



PLANNING COMMISSION MEETING
Tuesday, September 26, 2017 7:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, September 26, 2017 beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

PLANNING COMMISSION MEETING

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

PUBLIC HEARING

- Amendments to the City Code Title 10, Chapter 5, Section 27: Landscaping, Relating to Artificial Turf
- Amendments to the City Code Title 10, Chapter 5, Section 38, Relating to Ground Mounted Renewable Energy Systems

SCHEDULED ITEMS

3. Approval of the Minutes from the August 31, 2017 Planning Commission Meeting
4. Review/Recommendation on Amendments to the City Code Title 10, Chapter 5, Section 27: Landscaping, Relating to Artificial Turf
5. Review/Recommendation on Amendments to the City Code title 10, Chapter 5, Section 38, Relating to Ground Mounted Renewable Energy Systems

ADJOURNMENT

6. Adjourn

Posted this 22nd day of September, 2017

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	9/26/2017

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Artificial Turf, Amending Requirements of §10-5-27 Landscaping Development Standards
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

A resident has requested that the City consider allowing artificial turf as an acceptable form of landscaping. Other municipalities have considered and adopted provisions allowing artificial turf within a set of guidelines. Ogden has adopted an ordinance allowing artificial turf. Cedar Hills City Code §10-5-27 would need to be amended to allow for the installation of artificial turf. Currently, §10-5-27 (B) states, "The front yard area of any existing lot containing a dwelling shall be landscaped. It shall be unlawful for the owner of any residential lot within the city to refuse to install and maintain landscaping within the front yard area of any existing residential lot containing a dwelling. The front yard area shall consist of the entire lot area from the front lot line to the face of the dwelling, or the front setback area, whichever is greater (except for approved designated parking areas). Corner lots have two (2) front setback areas. Landscaping shall be properly maintained including removing weeds and mowing turf areas. Turf grass shall not exceed six inches (6") in height. (Ord. 10-20-2009C, 10-20-2009) This provision is exclusively for the front yard.

The proposed code would either allow or prohibit the use of artificial turf as a method of landscaping in the front and side yard areas.

PREVIOUS LEGISLATIVE ACTION:

Xeriscape was added as an approved landscaping option in May 2015

FISCAL IMPACT:

n/a

SUPPORTING DOCUMENTS:

Cedar Hills City Code §10-5-27, Artificial Turf Code (Acceptable), Artificial Turf Code (Prohibited)

RECOMMENDATION:

Make recommendations for any proposed changes to §10-5-27

MOTION:

To recommend to the City Council the Artificial Turf Code as a/an prohibited/acceptable landscaping method for the front and side yard areas, pending the following changes {LIST ANY APPLICABLE CHANGES}.

10-5-27 Landscaping

(C) (3) Artificial Turf

If artificial turf is used as ground cover:

- a. It shall consist of green lifelike individual blades of grass that:
 1. Emulate natural turf in look and color
 2. Have a minimum pile height of 1.5 inches, except in rear yards where shorter pile height may be installed for planned recreational surfaces; and
 3. Have a minimum tufted weight of 56 ounces per square yard.
- b. In no case shall it be installed within:
 1. Permanent drainage features (e.g. ponds, swales, and retention and detention basins); or
 2. Any public right-of-way;
- c. It shall have a minimum eight year manufacturer's warranty protecting against color fading and decrease in pile height;
- d. The use of indoor or outdoor plastic or nylon carpeting as a substitute or replacement for artificial turf or natural turf is prohibited;
- e. It shall be properly anchored to ensure that the turf will withstand the effects of wind;
- f. All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look;
- g. Proper grading, compaction and drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water and artificial turf installations shall have a minimum permeability of thirty inches (30") per hour per square yard;
- h. It shall be visually level, with the grain pointing in a single direction;
- i. An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate the artificial turf from planters and live vegetation;
- j. A minimum four foot (4') separation between artificial turf and tree trunks and two foot (2') separation between artificial turf and shrubs shall be maintained to ensure roots are not damaged with the installation of artificial turf and that the overall health of the living plant material is not compromised;
- k. It shall be cleaned regularly and maintained in an appropriate and neat manner;
- l. It shall be replaced if it is worn, uneven, discolored, or damaged;
- m. It shall comply with subsection C of this section if it is proposed to be used, either solely or in combination with other nonliving ground cover, for more than ten percent (10%) of the ground area required to be landscaped; and
- n. Artificial turf is limited to not more than fifty percent (50%) of the total landscaping area, unless it is installed and used in the construction of public or private athletic fields, or on playgrounds associated with a:
 - i. Public or private community center;
 - ii. Park; or
 - iii. School.

(C) (3) Artificial Turf

Artificial Turf is not an acceptable type of ground cover and does not meet the intent or provisions of this section. The installation of artificial turf shall be prohibited in the front and side setback of any residential or commercial lot.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	9/26/2017

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Renewable Energy Systems, Ground Mounted Solar
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Based on City Council recommendation and the current desire for residents to have renewable energy systems installed at their homes, there is a need to regulate these systems so as to mitigate any negative impacts that may occur to the surrounding property owners. The proposed code provides a method for calculating the setback for a ground mounted solar system by having a minimum setback, plus an additional requirement based on the height of the system. Additionally, each mount is limited to 100 square feet.	
PREVIOUS LEGISLATIVE ACTION: Nov. 2016, City Council adopted §10-5-38	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Cedar Hills City Code §10-5-38, Ground Mounted Solar Code	
RECOMMENDATION: Make recommendations for any proposed changes to §10-5-38	
MOTION: To recommend/not recommend the proposed changes to §10-5-38 renewable energy systems to the City Council subject to the following conditions {LIST ANY CONDITIONS}.	

10-5-38: Renewable Energy Systems

3. Ground Mounted Solar Energy Systems:

- a. Setback: Setbacks for ground mounted solar energy systems shall be ~~the same as accessory structures found in [chapter 4](#) of this title~~ **fifteen feet (15')**. **For systems exceeding ten feet (10') in height, an additional two feet (2') of setback shall be required for each foot past 10'. Setback shall be measured from nearest property line to the edge of panel or base, whichever is nearest to the property line.** And **Ground mounted systems** are prohibited within the front yard area and street side yard enclosure areas.
 - b. Height: The maximum height allowed for ground mounted solar energy systems is twenty feet (20') measured from the surrounding natural grade to the highest point of the system.
 - c. **Square Footage: Ground mounted solar energy systems shall not exceed one hundred square feet (100' SF) per mount.**
 - d. e. Fencing: Ground mounted solar energy systems shall be enclosed by a fence according to the provisions of section [10-5-18](#) of this chapter.
4. Solar Easement: Solar easements are not a requirement for city approval; nonetheless, a property owner who has installed or intends to install a solar energy system may negotiate a solar easement with adjacent property owners to ensure perpetual sun on the property. Any easement agreed upon must be recorded by the county recorder, with a copy provided to the city.