings when the appointed member is not available to do so. On voting boards, the alternate may not be able to vote, but can receive and relay important information to the Council as needed. The Mayor makes the assignments to the various boards and committees, and may also assign an alternate if the board or committee cannot be attended by the assigned council member or staff.

PREVIOUS LEGISLATIVE ACTION:

Alternate to Utah Valley Dispatch Board is an example

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

RECOMMENDATION:

Review boards and committee assignments and assign alternates as necessary.

MOTION:

This is a discussion item only, no motion is necessary at this time.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	4/15/2014

City Council
Agenda Item

SUBJECT:	Discussion on Pressurized Irrigation Water Meters
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	David Bunker, City Manager

BACKGROUND AND FINDINGS:

Based on the recommendations from the Water Conservation Citizens Advisory Committee, a discussion should be had to consider the potential means to fund the committee recommendations. Metering of the pressurized irrigation water city wide, as identified by the committee, is an important step in resolving long term water consumption conservation goals. The City council should consider the Water Conservation Committees recommendations and determine if the recommendations, including metering are to be implemented.

In order to facilitate a metering project, identification of costs, project schedule, and funding ability will be necessary. As has been previously discussed, the Siemens Group has identified one avenue to facilitate the project if approved by the Council. Another avenue would be to self fund and bid the project as a typical capital development within the city. The council should discuss the merits of each, if metering were to be implemented.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

To be determined.

SUPPORTING DOCUMENTS:

N/A.

RECOMMENDATION:

This item is a discussion item only.

MOTION:

This item is a discussion item only. No motion is necessary at this time.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	4/15/2014

City Council
Agenda Item

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

BACKGROUND AND FINDINGS:

Amsource has presented preliminary plans for the subdivision located at the SE corner of 4800 W and Cedar Hills Dr. to the Planning Commission. The Planning Commission approved the plans for recommendation to the Council with the caveat that the Council consider phasing in the project in order to address City staff concern's regarding the future public road that borders the east side of the Amsource property.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

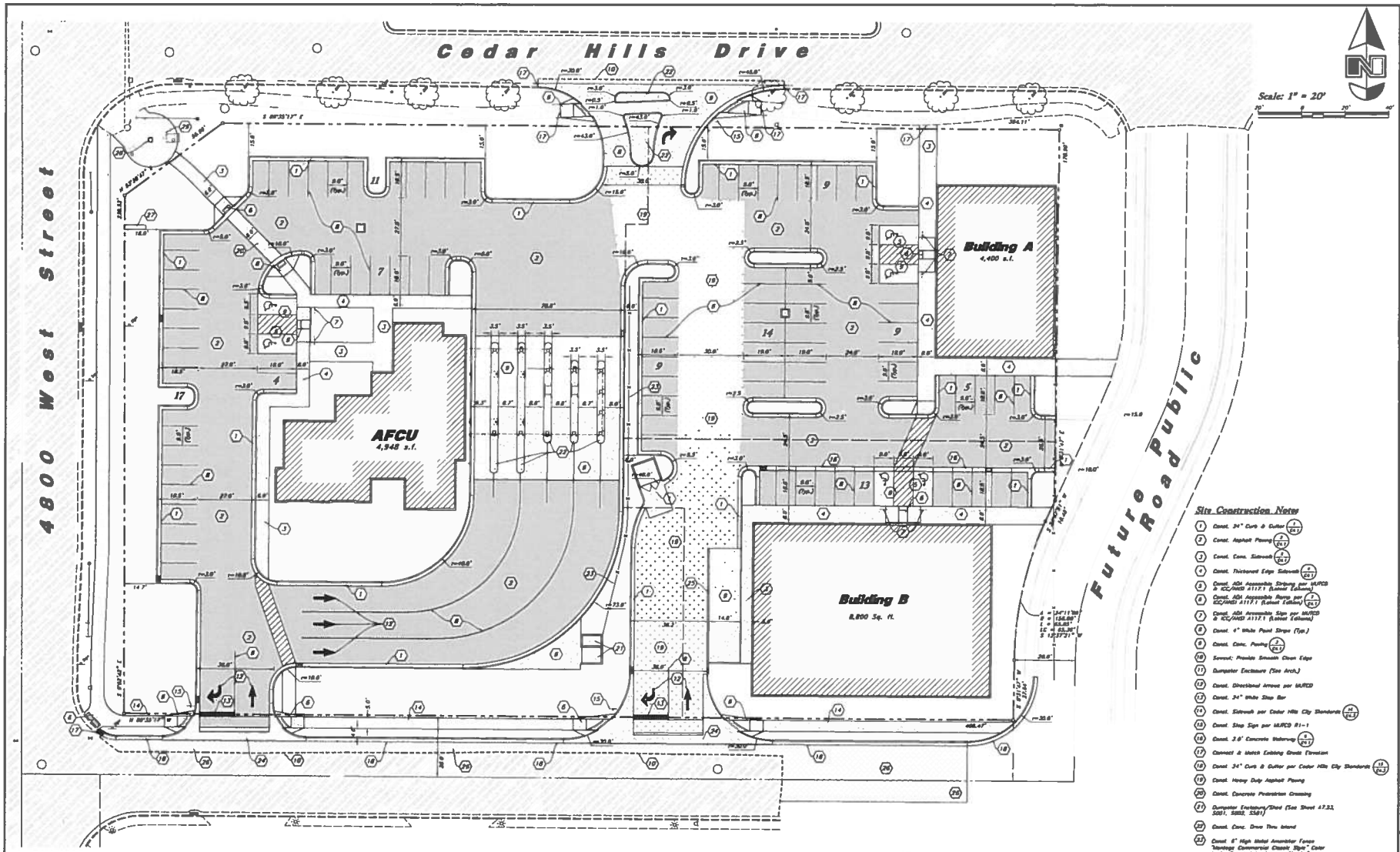
Amsource site plan, landscape plan, Retail sites A & B elevations, AFCU renderings

RECOMMENDATION:

Staff recommends that the City Council consider a plan to include language concerning phasing the development agreement for the Amsource project to be contingent on the completion of the future public road (approximately 4700 W) in order to address public safety and traffic concerns.

MOTION:

No motion necessary, discussion item only.



Site Data

Site Area = 114,219 s.f. (2.62 ac.)
Landscape Area Provided = 41,294 s.f. (36.2%)
Building Area = 18,148 s.f (15.9%)
Parking Provided = 100 stalls (5.5/1,000)

General Site Notes:

1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. All dimensions are to back of curb unless otherwise noted.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.

Site Construction Notes

1. Const. 24" Curb & Gutter (1/Ea.1)
2. Const. Asphalt Paving (2/Ea.1)
3. Const. Conc. Sidewalk (4/Ea.1)
4. Const. Thickened Edge Sidewalk (4/Ea.1)
5. Const. ADA Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition)
6. Const. ADA Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (7/Ea.1)
7. Const. ADA Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
8. Const. 4" White Paint Stripe (Typ.)
9. Const. Conc. Paving (3/Ea.1)
10. Sawcut; Provide Smooth Clean Edge
11. Dumpster Enclosure (See Arch.)
12. Const. Directional Arrows per MUTCD
13. Const. 24" White Stop Bar
14. Const. Sidewalk per Cedar Hills City Standards (14/Ea.3)
15. Const. Stop Sign per MUTCD R1-1
16. Const. 2.6' Concrete Waterway (9/Ea.1)
17. Connect & Match Existing Grade Elevation
18. Const. 24" Curb & Gutter per Cedar Hills City Standards (15/Ea.3)
19. Const. Heavy Duty Asphalt Paving
20. Const. Concrete Pedestrian Crossing
21. Dumpster Enclosure/Shed (See Sheet A7.33, S001, S002, S501)
22. Const. Conc. Drive Thru Island
23. Const. 6" High Metal Ammeter Fence "Montage Commercial Classic Style" Color to be Selected by Arch. without Conc. Inverting
24. Const. 48" Concrete Waterway per Cedar Hills City Stds.
25. Const. Concrete Retaining Wall (See Structural)
26. Const. Roadway Asphalt Paving
27. Const. Monument Sign (by Separate Permit)
28. Const. Cedar Hills Monument
29. Const. Red Stamped Conc.

REV	DATE	DESCRIPTION

Designed by: DA
Drafted by: LC
Client Name: Amcourse/MTCU
13-6375P

ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 Aldersonwahlen.net

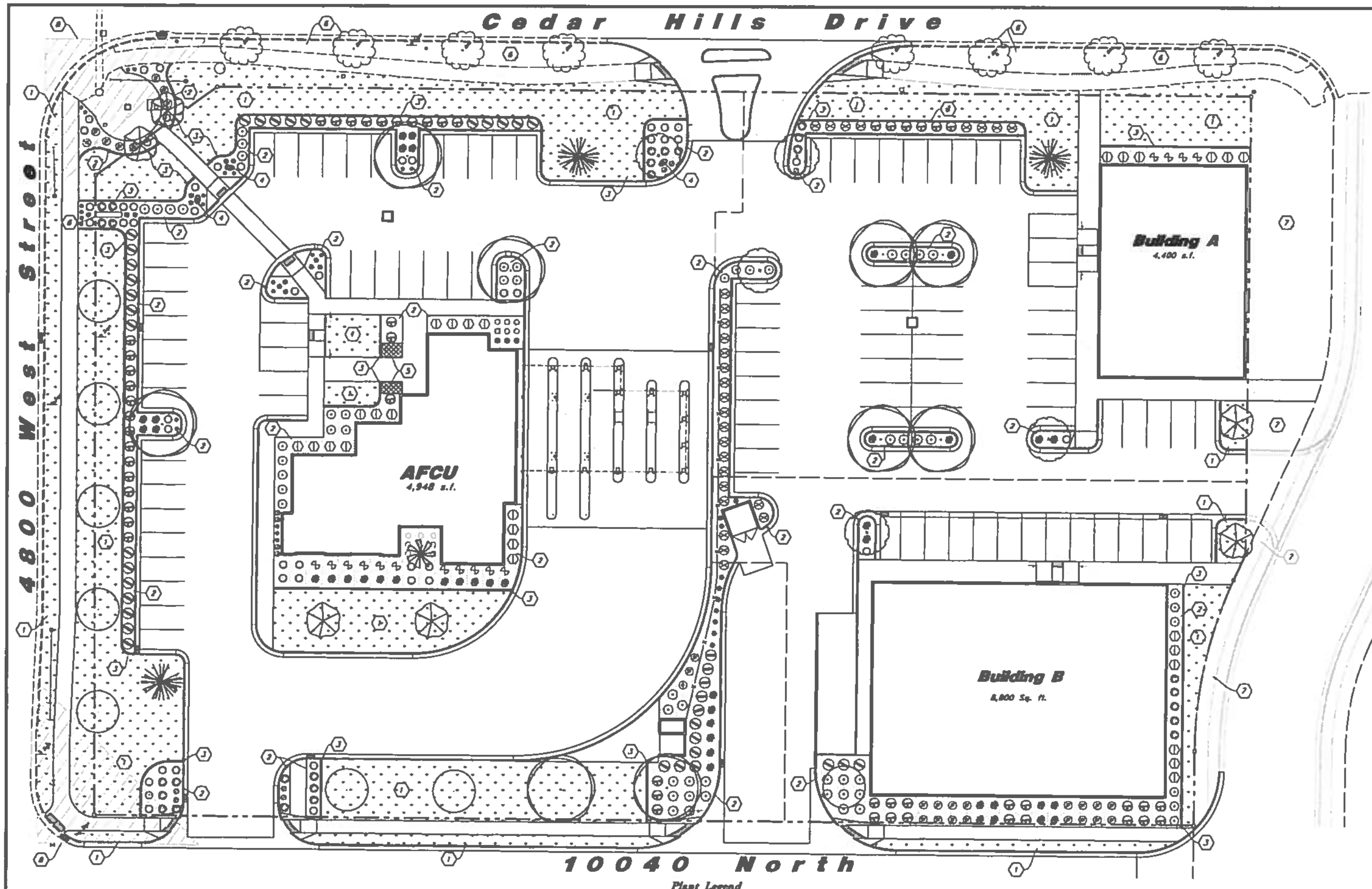
Site Plan

Cedar Hills Retail Center
4800 West Cedar Hills Drive
Cedar Hills, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 206772
DAVID G. ANDERSON
STATE OF UTAH

13 Mar, 2014

SHEET NO.
C1.1



Plant Legend

Trees

Symbol	Qty.	Botanical Name	Common Name	Plant Size/Spacing	Detail
	6	Pyrus c. 'Capital'	Capital Flowering Pear	2 1/2" Cal., B&B	2/L1.1
	5	Acer p. 'Crimson Sentry'	Crimson Sentry Maple	2 1/2" Cal., B&B	2/L1.1
	8	Pyrus c. 'Chanticleer'	Chanticleer Flowering Pear	2 1/2" Cal., B&B	2/L1.1
	1	Prunus s. 'Snow Fountains'	Weeping Flowering Cherry	2" Cal., B&B	2/L1.1
	3	Picea p. 'Baberd'	Colorado Green Spruce	8' Min Ht., B&B	3/L1.1
	8	Gleditsia t. 'Skyline'	Skyline Honeylocust	2 1/2" Cal., B&B	2/L1.1

Shrubs

Symbol	Qty.	Botanical Name	Common Name	Plant Size/Spacing	Detail
	38	Euonymus alatus 'Compacta'	Burning Bush	5 Gal. Cont., 18" Min. Ht.	1/L1.1
	15	Cornus sericea 'Isanti'	Isanti Dogwood	5 Gal. Cont., 15" Min. Ht.	1/L1.1
	37	Spirea bumalda 'Limemound'	Limemound Spirea	5 Gal. Cont., 15" Min. Ht.	1/L1.1
	41	Potentilla Fruticosa 'Gold Drop'	Gold Drop Potentilla	5 Gal. Cont., 18" Min. Ht.	1/L1.1
	23	Berberis t. a. 'Crimson Pygmy'	Crimson P. Barberry	5 Gal. Cont., 15" Min. Ht.	1/L1.1
	48	Pinus m. m. 'Slowmound'	Slowmound Mugo Pine	5 Gal. Cont., 15" Min. Ht.	1/L1.1
	27	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	5 Gal. Cont., 24" Min. Ht.	1/L1.1
	38	Prunus cistena	Purple Leaf Sand Cherry	5 Gal. Cont., 24" Min. Ht.	1/L1.1
	32	Buxus x. 'Wintergreen'	Wintergreen Boxwood	5 Gal. Cont., 18" Min. Ht.	1/L1.1

Shrubs

Symbol	Qty.	Botanical Name	Common Name	Plant Size/Spacing	Detail
	37	Caryopteris x c. 'Dark Knight'	Blue Mist Spirea	5 Gal. Cont., 24" Min. Ht.	1/L1.1
	14	Cornus a. 'Kelsey'	Kelsey Dogwood	5 Gal. Cont., 12" Min. Ht.	1/L1.1
	34	Juniperus c. 'Scandia'	Scandia Juniper	5 Gal. Cont., 12" Min. Ht.	1/L1.1

Perennials/Ornamental Grasses

Symbol	Qty.	Botanical Name	Common Name	Plant Size/Spacing	Detail
	3	Hosta 'Patriot'	Hosta	2 Gal. Cont., 12" Min. Ht.	1/L1.1
	23	Hemerocallis x. 'Happy Returns'	Daylily	1 Gal. Cont., 12" Min. Ht.	1/L1.1
	33	Calamagrostis 'Karl Forester'	Karl Forester Grass	2 Gal. Cont., 18" Min. Ht.	1/L1.1
	11	Lavandula angustifolia 'Munstead'	English Lavender	2 Gal. Cont., 18" Min. Ht.	1/L1.1

Misc. Materials

Item	Detail
Shredded Bark Mulch – Install a 3 inch depth over Dewitt Pro5 Weed Barrier or equal. Mulch to be used in all Planting Areas. Mulch to be a dark color. Submit Sample for Approval.	4/L1.1
4" x 6" Concrete Mowstrip – Install Flush to all Concrete Edges between Lawn and Planting Areas.	6/L1.1
2–3' Dia. Minimum Decorative Landscape Boulder. Boulders to Match Stone Veneer on Bldg. Boulders to be Set or buried in the ground at a Max. Ht. of 24". Submit Sample or Photo for Approval.	4/L1.1

Plant Quantities Provided for Bidding Purposes Only. If there is a Discrepancy between Plant Legend Quantities and Plants Shown on the Plan, Plans take Precedence over Plant Legend.

Groundcovers

Symbol	Botanical Name	Common Name	Plant Size/Spacing	Detail
	Kentucky Bluegrass Blend from a Local Source. Install over a 4 inch depth of topsoil. Mix in a 2 inch depth of Soil Pep.		Sod	6/L1.1
	Colorful Annual Flowers: Fall Annual Flower Plantings: 1. 80% Pansy Mix w/ 48% Tulip Mix; blend to consist of blue(85%) & white(15%) colors w/ white being the accent color. 2. Tulip Bulbs to remain in planting area for next year while Pansy's are to be discarded and replaced w/ summer annual flowers. 3. Annuals & bulbs to be planted and grouped @ 10" o.c. to fill planter. 3" depth of Shredded Bark mulch to be used around annual flowers. Summer Annual Flower Plantings: 1. Summer annuals to consist of a Petunia Mix (85%) of mix to be a blue color & (15%) to be white w/ white being the accent color. 2. Till a 4 inch depth of Soil Pep into the top 8 inches of topsoil. Annuals to be planted using triangular spacing of 10 inches o.c.			5/L1.1

Landscape Keynotes

1. New Lawn
2. New Planting Bed
3. Concrete Mowstrip
4. Decorative Landscape Boulder
5. Annual Plantings
6. Pylon Sign by Separate Permit
7. Future Landscape by Others
8. 80' Clear View Triangle

Site Data

Zone = SC-1 Commercial
Site Area = 114,219 s.f. (2.62 ac.)
Landscape Area Required = 34,266 s.f. (30%)
Landscape Area Provided = 41,294 s.f. (36.2%)

Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant legend quantities.
2. Contractor shall call 811 before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all landscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
15. Plant names are abbreviated on the drawings, see plant legend for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing & imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
18. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide a 8 inch depth of stockpiled or imported topsoil in all shrub areas.
20. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
21. Plant Backfill Mix shall be composed of 3 parts Topsoil to 1 Part Soil Pep, and shall be mixed on-site prior to installation. All plants to receive 20-10-5 'Agriform' brand 21 gram tablets applied per manufacturer's recommendations. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
22. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant legend.
23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a 4 inch depth of specified mulch over Dewitt Pro5 Weed Barrier or equal. Mulch shall be evenly spread on a carefully prepared grade free of weeds. The top of mulch should be slightly below finish grade and concrete areas. Weed barrier and mulch not to be used in seasonal annual beds and groundcover areas.
24. All deciduous trees to be double staked and evergreen trees to be guyed per tree staking details. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Trunks sensitive to winter damage to be wrapped in the fall to protect the tree bark from the winter sun. Tree wrap to be removed the following spring. Deciduous Tree ties to be V.I.T. Cinch Ties (CT32). Evergreen Tree Guying to be Duckbill Tree Support System (68-DTS).
25. Install concrete mowstrip between lawn and planting areas. Curbing to be installed level and uniform and shall match top finish grades of concrete walks and curbs. See concrete mowstrip detail.
26. Provide a 4 inch depth of stockpiled or imported topsoil in all lawn areas.
27. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
28. All lawn areas to have uniform grades by final raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The sod and must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to ensure healthy green survival of the sod without water waste.
29. All trees located in lawn areas shall have a 36 inch diameter sod-free ring with a 4 inch depth of specified mulch. All trees in turf to have a 6" wide x 3" deep augured hole filled with 3/4" crushed gravel. See tree planting details.
30. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.
31. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization. In addition to the initial maintenance period, the contractor shall provide a separate price to extend the maintenance period through the one-year warranty period. Maintenance requirements shall be as follows:
    1) Weekly mowing of the lawn, including discarding of all grass materials off-site at no cost to Owner.
    2) Weekly edging along all sidewalks and concrete mow curbs.
    3) Weekly weeding of all planting beds as required.
    4) Pre-emergent herbicide application in early spring.
    5) Fertilization of all lawn Areas (5 applications) as follows: Mid-April, End of May, Early July, Early Sept., and End of October.
    6) Fertilization of all trees and shrubs (1 application) as follows: End of April
    7) Spring clean-up of all planting beds and lawn areas.
    8) Aeration of all lawn areas with mechanical aerator.
    9) Fall clean-up of all leaves and debris to prepare for winter months.

Irrigation Notes:

1. All landscape material shall be fully irrigated by an automatic irrigation system. Lawn Areas to be Watered by Pop-up Sprayheads or Rotors. Planting Areas to be Watered by Drip.

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

Scale: 1" = 20'

20' 0 20' 40'

N

ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Designed by: DA
Drafted by: LC
Client Name: Anderson/AFCU
13-037LS

REV	DATE	DESCRIPTION

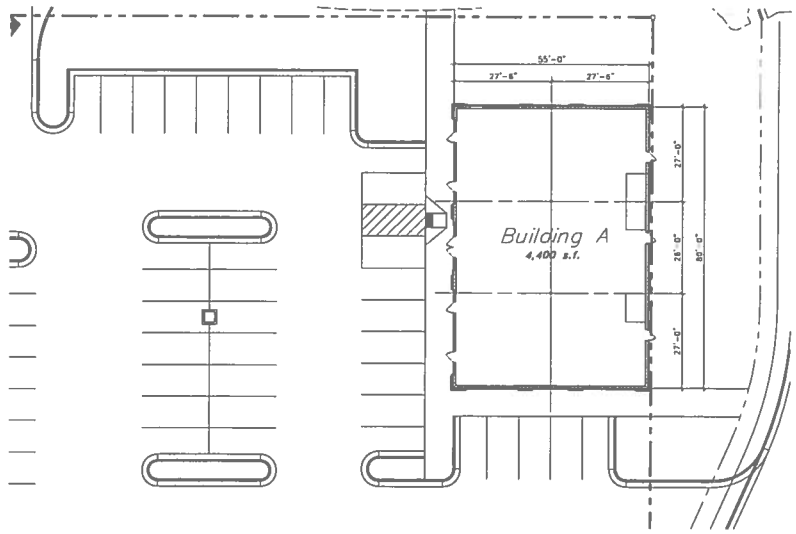
State of Utah
Jared R. Menzel
Licensed Landscape Architect

Landscape Plan

Cedar Hills Retail Center
4800 West Cedar Hills Drive
Cedar Hills, Utah

13 Mar, 2014

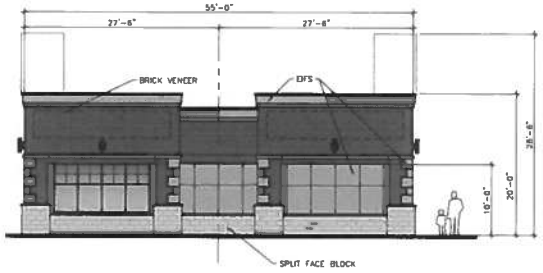
SHEET NO.
L1.1



FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH



SIDE ELEVATION

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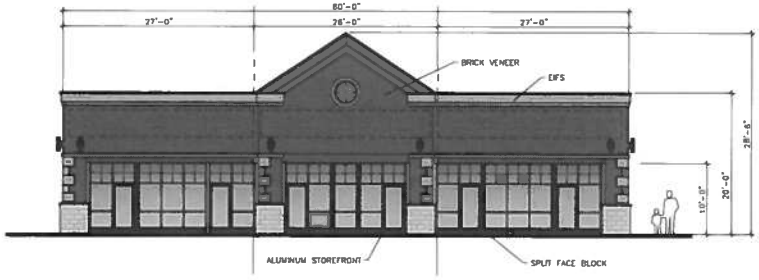

NORTH ELEVATION

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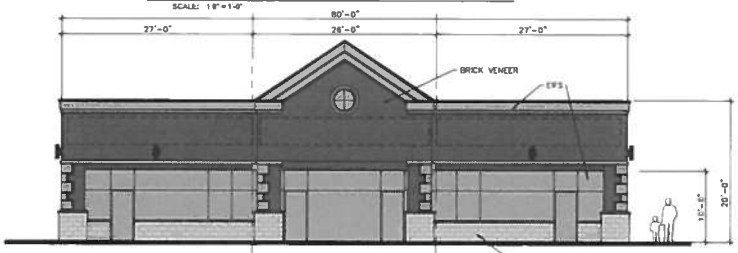

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

PROPOSED NEW RETAIL BUILDING FOR
AMSOURCE DEVELOPEMENT
CEDAR HILLS
4800 WEST CEDAR HILLS BLVD
CEDAR HILLS, UTAH

PROPOSED FLOOR PLAN AND ELEVATIONS - SPLIT FACED CMU

ARCH PROJECT NO: XX-XXX
DATE: 3/31/14
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

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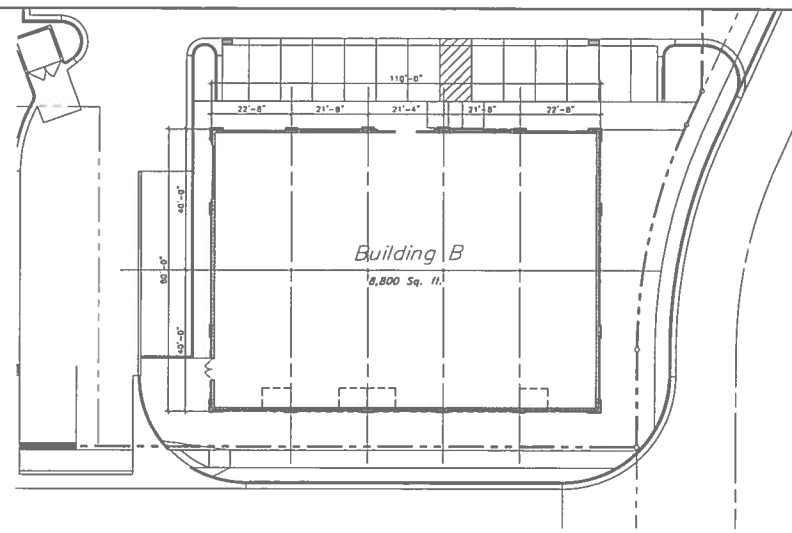
DATE	REVISION

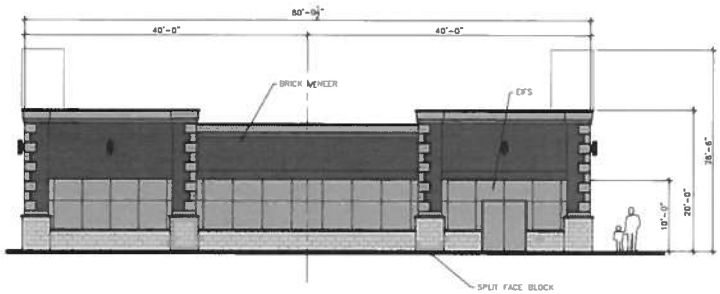
SHEET TITLE
A-1.00
ARCHITECTURAL 1 of 1



FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

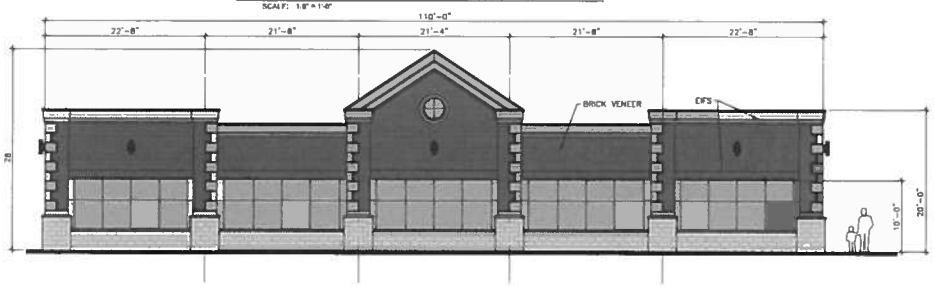


SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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

PROPOSED NEW RETAIL BUILDING FOR
AMSOURCE DEVELOPEMENT
CEDAR HILLS
4800 WEST CEDAR HILLS BLVD
CEDAR HILLS, UTAH

PROPOSED FLOOR PLAN AND ELEVATIONS – SPLIT FACED CMU

ARCH PROJECT NO: XX-XXX
DATE: 3/31/14
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY

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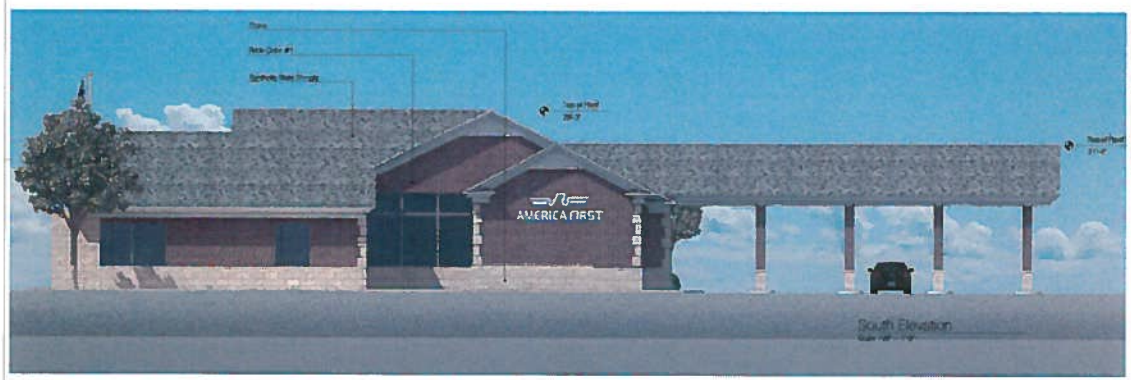
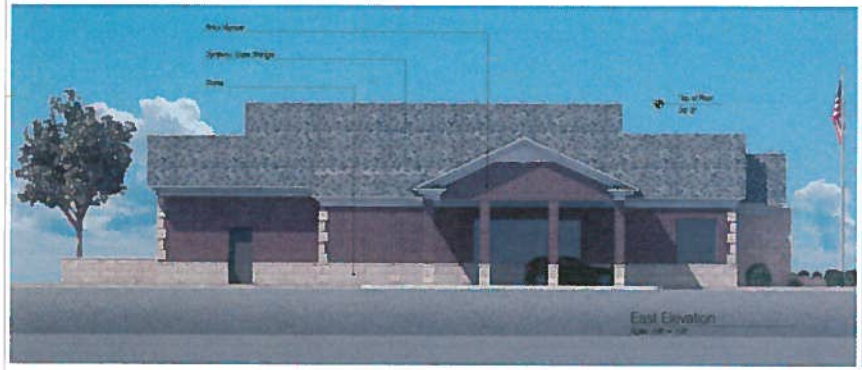
DATE	REVISION

SHEET TITLE
A-1.00
ARCHITECTURAL 1 of 1

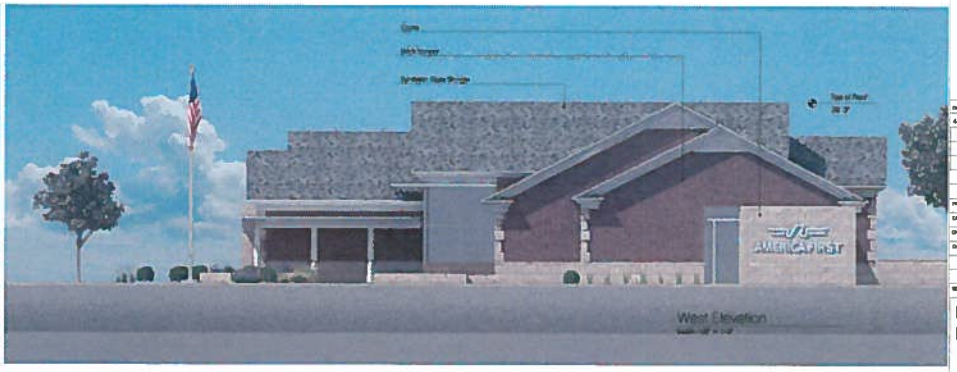
North Elevation



South Elevation



East Elevation



West Elevation

FFKR
ARCHITECTS

bogun building
730 pacific avenue
salt lake city
Utah 84104

t 801-521-6186
f 801-539-1916
ffkr.com

AMERICA FIRST CREDIT UNION
CEDAR HILLS BRANCH
Cedar Hills, Utah
Preliminary Site Plan Submittal

DATE	SHEET
4-3-2014	P.C. - Resubmit

PROJECT NUMBER 14013

CAD DWG FILE

DRAWN BY

CHECKED BY

SCALE 1/8" = 1'-0"

Exterior Elevations

A-1

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	4/15/2014

City Council
Agenda Item

SUBJECT:	Discussion on City Branding / Tagline
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	David Bunker

BACKGROUND AND FINDINGS:

UPDATE:

As part of the follow up for the 2013 branding project completed by Radi8 Creative and finalization of the 2014 FY budget, it is incumbent to identify remaining costs associated with the current task schedule. One specific task would be to identify what and if a tagline will be implemented as previously recommended. A discussion and final determination would be appropriate as the city prepares to close the FY 14 budget.

PREVIOUS LEGISLATIVE ACTION:

None.

FISCAL IMPACT:

Varies depending on implementation schedule as desired. Current budget available: $3,000.

SUPPORTING DOCUMENTS:

See council packet 1/7/2014

RECOMMENDATION:

Staff recommends the council consider the implementation of branding goals and task activities to promote the City Brand.

MOTION:

No motion is necessary. Discussion item only.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	4/15/2014

City Council
Agenda Item

SUBJECT:	Decisions Survey
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	David Bunker, City Manager

BACKGROUND AND FINDINGS:
Staff will update the City Council on the timeline and process to complete the Decisions Survey as prepared by Dan Jones & Associates.

PREVIOUS LEGISLATIVE ACTION:
None

FISCAL IMPACT:
To be determined.

SUPPORTING DOCUMENTS:
Tentative timeline of Decisions Survey.

RECOMMENDATION:
This item is a discussion item only.

MOTION:
This item is a discussion item only. No motion is necessary at this time.