

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, November 17, 2011 6:00 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(s) in connection with their Regular Planning Commission Meeting on Thursday, November 17, 2011, beginning at 6:00 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 HEARING(S)

3. Concept/Preliminary Plan for Bridgestone, Plat C, Located at Approximately 4500 West and 9400 North
4. Amendments to the City Code, Title 10, Regarding Apiaries (Bee Keeping)
5. Amendments to the City Code, Title 10, Regarding Assisted Living Group Homes

SCHEDULED ITEMS

6. Approval of Minutes from the October 27, 2011, Public Hearing and Regular Planning Commission Meeting
7. Review/Recommendation Regarding Amendments to the City Code 10-6A, Planned Commercial Development Projects, and the Guidelines for the Design and Review of Planned Commercial Development Projects
8. Review/Recommendation on the Concept/Preliminary for Bridgestone, Plat C
9. Review/Recommendation on Apiaries (Bee Keeping)
10. Review/Recommendation Regarding Assisted Living Group Homes
11. Review/Action on the 2012 Meeting Schedule
12. Committee Assignments and Reports

ADJOURNMENT

13. Adjourn

Posted this 15th day of November, 2011.

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 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 and the staff.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	11/17/2011

Planning Commission Agenda Item

SUBJECT:	Review/Action Regarding City Code 10-6A, Planned Commercial Development Projects, and the Guidelines for the Design and Review of Planned Commercial Development Projects
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: City Council has asked that the Planning Commission review city code regarding temporary food vendors (i.e. shaved ice shacks) and to determine the need to change current code in order to allow these types of establishments.	
PREVIOUS LEGISLATIVE ACTION: 7-28-2011: Planning Commission recommended no change to current ordinance. 8-25-2011: Planning Commission tabled and asked staff to further research how other cities handle temporary food sales on undeveloped property. 10-27-2011: Planning Commission reviewed a proposed ordinance and asked that changes be made and returned for the November meeting.	
FISCAL IMPACT: Small amounts of tax revenue, inspection and administration costs	
SUPPORTING DOCUMENTS: Proposed Temporary Use Ordinance	
RECOMMENDATION: Review the recommended ordinance and make any necessary changes. Staff recommends adding a fee and bond for these uses. Staff would also recommend adding this to either 10-4E: SC-1 Shopping Center Zone or 10-5 Supplementary Development Standards.	
MOTION: To make a recommendation to the City Council to approve/not approve/approve with the following changes... ..the amendments to City Code _____, to add section _____ Residential Assisted Living Facilities.	

Proposed Additions

Cedar Hills

City Code 10-6A-2

Design Guidelines 3.2

- Currently in 3.2 there is a use table which outlines Permitted Use and the Conditional Use. Create a new use type called Temporary Use.
 - To the use types the city would add the following:
 - Carnivals
 - Circuses
 - Firework Stands
 - Christmas Tree Lots
 - Shaved Ice Stands
 - Farmer's Markets
 - Retreats
 - Political Rallies

General Limitations

- All applicants for a temporary use permit shall secure a temporary use permit according to the provisions of this chapter and shall obtain the permit prior to beginning of any associated activities. All temporary use permits shall be submitted to the zoning administrator at least thirty (30) calendar days before the scheduled event or temporary use is to take place.
- Temporary uses based in accordance with the provisions of the chapter may include, but are not limited to, the following: carnivals, circuses, firework stands, Christmas tree lots, shaved ice stands, farmer's markets, retreats, or political rallies. As such, temporary uses shall be restricted to the [following zones: XXXXXXXXX ***insert commercial zones here***, SC-1 Shopping Center Zone](#)
- Temporary uses shall be allowed for no more than a maximum thirty (30) day duration during any one (1) calendar year.
 - Exceptions
 - Shaved ice stands and farmers' markets shall be permitted from May 1st to September 30th
 - Christmas tree lots shall be permitted from November 15th to December 31st

- When applying for a temporary use permit the applicant(s) shall submit the application to the zoning administrator, pay the required fee for the temporary use and submit the following details along with a full site plan:
 - Shows location of structure
 - Dimensions to all property boundaries and structures
 - Shows proposed parking locations and traffic flow patterns
 - Shows vehicular access and exit locations
 - Location of portable restroom facilities
 - Provides details on the exterior facade (materials, colors, etc.)
 - Signage plan to comply with existing city ordinances
 - Include date, hours of operation and anticipated daily attendance (i.e. number of vehicles and number of patrons)
 - Land owner agreement with owner of temporary structure
 - Restoration plan of site upon termination of the temporary use

- A temporary use permit shall be denied if the zoning administrator determines that the public health, safety or welfare would be impaired, or if the applicant has not adequately addressed [traffic and parking issues](#) [all requirements](#) associated with the proposed use.

- A temporary use permit shall not be required for a garage or yard sale as long as the following provisions are met:
 - The garage/yard sale is kept entirely on private residential property
 - The goods offered for sale shall consist of mainly personal belongings
 - Goods offered for sale, tables, display racks, or chairs shall not be placed on or over a public sidewalk or in a public right-of-way

- The right to occupy the temporary site shall be secured by a written agreement with the owner of the parcel and the owner of any temporary structures. The agreement shall address the question of use of restroom facilities by employees, responsibility for maintenance, and restoration of the site upon termination of the use. A copy of the proposed agreement shall be part of the application.

Standards, Safety and Traffic

- No temporary use structure shall exceed a total foot print of one-hundred twenty (120) square feet. The total height of the temporary structure shall not exceed a total height of ten (10) feet as measured from the highest point of the structure to the [natural](#) grade directly below the structure. The zoning administrator shall provide a written exception on a case by case basis to both the square footage requirement and the height requirement if the zoning administrator deems that the temporary structure will not have any undue detrimental effects on adjacent property or create additional blight within the city. Special consideration will be given to neighboring properties, traffic flow, light, and safety.

- Such temporary facilities shall be placed and oriented so as not to interfere with any surrounding residences, commercial buildings, or adjacent properties. Extreme care should be taken to minimize any light or noise impacts to adjacent properties.
- All structures shall not be permanently affixed to the ground but should be temporarily affixed to the ground with no less than four (4) points and as approved by the zoning administrator.
- For each temporary use structure there must be provided, at a minimum, of one (1) off street parking stall per sixteen (16) square feet of the temporary use footprint. All parking shall meet the off-street parking standards as set forth in city ordinances and as specified by the zoning administrator.
- Parking surface shall be provided on a gravel (or suitable alternative) surface rather than an asphalt or concrete parking surface. The parking size shall be adequate to meet the requirements as set forth above.
- For each temporary use structure there must be provided a temporary restroom facility on site during the duration of the temporary use permit or event.
-

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Temporary Uses

1. **Temporary Uses Intent:** This section is enacted to accommodate certain uses which are temporary or seasonal in nature. No person shall construct or use a temporary site or building without first obtaining approval as set forth in this section.
2. Temporary uses may include, but are not limited to, the following: carnivals, circuses, firework stands, Christmas tree lots, shaved ice stands, farmer's markets, retreats, or political rallies. All temporary uses must comply with the conditions of this section.
3. The application for a temporary use permit shall be made by the property owner, lessee, contract purchaser, official, department, board or bureau of any government. If the property owner has not signed the application, a contract purchaser or lessee must file a copy of the contract or some form of written statement which indicates the endorsement of the application by the property owner. Said agreement shall address the question of use of restroom facilities by employees, responsibility for maintenance, and restoration of the site upon termination of the use. A copy of the proposed agreement shall be part of the application.
4. **Temporary Uses Application Process:** Application for a temporary use permit shall be made to the Zoning Administrator a minimum of thirty (30) calendar days prior to the scheduled event or temporary use is to take place. The Zoning Administrator shall evaluate the impact of each temporary site and will assure that the site plan is compatible with the zone in which it is to be located. The Zoning Administrator may require additional information deemed necessary to understand the application.
5. The application for the temporary use shall include the following details along with a full site plan:
 - a. Shows location of structure;
 - b. Dimensions to all property boundaries and structures;
 - c. Shows proposed parking locations and traffic flow patterns;
 - d. Shows vehicular ingress and egress locations;
 - e. Location of restroom facilities;
 - f. Provides details on the exterior facade (materials, colors, etc.);
 - g. Signage plan to comply with existing city ordinance 10-5-26;
 - h. Include date, hours of operation and anticipated average daily traffic (i.e. number of vehicles and number of patrons);
 - i. Land owner agreement with owner of temporary structure; and
 - j. Restoration plan of site upon termination of the temporary use.
6. Those temporary uses which meet the following criteria in the opinion of the city may be approved subject to the appropriate conditions. The criteria are as follows:
 - a. The use and/or structure complies with all applicable codes and ordinances, and has obtained the appropriate federal, state and/or county permits where applicable;
 - b. The use and/or structure does not interfere with pedestrian access ways, fire lanes, driveways, landscaped areas, or traffic visibility at driveways or street intersections;
 - c. The use and/or structures are compatible with surrounding land uses; and
 - d. The use and/or structures have adequate parking on the property to serve any existing permanent use and the temporary use.
7. Application for a temporary use permit shall be reviewed by the Zoning Administrator who shall approve, conditionally approve, or disapprove such application.
8. An application for a temporary use shall only be approved if the Zoning Administrator finds that it meets the requirements herein.

9. **Temporary Use Approval:** Approval may be made subject to further conditions deemed necessary to assure that all adverse impacts to the surrounding properties are minimized to the fullest extent possible. Conditions may include additional off-street parking, on-site landscaping, or any other physical improvements. Other conditions to be considered may include, but are not be limited to, the following:
 - a. Conformity between the request and the general objectives of the General Plan, City ordinances, and the particular zone in which the request is located;
 - b. Whether or not the request may be injurious to potential development in the vicinity;
 - c. Present and future requirements for transportation, traffic, water, sewer, and other utilities;
 - d. Aesthetic impact of the proposed use on the neighborhood;
 - e. Impact of the proposed use on health, safety and welfare of the City and persons owning property in the area;
 - f. The anticipated parking, dust control measures, and lighting needs for the site;
 - g. Regulation of site ingress and egress;
 - h. no indoor seating of patrons;
 - i. Assurance of compliance with building, fire, electrical and all other appropriate codes;
 - j. Written evidence from the County Health Department that the use will meet all health code requirements;
 - k. No motor vehicle, mobile home, shipping container, or trailer *from which sales are transacted or product is displayed* shall be accessible for the public enter therein;
 - l. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or adversely impair the value thereof; and
 - m. Such other conditions deemed necessary to carry out the intent and purpose of this section.
10. The city shall notify the applicant of the decision in writing and shall state any conditions for approval or reasons for denial on said letter. Once a temporary use has been approved, however, the use shall not be enlarged, extended, changed, increased in intensity, or relocated unless an application is made for a new or revised temporary site plan.
11. **Appeals:** Upon receiving notification of the decision, the applicant, any citizen or any party in interest, aggrieved by the decision may file with the city a written notice of appeal to the City Manager or designee within seven (7) calendar days of the decision. Upon appeal, all material in the matter shall be filed by the city with the City Council. The Council may then review the case and based upon the information, uphold the action of the staff, remand the matter back to staff with instructions for further review or overturn the action of the staff. The Council's decision shall be limited to whether or not the proposed use meets the criteria set forth in this section.
12. **Temporary Uses Additional Permit Required:** The temporary use regulation of this Section does not exempt the applicant or operator from any other required permits, such as business licenses or health department permits.
13. **Temporary Uses Permit Duration:** All temporary use permit approvals shall be made subject to a time limit as set forth by the city. In no event shall a temporary use permit be granted for longer than **six (6) months**. Upon expiration of the time limit set forth at the time of approval, any continuation of the use shall require the submittal and approval of a new application.
14. Temporary uses shall be allowed for no more than a maximum thirty (30) day duration during any one (1) calendar year. With the following exceptions:

- a. Fast food huts for the retail sale of food items such as shaved ice, snow cones, hot dogs, tacos, soft drinks, and **farmers' markets** shall be permitted from May 1st to September 30th
 - b. Christmas tree lots shall be permitted from November 15th to December 31st
15. Upon cessation of the use or expiration of the permit, whichever occurs first, the premises will be promptly cleaned and restored to substantially the same condition existing prior to commencement of such use.
16. **Design Standards:** No temporary use structure shall exceed a total foot print of one-hundred twenty (120) square feet. The total height of the temporary structure shall not exceed a total height of ten (10) feet as measured from the highest point of the structure to the grade directly below the structure. The zoning administrator shall provide a written exception on a case by case basis to both the square footage requirement and the height requirement if the zoning administrator deems that the temporary structure will not have any undue detrimental effects on adjacent property or create additional blight within the city. Special consideration will be given to neighboring properties, traffic flow, light, and safety.
17. All structures shall not be permanently affixed to the ground but should be temporarily affixed to the ground with no less than four (4) points and as approved by the zoning administrator.
18. For each temporary use structure there must be provided, at a minimum, of one (1) off street parking stall per sixteen (16) square feet of the temporary use footprint. All parking shall meet the off-street parking standards as set forth in city ordinances and as specified by the zoning administrator.
19. Parking surface shall be provided on a gravel (or suitable alternative) surface rather than an asphalt or concrete parking surface. The parking size shall be adequate to meet the requirements as set forth above.
20. **Temporary Uses Revocation of Permit:** A temporary use permit shall be denied if the zoning administrator determines that the public health, safety or welfare would be impaired, or if the applicant has not adequately addressed all requirements associated with the proposed use.
21. The applicant shall remove within fourteen (14) days of the expiration of the approval, any structure or materials used for the temporary site such as tents, poles, display bins, etc. The applicant shall restore the site to the approved original site plan. If no original site plan exists, the applicant shall restore the site to its original condition. If deemed appropriate by the Zoning Administrator, The landowner of the parcel shall provide a cash bond for the restoration of the site of said use to its original condition, including cleanup, replacement of facilities, and removal of any structures. *(added to the fee schedule: \$1,000.00 Circus, carnival, or related uses. \$300 for all other temporary uses)*
22. **Temporary Uses Fees:** In order to offset a portion of the costs incurred by the City in processing temporary use permits, the applicant shall be charged a fee, as shown in the City of Cedar Hills Fee Schedule, at the time of application submittal.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	David Bunker, City Engineer/PW Director
DATE:	11/17/2011

Planning Commission Agenda Item

SUBJECT:	Bridgestone Plat C - Preliminary Approval
APPLICANT PRESENTATION:	David Bunker
STAFF PRESENTATION:	David Bunker, City Engineer/Public Works Director

BACKGROUND AND FINDINGS:

Perry Homes has submitted preliminary plans for Bridgestone Plant C. The following items shall be addressed for consideration for approval:

- All plat references shall be Bridgestone Plat C
- Sanitary sewer grades shall be a minimum of 0.4% for 8-inch mains. First leg of sewer does not meet minimum design standards.
- Minimum 5 foot horizontal separation of water and sewer laterals.
- Storm Water Infiltration rates exceed soil capacity. Re-submit drainage calculations.
- Drainage calculations shall include parking areas.
- Parking areas shall have designated off-site drainage facility
- Curb and gutter on 4800 West shall be replaced with approved cross gutter for parking areas.
- Street Light shall be dark sky and directionally shielded
- Show Pressurized Irrigation connections
- No Turn-around in drive isle is shown – need explanation
- Sidewalks shall be in dedicated ROW.
- Parking shall be privately maintained and outside of ROW.
- Landscaping plan shall show location of trees on north side of building
- Show trees both deciduous and conifers to shield building views.
- Connections to sidewalk at each unit entrance are needed.
- With the length of the rear walls of these buildings, staff would recommend a change of materials, colors, and/or patterns to break up the appearance of those walls. Staff would also recommend the use of upgraded materials (i.e. brick or hardy board) this is based on what is currently being used, and what was approved for this development.

Other issues may need to be discussed as well including the overall intent of the density project.

PREVIOUS LEGISLATIVE ACTION:

Concept approval, September Planning Commission

FISCAL IMPACT:

N/A.

SUPPORTING DOCUMENTS:

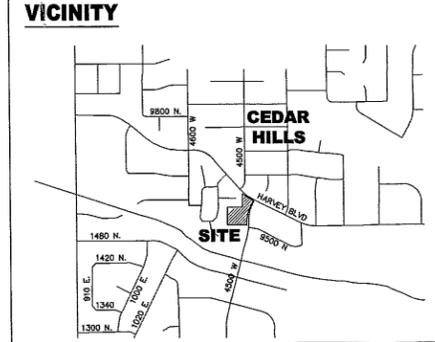
Submitted plans and renderings.

RECOMMENDATION:

Staff recommends the Planning Commission approve the preliminary plat for Bridgestone Plat C, contingent on meeting the project requirements as stated above.

MOTION:

To recommend/ not recommend preliminary approval to Bridgestone Plat C contingent on the following, . . (see list above).



LEI
ENGINEERS
SURVEYORS
PLANNERS
 3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

TABULATIONS

ZONE	FR 3.4
TOTAL AREA	60,811 SQ.FT. (1.40 AC.)
BUILDING AREA	16,396 SQ.FT.
PARKING/HARD SURFACE AREA	16,894 SQ.FT.
TOTAL IMPERVIOUS	33,290 SQ.FT.
LANDSCAPE AREA	27,521 SQ.FT. (45.3%)

PARKING TABULATIONS:
 PARKING REQUIRED 36 (2 PER UNIT, PLUS 1 PER 4 UNITS)
 PARKING PROVIDED 89 STALLS (28 GARAGES, 11 STALLS)

- NOTES:**
- ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF CEDAR HILLS CITY STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - NO SLOPES EXCEED 30%.
 - ALL ADA ACCESSIBLE SIDEWALK RAMP WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CEDAR HILLS CITY STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
 - ALL VERTICAL DATA IS BASED ON NAVD83.
 - IRRIGATION SYSTEM TO HAVE RAIN SENSOR.
 - THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT APPROVED FOR CONSTRUCTION UNLESS A SIGNED AND DATED APPROVAL STAMP IS APPLIED BY THE APPROVING AGENCY/CITY.
 - REFER TO CEDAR HILLS CITY STANDARD DRAWINGS FOR ALL CITY STANDARD DETAILS AND INFORMATION.
 - ALL ROOF DRAINS TO DRAIN TO THE PARKING AREAS UNLESS OTHERWISE NOTED.
 - ALL ON SITE STORM DRAIN IS "PRIVATE" AND IS OWNED AND MAINTAINED BY THE PROPERTY OWNER. DETENTION FACILITIES SHALL NOT BE REMOVED OR ALTERED WITHOUT APPROVAL FROM THE CITY COUNCIL AND THE CITY ENGINEER.

LEGEND

---	PROPOSED SEWER (SDR36-D3034 PVC)
---	PROPOSED CULINARY
---	EXISTING CULINARY (C200 SDR21)
---	PROPOSED P.I.
---	EXISTING P.I. (C50 DUCTILE IRON WITH PURPLE SOCK)
---	STORM DRAIN
⊕	EXISTING WATER VALVE
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	EXISTING SEWER MANHOLE
⊕	SEWER MANHOLE
⊕	STORM DRAIN MANHOLE
⊕	STORM DRAIN SUMP
⊕	CATCH BASIN
⊕	CURB INLET
⊕	STREET LIGHT
⊕	STREET SIGN
⊕	STREET REGULATION SIGN
⊕	TELEPHONE JUNC. BOX
⊕	ELECTRICAL BOX
⊕	POWER POLE
⊕	SHED CURB

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	UTILITY PLAN

DEVELOPER
 PERRY HOMES
 17 E. WINCHESTER #200
 MURRAY, UTAH 84107
 PH. (801) 264-8800

ENGINEER
 LEI CONSULTING ENGINEERS
 AND SURVEYORS, INC.
 14441 SOUTH 860 WEST
 BLUFFDALE, UT 84085
 PH. (801) 495-2844
 FAX (801) 495-2847

PROJECT NAME
 BRIDGESTONE PLAT "H"
 LEHI, UTAH

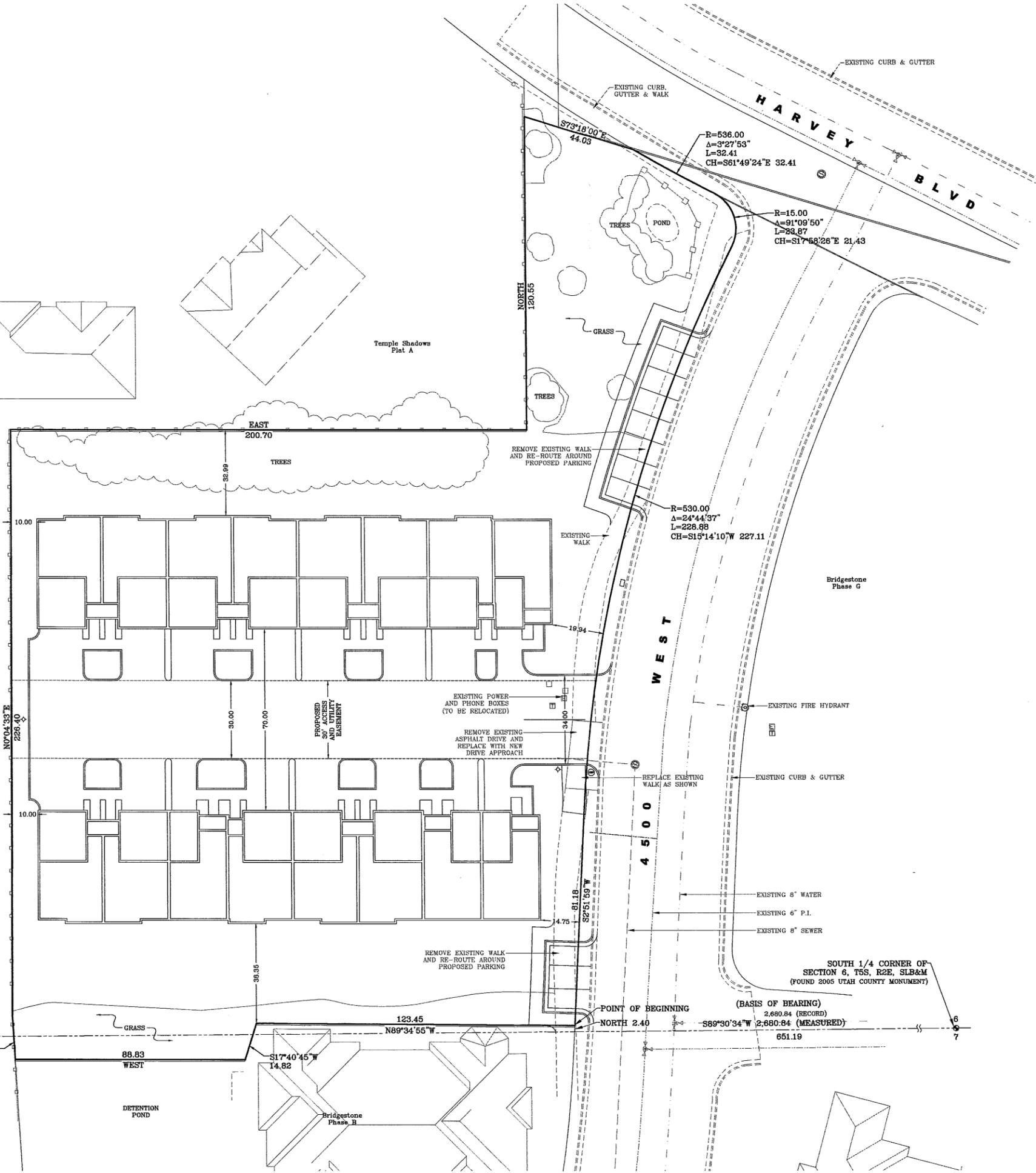
BRIDGESTONE PLAT "H"
 4500 WEST HARVEY BLVD., CEDAR HILLS, UTAH
PRELIMINARY - COVER

REVISIONS

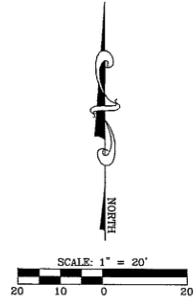
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2	
3	
4	
5	

LEI PROJECT #
2011-0442
 DRAWN BY:
JSB
 CHECKED BY:
BTG
 SCALE:
1" = 20'
 DATE:
11/2/2011

SHEET
1



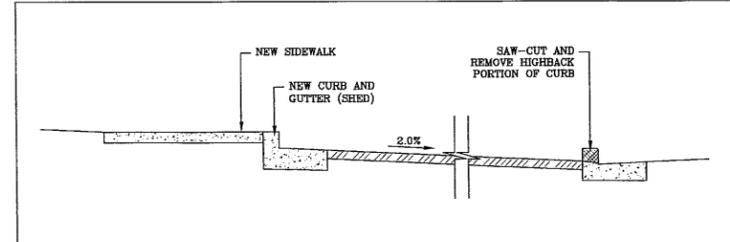
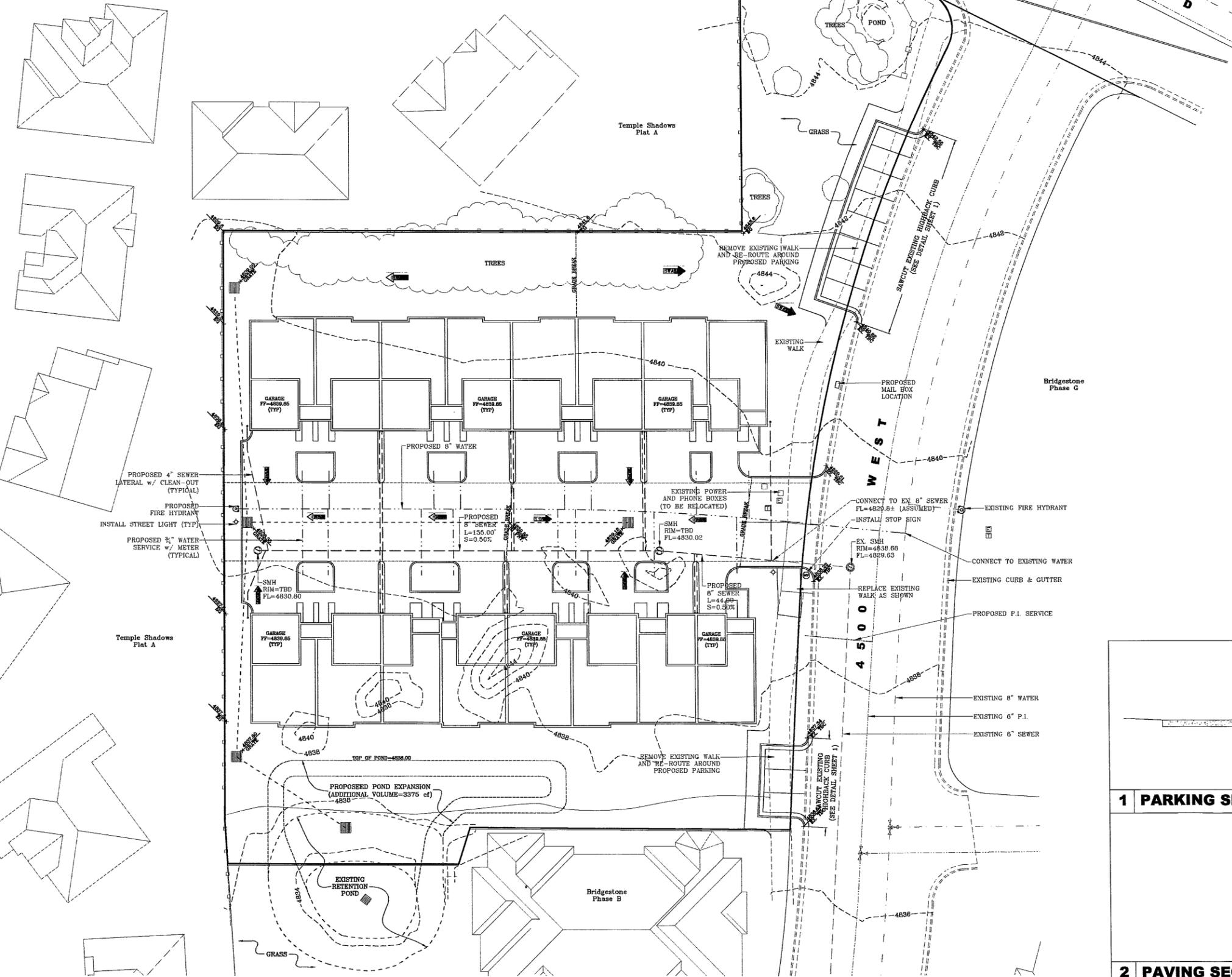
R1E
 R2E
 1 6
 12 7
 SOUTH WEST CORNER OF
 SECTION 6, T5S, R2E, SLB&M
 (FOUND 1999 UTAH COUNTY MONUMENT)



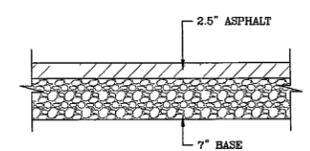
LEGEND

- PROPOSED SEWER (SDR35-10304 PVC)
- PROPOSED CULINARY
- - - EXISTING CULINARY (C200 SDR21)
- PROPOSED P.I.
- - - EXISTING P.I. (C50 DUCTILE IRON WITH PURPLE SOCK)
- STORM DRAIN
- EXISTING WATER VALVE
- WATER VALVE
- FIRE HYDRANT
- EXISTING SEWER MANHOLE
- SEWER MANHOLE
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 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com



1 PARKING SECTION



2 PAVING SECTION

NOTE: SEE SOILS REPORT FOR ADDITIONAL INFORMATION

BRIDGESTONE PLAT "H"
 4500 WEST HARVEY BLVD., CEDAR HILLS, UTAH
PRELIMINARY - UTILITY & GRADING

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #
2011-0442
 DRAWN BY:
JSB
 CHECKED BY:
BTG
 SCALE:
1" = 20'
 DATE:
11/2/2011

PLANT MATERIALS LEGEND:

SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
TREES			
AT <i>Acer tatarica</i> 'Tatarian' ▲	Tatarian Maple	2" cal.	9
FA <i>Fraxinus americana</i> 'Autumn Purple'	White Ash	2" cal.	5
SS <i>Malus</i> 'Spring Snow'	Flowering Crabapple	2" cal.	8
			Total: 22
SHRUBS			
CA <i>Cornus sericea</i> 'Kelsey'	Red Osier Dogwood	#5	10
DG <i>Physocarpus opulus</i> 'Dart's Gold' ▲	Ninebark	#5	12
PO <i>Physocarpus opulus</i> 'Summer Wine' ▲	Ninebark	#5	12
PL <i>Prunus laurocerasus</i> 'Otto Luykens'	Laurel	#5	5
SB <i>Spiraea bumalda</i> 'Anthony Waters'	Spiraea	#5	14
			Total: 53
GRASSES			
CA <i>Calamagrostis x acutiflora</i> 'Karl Foerster' ▲	Feather Grass	#1	24
			Total: 24

▲ Indicates water-wise (drought tolerant) species

LANDSCAPE MATERIALS:

-  **Landscaped Area (3,162.0 sq. ft.)**
Landscaped areas are to be constructed with a screened top soil and mulched with a minimum of three (3") inches of shredded bark mulch or soil pep mulch. Prior to plant installation and application of mulch, it is recommended that weed barrier fabric be applied on top of finish grade top soil, according to manufacturer's specifications.
-  **Lawn Area (19,652.0 sq. ft.)**
Sod shall be placed on top of six to eight (6-8") inches of screened top soil, once rough and finish grading has been completed. All sod lawn areas shall be separated from planter bed areas with four (4") inch steel or bender board edging, and shall be 100% irrigated with a combination of pop-up rotors and spray heads. It is recommended that a drought tolerant sod variety be selected.
-  **Landscape Edging (20.0 lin. ft.)**
Landscape edging shall consist of either four (4") inch steel or bender board material and shall be used to separate landscape areas with groundcover plants from landscape areas without groundcover plants.

TREE PLANTING NOTES:

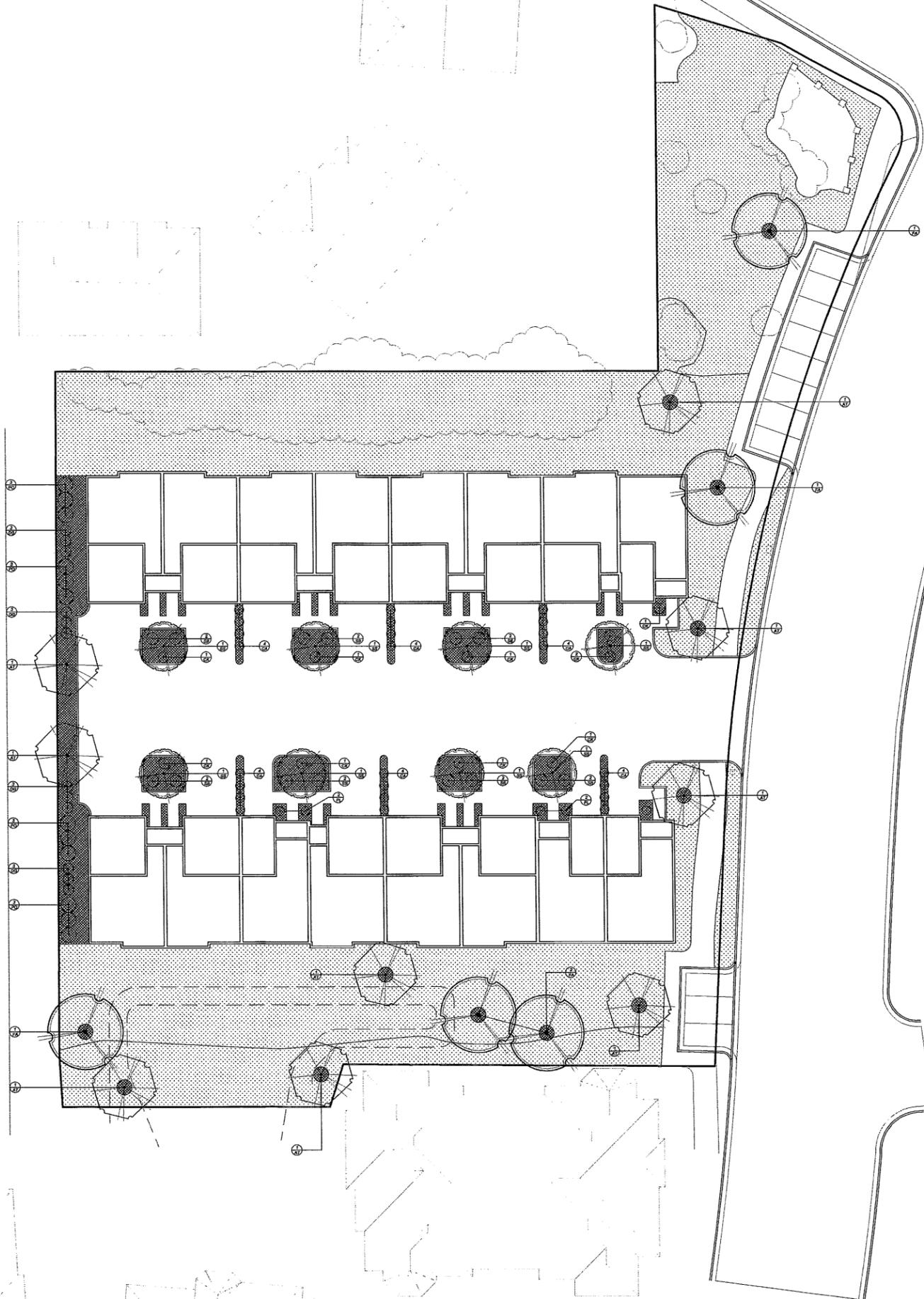
- All deciduous trees shown on this Landscape Plan shall be two inch (2") caliper containerized or balled and burlapped stock. Containerized trees that appear to be root bound shall not be acceptable. Balled and burlapped trees showing obvious signs of damage to the root ball and/or trunk shall not be acceptable.
- All deciduous trees planted within lawn area shall include a five foot (5') diameter mulched area around the trunk of the tree. It is recommended that the mulch area around each tree be separated from the lawn area with a prefabricated steel or bender board edging ring, installed according to manufacturer's instructions.
- Tree holes shall be dug two (2) times the diameter of the root ball and only as deep as the root ball.
- Tree root ball shall be at least twelve (12") inches in diameter per each one (1") inch of tree caliper and at least eighteen (18") inches deep. Root ball shall be wrapped tightly with no loose parts.
- Tree should be set in the center of the hole and stood upright. The root flare should be visible and located at, or slightly above, finished ground level. The root flare should never be below finished ground level.
- Trees shall only be lifted by the wire basket. Never lift trees by grasping trunk or limbs, or by attaching any type of sling or choker.
- Remove at least the top half of wire basket. Push the remaining basket into the bottom of the hole.
- Cut and fold down burlap into bottom of hole.
- Remove all strings, rope, stakes, taping, tags, flagging, and any other such items.
- Backfill hole with parent material, compact only enough to hold tree in place. Never use mechanical compaction. Top soil or soil pep may be added to parent material but may not replace parent material. Backfill material should cover root flare slightly, but should never be piled against trunk.
- Water generously to soak entire root ball and backfill material. A soil water ring should be formed at the edge of the root ball. Backfill material may need to be added as soil settles below root flare.
- Form a mulch ring around the base of the tree. Mulch ring shall be at least five (5') feet in diameter and three (3") to (4") inches deep. Do not pile mulch around trunk.
- Properly planted trees generally **do not require staking**. However, if tree staking is necessary, stakes should be driven into the ground outside of the root ball. Guying material must be wide and flexible, and of a material that will not damage the tree. Trees shall be staked so that the trunk may move naturally in the wind. Tree staking materials shall be removed after one year's time.

SHRUB PLANTING NOTES:

- All shrubs shown on this Landscape Plan shall be five (5) gallon containerized nursery stock.
- Hole should be dug at least twice the diameter of the root ball and only as deep as the root ball.
- Gently remove plant from the container, lightly rub all sides of the root ball to expose ends of roots, and place in the center of the hole. The top of the root ball should be at finished ground level.
- Backfill the hole with parent material. Top soil or soil pep may be added to parent material, but should not replace parent material.
- Compact soil enough to hold plant in place. Never use mechanical compaction.
- Generously water to soak entire root ball and backfill. A soil water ring should be formed around the outside of the root ball. Backfill material may need to be added after material has settled.
- Mulch shall be added to a depth of three (3") to four (4") inches and at least twice the width of the root ball.
- For weed barrier cut a hole for the plant at least one and a half (1 1/2) times the diameter of the root ball to allow room for the plant to expand and grow naturally.

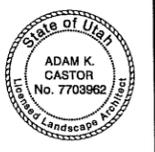
IRRIGATION NOTES:

- All lawn areas shall be one hundred (100%) percent irrigated with rotors and pop-up spray heads.
- All plants and trees within planter bed areas shall be irrigated with drip irrigation.
- The entire irrigation system shall be controlled with an exterior automatic controller, within a locking case.
- The irrigation system shall include a rain sensor, installed as a part of the overall system.
- The total amount of watered landscape area (planter areas and lawn areas) equals 22,814.2.0 square feet.



**ENGINEERS
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BRIDGESTONE PLAT "H"
4500 WEST HARVEY BLVD., CEDAR HILLS, UTAH
LANDSCAPE PLAN

REVISIONS	
1	
2	
3	
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5	

LEI PROJECT #:
2011-0442
DRAWN BY:
AKC
CHECKED BY:
AKC
SCALE:
1" = 20'
DATE:
11/2/2011

SHEET
3





CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Zoning Department
DATE:	November 17, 2011

Planning Commission Agenda Item

SUBJECT:	Review/Action on Hobby Beekeeping.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Brad Kearl – Zoning Administrator
BACKGROUND AND FINDINGS:	
<p>The City has received requests regarding bee keeping within city limits. Currently the City does not have any regulations on bee keeping. From what staff has been able to research, Utah County does not have any regulations on bee keeping and refers only to what has been adopted by State Code which mainly states bee keepers have to register with the Department of Agriculture and get a permit.</p> <p>In the October 27, Planning Commission meeting, staff was instructed to further this item in order to amend the zoning ordinance regarding hobby bee keeping.</p> <p>If the Planning Commission decides beekeeping is a positive attribute to the City, should there be a communal location for the residents that want to participate but don't meet the minimum lot size? If so, staff feels this location is best suited at the end of the cul-de-sac at Cottage Cove.</p>	
PREVIOUS LEGISLATIVE ACTION:	
None	
FISCAL IMPACT:	
None	
SUPPORTING DOCUMENTS:	
The definition for Apiary would read as attached; Apiary Requirements	
RECOMMENDATION:	
To amend the City Code, Title 10-2-1, Definitions, by adding a definition for Apiary and to amend the City Code, Title 10-5, Supplemental Development Standards, by adding requirements for an apiary.	
MOTION:	
To recommend/not recommend approval to the City Council to add a definition for apiary to Title 10-2-1 and add requirements to Title 10-5 for an apiary in the City Code.	

APIARY REQUIREMENTS:

An apiary is allowed in any zone which allows single-family residential, with the following requirements:

- A. Lots may contain two (2) hives per ten thousand (10,000) square feet, but not more than four (4) hives or equivalent capacity. Hives must be located in the side or rear yard. This applies to all zones other than R-1-20,000.
- B. Each beekeeper shall be registered with the Utah department of agriculture and food.
- C. Honeybee colonies shall be kept in hives with removable frames which shall be kept in sound and usable condition.
- D. Hives shall be placed at least five feet (5') from any property line and six inches (6") above the ground, as measured from the ground to the lowest portion of the hive, provided, however, that this requirement may be waived if permission is attained in writing by the adjoining property owner.
- E. Hives shall be operated and maintained as provided in the Utah bee inspection act.
- F. Each hive shall be conspicuously marked with the owner's name, address, telephone number, and state registration number.
- G. Each beekeeper shall ensure that a convenient source of water is available to the colony continuously between March 1 and October 31 of each year. The water shall be in a location that minimizes any nuisance created by bees seeking water on neighboring property.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	11/17/2011

Planning Commission Agenda Item

SUBJECT:	Recommendation Regarding Residential Assisted Living Facilities
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS:	
<p>Based on the discussion regarding assisted living facilities, staff has developed a proposed ordinance regarding this type of facility. Similar to the Orem City ordinance, the areas of special interest that will need to be discussed are highlighted in red.</p> <p>The Utah State Department of Human Services and the Utah State Health Department currently regulates these types of facilities, and any facility of this type would have to meet federal, state and local requirements. Members of staff have discussed with state agencies</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
Additional unplanned load on Cedar Hills infrastructure	
SUPPORTING DOCUMENTS:	
Assisted living facility draft ordinance	
RECOMMENDATION:	
Recommendation to city council to add additional impact fee to the fee schedule	
MOTION:	
To make a recommendation to the City Council to approve/not approve/approve with the following changes... ..the assisted living facility ordinance.	

Title 10 Chapter 2: Definitions

Assisted Living Facility shall mean a facility licensed by the State of Utah that provides a combination of housing and personalized health care to its residents and is designed to respond to the individual needs of those who require help with the activities of daily living such as meal preparation, personal grooming, housekeeping, medication, etc. Care is provided in a professionally managed group living environment in a way that promotes maximum independence for each resident.

Assisted Living Facility for Elderly Persons shall mean an assisted living facility occupied exclusively by persons 60 years of age or older and paid professional staff members.

Title 10 Chapter 5: Supplementary Development

Assisted Living Facility for Elderly Persons.

Upon application to the **Building and Zoning Department, the Chief Building Official** shall grant a permit for the establishment of an assisted living facility for elderly persons in a residential zone if the applicant meets the following requirements:

1. The facility conforms to all applicable standards and requirements of the Utah State Department of Human Services and the owner/operator has obtained all licenses required by the State to operate such a facility.
2. The facility conforms to all State and local building, safety, health, and zoning requirements applicable to similar structures **(including ADA requirements)**.
3. The facility is operated for the primary purpose of providing a living arrangement for elderly persons in a group home setting.
4. The facility is occupied only by individuals 60 years of age or older and paid, professional staff members. Occupancy by any staff member shall only be allowed if such occupancy is primarily for the purpose of serving the elderly persons and not primarily a benefit of employment to the staff member. The facility shall not house more than **eight elderly persons**.
5. Residency in the facility shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility. An assisted living facility for elderly persons shall not include any persons referred by the Utah State Department of Corrections or any court.
6. The facility will not likely create a fundamental change in the character of the residential neighborhood in which it is proposed to be located.
7. No individual who has impairment due to addiction of any controlled substance or alcohol and currently uses such controlled substance or alcohol will be a resident.
8. The facility shall not be made available to or occupied by any individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.
9. At **least three off-street parking stalls** are provided to serve the needs of residents, visitors, and staff members. **Additional parking may be required based on the number of residents occupying the facility, the reasonably anticipated number of visitors and the number of staff members who will be serving the residents.**
10. An assisted living facility for elderly persons located in an existing residential dwelling shall be capable of use as an assisted living facility for elderly persons without structural or landscaping alterations that would change the structure's residential character. Any new structure constructed for use as an assisted living facility for elderly persons shall be of a size, scale, and design that is in harmony with other residential uses in the vicinity.
11. **The facility is not located closer than 1320 feet (1/4 mile) to any other residential facility for elderly persons or residential facility for disabled persons, as measured in a straight line between the closest property lines of the lots on which they are located.**

12. No person convicted of the illegal manufacture or distribution of a controlled substance shall be an occupant in a residential facility for disabled persons.
13. The applicant for a permit provides sufficient documentation and other evidence reasonably required by the City to establish compliance with all of the above criteria.

Any permit issued pursuant to this Section shall be nontransferable and shall terminate if the structure is devoted to a use other than an assisted living facility for elderly persons or the structure fails to comply with all building, safety, health, and zoning requirements of the Cedar Hills City Code applicable to similar structures. Violation of the requirements listed above shall be grounds for terminating the permit and the owner/operator shall thereafter be required to discontinue the use of the premises as an assisted living facility for elderly persons.



CITY OF CEDAR HILLS

TO: Planning Commission
FROM: Kim E. Holindrake, City Recorder
DATE: November 15, 2011

Planning Commission
Memorandum

SUBJECT: 2012 Meeting Schedule
APPLICANT PRESENTATION:
STAFF PRESENTATION: Brad Kearl, Chief Building Official/Zoning Adm

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 March and August where they will be on the fifth Thursday in order to offset from the council meeting schedule. The November meeting will be on the third Thursday because of the holiday.

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

- Proposed 2012 meeting schedule

RECOMMENDATION

To adopt the 2012 meeting schedule.

MOTION

To adopt the 2012 Planning Commission Meeting Schedule as presented.

CITY OF CEDAR HILLS
PUBLIC NOTICE OF REGULAR MEETINGS
FOR THE PLANNING COMMISSION
2012

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 6:00 p.m. at the Cedar Hills Public Safety Building, 3925 W Cedar Hills Drive, Cedar Hills, Utah.

<u>JANUARY</u>	26	6 p.m.
<u>FEBRUARY</u>	23	6 p.m.
<u>MARCH</u>	29	6 p.m.
<u>APRIL</u>	26	6 p.m.
<u>MAY</u>	24	6 p.m.
<u>JUNE</u>	28	6 p.m.
<u>JULY</u>	26	6 p.m.
<u>AUGUST</u>	30	6 p.m.
<u>SEPTEMBER</u>	27	6 p.m.
<u>OCTOBER</u>	25	6 p.m.
<u>NOVEMBER</u>	15	6 p.m.
<u>DECEMBER</u>	No Meeting	

Dated this 15th day of December, 2011.

Kim E. Holindrake, City Recorder