

PLANNING COMMISSION MEETING
Thursday, November 18, 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 its Regular Planning Commission Meeting on Thursday, November 18, 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).

SCHEDULED ITEMS

3. Approval of Minutes from the September 30, 2010, Public Hearing and Regular Planning Commission Meeting
4. Review/Action on the 2011 Meeting Schedule
5. Discussion Regarding Parking Regulations
6. Discussion Regarding the Definition of Dwelling, Single-Family
7. Committee Assignments and Reports

ADJOURNMENT

8. Adjourn

Posted this 16th day of November, 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
FROM: Kim E. Holindrake, City Recorder
DATE: November 15, 2010

Planning Commission
Memorandum

SUBJECT: 2011 Meeting Schedule
APPLICANT PRESENTATION:
STAFF PRESENTATION: Greg Robinson, Assistant City Manager

BACKGROUND AND FINDINGS:

According to UCA 52-4-202, the Planning Commission is required to adopt and give notice of its annual meeting schedule. The proposal is to retain planning commission meetings on the fourth Thursday of each month with the exception of June and September in order to offset from the council meeting schedule.

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

- Proposed 2011 meeting schedule

RECOMMENDATION

To adopt the 2011 meeting schedule.

MOTION

To adopt the 2011 Planning Commission Meeting Schedule.

CITY OF CEDAR HILLS
PUBLIC NOTICE OF REGULAR MEETINGS
FOR THE PLANNING COMMISSION
2011

Pursuant to Utah Code Annotated, Section 52-4-202, the City of Cedar Hills, Utah, hereby gives notice that the Planning Commission will hold its regular meetings on Thursdays according to the following schedule starting at 7:00 p.m. at the Cedar Hills Public Safety Building, 3925 W Cedar Hills Drive, Cedar Hills, Utah.

<u>JANUARY</u>	27	7 p.m.
<u>FEBRUARY</u>	24	7 p.m.
<u>MARCH</u>	24	7 p.m.
<u>APRIL</u>	28	7 p.m.
<u>MAY</u>	26	7 p.m.
<u>JUNE</u>	30	7 p.m.
<u>JULY</u>	28	7 p.m.
<u>AUGUST</u>	25	7 p.m.
<u>SEPTEMBER</u>	29	7 p.m.
<u>OCTOBER</u>	27	7 p.m.
<u>NOVEMBER</u>	17	7 p.m.
<u>DECEMBER</u>	No Meeting	7 p.m.

Dated this 13th day of December, 2010.

Kim E. Holindrake, City Recorder



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	11/18/2010

Planning Commission Agenda Item

SUBJECT:	Discussion Regarding Parking Regulations
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager

BACKGROUND AND FINDINGS:

City council has asked the planning commission to review and make recommendations to the current parking ordinance. Cedar Hills currently has an ordinance which is more stringent than the majority of Wasatch Front cities. Cedar Hills maintains a 48 hour limit, most cities maintain a 72 hour limit.

B. Parking Regulations:

1. It shall be unlawful to park any vehicle in the same location on a street or municipal property for a continuous period of time exceeding forty eight (48) hours. (Ord. 8-5-2008A, 8-5-2008)

F. Parking During Snow/Ice Removal: So as to provide access to snowplows for snow removal, it is unlawful for any person to park or allow to remain parked any vehicle upon streets from November 1 to the following March 31 from one o'clock (1:00) A.M. to seven o'clock (7:00) A.M. or during snow/ice removal. (Ord. 8-5-2008A, 8-5-2008)

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Attached examples of parking ordinances from local cities.

RECOMMENDATION:

This is a difficult area to regulate and to enforce, the balance between property rights, and public nuisance can be difficult to establish. Creating more stringent ordinances, may punish those not abusing the current ordinance creating another problem. Safety is always a concern and must be considered. Since this is a nuisance issue more than anything staff recommends maintaining our current ordinance, and look at options for modifying the enforcement of this ordinance.

MOTION:

Continue this item to the January planning commission meeting...

Orem

19-3-5. Trailers.

It shall be unlawful to park or keep any trailer, unattached camper, or boat on a public street for a period of time exceeding seventy-two (72) hours. (Ord. No. 661, Revised, 04/10/90; Ord. No. O-02-0010, Amended, 02/05/2002; Ord. No. O-03-0004, Amended, 01/14/2003)

19-3-6. 72 hours.

It shall be unlawful to park any vehicle in the same location on a public street for a continuous period of time exceeding seventy-two (72) hours. (Ord. No. 661, Revised, 04/10/90; Ord. No. O-02-0010, amended, 02/05/2002)

Logan

10.52.170 Street Maintenance; Overnight Parking Prohibited:

- A. No person shall park a vehicle on any street or city-owned parking lot without it being attended by someone able to immediately remove the same between the hours of one o'clock (1:00) A.M. and five o'clock (5:00) A.M. of any day, beginning November 15 and ending the last day of February of each year, except health care professionals and/or emergency support personnel during emergency calls.
- B. No person shall leave any vehicle parked as to be an obstruction to a public works project or which would be hazardous to other traffic at any time, day or night.
- C. Residents or persons visiting when required by emergency or other unusual circumstances may apply to the city for a period for all-night parking on the street if off-street parking is not available. The city for good cause shown may authorize a vehicle or vehicles to remain parked on the street for a specified period of time provided a permit is issued and properly displayed.
- D. No person who owns or has possession, custody, or control of any vehicle shall park such vehicle upon any street or alley or city-owned parking lot for more than a consecutive period of twenty one (21) hours, unless authorized by the mayor or a designee and a permit showing such authorization is visibly displayed as designated on the permit.
- E. The mayor, or a designee may, when conditions justify such action, declare an emergency and designate specific streets as emergency routes. Such designation shall, unless otherwise specified, prohibit parking on those streets, day or night, until the emergency designation is removed. Notification shall be by newspaper and/or radio, television, cable or e-mail. (Ord. 2000-97 §1, 2000: prior code §42-14-17)

Layton

10.62.030. Parking restrictions

In addition to other parking restrictions in this Code, it shall be unlawful:

- (1) To park any vehicle over, above, on, or across the public easement between the sidewalk and curbing abutting any public street;
- (2) To park any vehicle over, above, on, or across any sidewalk or portion thereof, or to otherwise park a vehicle in such a manner so as to obstruct access upon, or use of, the entire surface of any sidewalk;
- (3) To park a vehicle upon any street, or publicly owned or controlled property or right-of-way for the principal purpose of performing maintenance or repairing such vehicle except as is necessitated by an emergency;
- (4) To park upon any street, public right-of-way, or publicly owned or controlled property a vehicle that is mechanically inoperable or cannot be lawfully operated on public streets. For purposes of this Subsection, "mechanically inoperable" includes, but is not limited to, flat tire, dead battery, any mechanical problem that would prohibit the immediate starting of the engine and proceeding in a normal manner, or any physical condition, such as missing or inoperable lighting, prohibiting lawful operation. "Lawfully operated" includes, but is not limited to, having current registration, inspection, and required equipment;
- (5) To park a recreation vehicle, trailer, boat, or similar apparatus, in a manner proscribed above, or to park such an item on any public street except for the immediate loading or unloading and never longer than twenty-four (24) consecutive hours;
- (6) To park any vehicle, trailer, etc. in any fire lane or to otherwise block or obstruct any fire lane established by the City;
- (7) To park any vehicle, trailer, etc. on any public property, other than in designated parking or obvious parking areas or as legally permissible on roadways; or
- (8) To park any vehicle in any location that interferes with the delivery and monitoring of essential services, such as utilities, postal services, and refuse collection.
- (9) To park any vehicle, trailer, boat, or similar apparatus upon any developed parcel at a location other than that designed for parking.
 - (a) Areas designed for parking must be concrete, asphalt, or similar solid surface of sufficient size to house the entire vehicle.
 - (b) **Exception.** This Section shall not apply to vehicles parked so as to facilitate the immediate loading or unloading thereof or service vehicles actively involved in the construction, repair, or servicing of the premises.

Park City

9- 3- 1. PARKING FOR MORE THAN SEVENTY-TWO (72) CONSECUTIVE HOURS ON PUBLIC STREETS.

It shall be unlawful to leave a vehicle parked in any street for more than seventy-two (72) consecutive hours. After 72 consecutive hours, the vehicle is subject to impoundment.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	11/18/2010

Planning Commission Agenda Item

SUBJECT:	Discussion Regarding the Definition of Dwelling, Single-Family
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: With recent changes to city code regarding the definition of a family and accessory apartments the city council asked the planning commission to review the definition of a single-family dwelling unit in order to make the definition more clear. Cedar Hills' current ordinance regarding dwelling units reads as follows: DWELLING, MULTIPLE-FAMILY: A building containing three (3) or more dwelling units. DWELLING, SINGLE-FAMILY: A detached residence designed for or occupied by one family. DWELLING, TWO-FAMILY: A building containing two (2) dwelling units. DWELLING UNIT: One or more rooms in a building designed for living purposes (bathing, eating and sleeping), and occupied by one family.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Attached examples of similar ordinances from local cities.	
RECOMMENDATION: Recommend updating our ordinance, in order to make this definition more clear and to include exemptions for structures designed for transient occupants.	
MOTION: Continue this item to the January planning commission meeting...	

Park City

1.82. DWELLING.

- (A) **Dwelling, Duplex.** A Building containing two (2) Dwelling Units.
- (B) **Dwelling, Triplex.** A Building containing three (3) Dwelling Units.
- (C) **Dwelling, Multi-Unit.** A Building containing four (4) or more Dwelling Units.
- (D) **Dwelling, Single Family.** A Building containing not more than one (1) Dwelling Unit.

1.83. **DWELLING UNIT.** A Building or portion thereof designed for Use as the residence or sleeping place of one (1) or more Persons or families and includes a Kitchen, but does not include a Hotel, Motel, Lodge, Nursing Home, or Lockout Unit.

Lehi

Chapter 36: Definitions

Dwelling- Any structure designed or used for residential purposes with cooking and bathroom facilities that has been constructed to comply with all building codes of Lehi City, but not including hotels, motels, bed and breakfast facilities nursing home rooms, etc., or structures used for short term residential leases.

Dwelling Unit - One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also Dwelling, Single Family.

Dwelling, Single Family - A building arranged or designed to include only one dwelling unit occupied by one family (See definition of Family) located on a lot containing no other dwelling units.

Lindon

Chapter 17.02: Definitions

47. "Dwelling" means any building or portion thereof designed or used as the principal residence or sleeping place of one (1) or more persons or families, but not including a tent, a recreational coach, hotel, motel, hospital, or nursing home.

48. "Dwelling, single-family" means a building containing only one (1) dwelling unit.

53. "Dwelling unit" means one (1) or more rooms in a dwelling, apartment complex, hotel, or motel, designed for and/or occupied by one (1) family for living or sleeping purposes and having one (1) but not more than one (1) kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units.

Orem

Chapter 22: Zoning

Dwelling shall mean any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as a residence by one or more families, but not including hotels, motels or bed and breakfast establishments.

Dwelling, Multifamily shall mean a building or structure, or portion thereof, which is designed for and contains more than one dwelling unit.

Dwelling, Single-family shall mean a building or structure, or portion thereof, which is designed for a single dwelling unit and occupied by, or intended to be occupied by, a single family. Single-family dwellings may include accessory apartments.

Dwelling Unit shall mean one (1) or more rooms in a residential building or residential portion of a building that are arranged, designed, used, or intended for use as a complete, independent living facility for a single family and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

South Jordan

Chapter 17.08: Definitions

DWELLING OR DWELLING UNIT: A building, or a portion thereof, designed for single-family residential occupancy meeting all requirements of this title and which has at least one kitchen and one bathroom, but not including tents, garages, sheds, travel trailers, campers, motor homes, motels, hotels, lodges or other quarters intended for transient or temporary occupants.

DWELLING, SINGLE-FAMILY: A building comprised entirely of one dwelling unit.