



**NOTICE OF
PLANNING COMMISSION MEETING
AND PUBLIC HEARING
Tuesday, September 29, 2015 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 29, 2015 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 Title 10, Chapter 5, Regarding Driveways
- Amendments to Title 10, Chapter 5, Regarding Signs in the Public Right of Way

SCHEDULED ITEMS

3. Review/Recommendation on Amendments to Title 10, Chapter 5, Regarding Driveways
4. Review/Recommendation on Amendments to Title 10, Chapter 5, Regarding Signs in the Public Right of Way
5. Discussion on Assisted Living Facility Density in Residential Zones

ADJOURNMENT

6. Adjourn

Posted this 28th day of September, 2015

/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, Assistant City Manager
DATE:	9/29/2015

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Title 10, Chapter 5, Section 5 Regarding Development in Required Setback Area
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

Proposed Code:

§10-5-5 (B) (12)

12. A driveway leading to a properly located garage or parking area; provided, except for approved driveways, encourage or make possible the parking of automobiles, nor shall the city allow any curb cuts or approve any driveways except for entrance and exit driveways leading to properly located parking areas.

13. Circular driveways may be permitted in required side yard areas of single-family dwellings leading to and from a properly located garage on the property subject to the following conditions:

a. Such drives shall be hard surfaced

b. Such drives shall not be over sixteen feet (16') in width

c. There shall be a landscaped area at least fifteen feet (15') in depth from the front property line to the inside of the drive.

d. Driveway areas are not to be used for the parking or storage of any trailer, camper, motor home, boat, or other equipment at any time, nor is the area to be used for permanent parking of any vehicle.

e. Passenger automobiles may be parked on driveways serving private residences, provided the automobile is parked completely on private property.

f. The forty-five foot (45') line of sight as measured from the point of curvature on circular driveways shall remain open, and free from visual obstructions.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Circular Driveway Plan

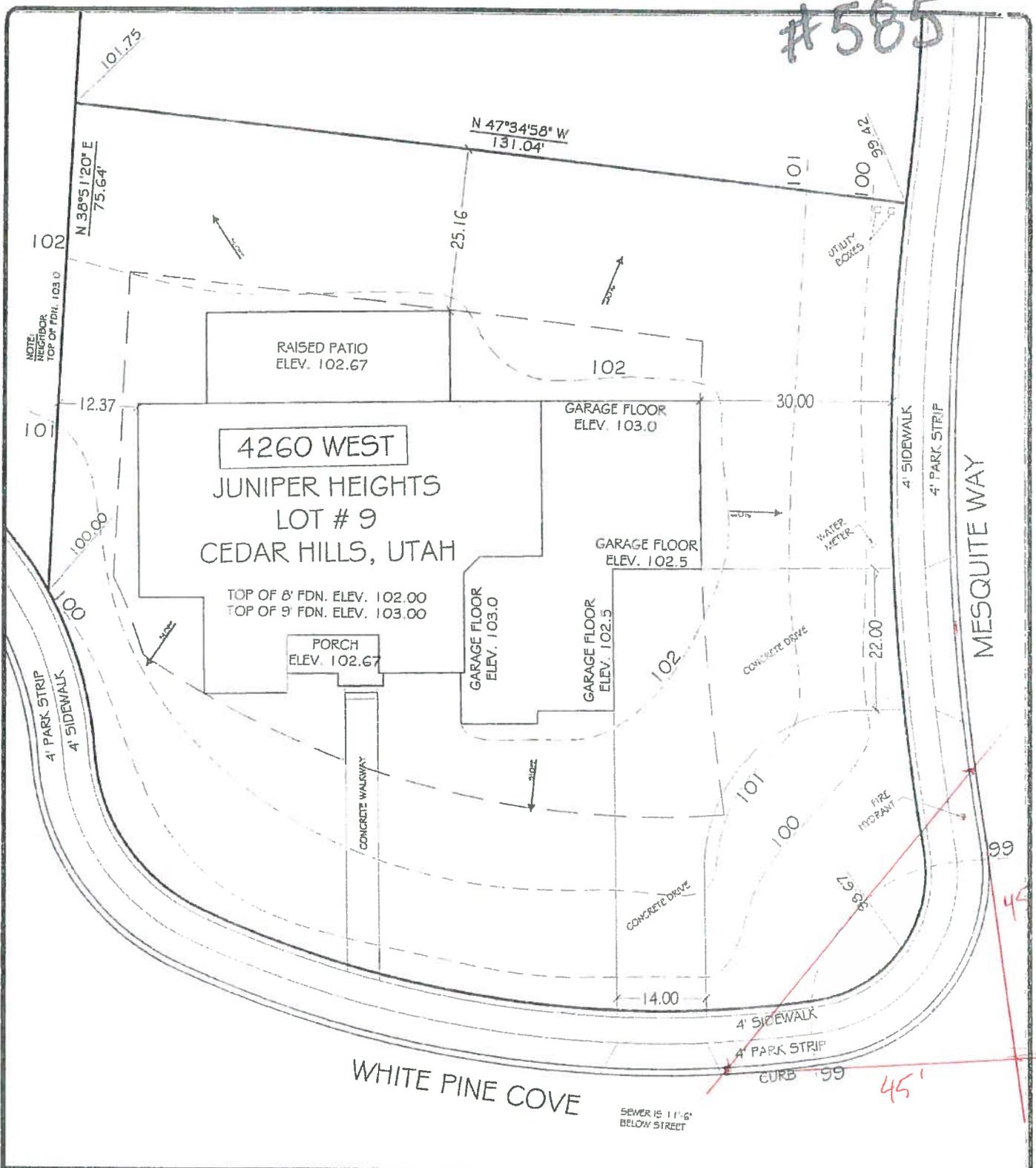
RECOMMENDATION:

Review the proposed code and make any necessary recommendation to the City Council.

MOTION:

To recommend/not recommend the proposed code §10-5-5 (B)(12) & (13) for approval by the City Council, subject to the following recommendations {RECOMMENDATIONS TO BE SPECIFIED}.

#585



BANGERTER HOMES
10424 SOUTH 2700 WEST
SOUTH JORDAN, UT 84095
PH # 801-446-2866
FAX # 801-446-2834



CEDAR HILLS
JUNIPER HEIGHTS
LOT # 9

4260 W. WHITE PINE COVE
(APPROX. 10440 NORTH)
CEDAR HILLS, UT

SITE PLAN

SCALE: 1" = 20'

SI





CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	9/29/2015

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on code amending Title 10, Chapter 5, Section 26 regarding signs in the public right-of-way
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

Signage that the City places in the public right of way serves multiple purposes, the signage can be dedicated for government use (i.e. traffic, street, and public safety signs, see §10-5-26 (B)(4b)), or for informational purposes to inform residents of upcoming events or city programming. There is no provision allowing the City to use the public right of way for this second purpose. The proposed code would add a general provision as an exemption for the use of the right of way for informational purposes.

Proposed Code:

10-5-26 (B)(4c)

c. Exempt: Signage used for government purposes that is informational in nature, or related to events, elections, recreation, or other city programming may be placed on public property or in the public rights-of-way. Such signage shall be limited to three (3) feet in height, and five (5) feet in length. Signage may be posted no more than sixty (60) days before the occurrence of an event and shall remain for no more than seven (7) days after the occurrence of an event; and where said signage presentation does not block public rights-of-way, disrupt the peace, incite to violence, or cause any other public disturbance. Such exception does not apply to {PHYSICAL LOCATION TO BE SPECIFIED}.

PREVIOUS LEGISLATIVE ACTION:

Sign ordinance § 10-5-26 was adopted by ordinance 8-16-2011

FISCAL IMPACT:

Potential changes to recreation revenues

SUPPORTING DOCUMENTS:

See Cedar Hills Municipal Code § 10-5-26

RECOMMENDATION:

Staff recommends that the Planning Commission review City Code 10-5-26: Signs as it relates to the use of public right-of-ways for signage, and the proposed code and make any suggestions for review by the City Council.

MOTION:

To recommend to the City Council the proposed sign ordinance §10-5-26 (B)(4c) to the City Council, subject to the following recommendations {RECOMMENDATIONS TO BE SPECIFIED}.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	9/29/2015

Planning Commission Agenda Item

SUBJECT:	Discussion on Assisted Living Density in Residential Areas
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: The current code regarding density of assisted living facilities in residential areas can be found in §10-5-34 (E). Council has asked that the Planning Commission have a discussion on density limits for assisted living facilities in residential areas. The current state code regarding density can be found at R432-270-4 Licensing. The State differentiates between a small facility (6-16 residents) and a large facility (17 or more residents). A limited capacity assisted living facility houses two to five residents.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS:	
RECOMMENDATION:	
MOTION: Discussion item only.	