

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, September 30, 2010 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

NOTICE is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a Public Hearing in connection with their Regular Planning Commission Meeting on Thursday, September 30, 2010, beginning at 7:00 p.m.

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 on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item).

PUBLIC HEARINGS

3. Amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of Animal Units, Small
4. Amendments to the City Code, Title 10, Chapter 5, Supplementary Development Standards, Regarding Signs and Campaign Signs
5. Amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of Accessory Apartment

SCHEDULED ITEMS

6. Approval of Minutes from the August 26, 2010, Public Hearing and Regular Planning Commission Meeting
7. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of a Family
8. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of Animal Units, Small
9. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 5, Supplementary Development Standards, Regarding Signs and Campaign Signs
10. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of Accessory Apartment
11. Committee Assignments and Reports

ADJOURNMENT

12. Adjourn

Posted this 24th day of September, 2010.

Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site 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 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 and the staff.



CITY OF CEDAR HILLS

TO: Planning Commission and Staff
FROM: Kim E. Holindrake, City Recorder
DATE: September 23, 2010

Planning Commission Memorandum

SUBJECT: City Code Amendments Regarding the Definition of a Family
APPLICANT PRESENTATION:
STAFF PRESENTATION: Greg Robinson, Assistant City Manager

BACKGROUND AND FINDINGS:

The Planning Commission addressed this issue during their August meeting and continued it in order to address it along with the definition of accessory apartment.

Recently the State changed its limit on single family designation to read as follows:

10-9a-505.5 Limit on single family designation.

- (1) As used in this section, "single-family limit" means the number of unrelated individuals allowed to occupy a unit in a zone permitting occupancy by a single family.
- (2) A municipality may not adopt a single-family limit that is less than:
 - (a) three, if the municipality has within its boundary:
 - (i) a state university; or
 - (ii) a private university with a student population of at least 20,000; or
 - (b) four, for each other municipality.

The City Code currently defines a family as follows:

FAMILY: An individual or two (2) or more persons related by blood, marriage or adoption, living together in a single-dwelling unit and maintaining a common household. A family may include two (2), but not more than two (2), nonrelated persons living with the residing family. The term "family" shall not be construed to mean a group of nonrelated individuals, a fraternity, club or institutional group.

Staff proposes changing the definition of family to read as follows:

FAMILY: One (1) of the following groups of individuals, but not more than one (1) at the same time: 1) an individual living alone; or 2) two or more people all of whom are related to one designated occupant of the dwelling by blood, marriage, adoption, or legal guardianship and their foster children and up to two other unrelated persons who do not pay rent or give other consideration for the privilege of staying with the family; or 3) up to four (4) unrelated individuals who live together as a single housekeeping unit; or 4) two (2) unrelated individuals and any children of either of them living as a single housekeeping unit. A guest under this

section is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one-year period and does not utilize the dwelling as a legal address for any purpose. For purposes of the definition of family, the term “related” shall mean a spouse, parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, and great-grandchild. The term “related” does not include other, more distant relationships such as cousins.

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

RECOMMENDATION

To recommend to the Council the new definition of family.

MOTION

To recommend to the Council the new definition of family (as amended).



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Zoning Department
DATE:	September 30, 2010

Planning Commission Agenda Item

SUBJECT:	Amending Definition Ordinance
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Brad Kearn – Zoning Administrator
BACKGROUND AND FINDINGS: In the Animal Ordinance definition for Small Animal, there is no provision that prohibits roosters or geese. This proposed action better defines Small Animals, in staff’s opinion, as it relates to roosters and geese.	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: None	
SUPPORTING DOCUMENTS: The definition would read as follows: SMALL - Small animals or fowl shall be one (1) of, any of the following: rabbit, turkey, duck, chicken, pigeon, dove, turtle, quail, or similar small animals or fowl. Each small animal unit requires a minimum of four (4) square feet of a livestock management area. The maximum number of small animal units allowed to be placed on any lot or parcel shall be forty (40). No roosters or geese permitted.	
RECOMMENDATION: To amend existing Definition Ordinance as proposed and allow changes to proceed to City Council.	
MOTION: To recommend the changes to the definition of Animal Unit, Small, to the City Council for approval.	



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Zoning Department
DATE:	September 30, 2010

Planning Commission Agenda Item

SUBJECT:	Amending Definition Ordinance
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Brad Kearl – Zoning Administrator
BACKGROUND AND FINDINGS:	
<p>The City of Cedar Hills does not currently have a definition for Accessory Apartment. In order to comply with HUD’s affordable housing requirement for each jurisdiction, basement rentals are permitted, in all Zones, under certain conditions. To better clarify this, an additional definition would be beneficial.</p>	
PREVIOUS LEGISLATIVE ACTION:	
None	
FISCAL IMPACT:	
None	
SUPPORTING DOCUMENTS:	
<p>The definition would read as follows: Accessory Apartment – shall mean a subordinate dwelling, which has its own eating, sleeping, and sanitation facilities, within a main residential building and having no separate address or utilities. Occupancy would be limited to (2) two persons per bedroom with a maximum of (6) six people. The residence must provide off-street parking for the additional occupants.</p>	
RECOMMENDATION:	
To amend existing Definition Ordinance as proposed and allow changes to proceed to City Council.	
MOTION:	
To recommend the definition of accessory apartment to the City Council for approval.	