



**NOTICE OF
PLANNING COMMISSION MEETING
Tuesday, June 28, 2016 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, June 28, 2016 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 4, Article B-5 Access Requirements to Include Flag Lot Developments as a Permitted Use in the R-15,000 Zone
- Amendments to the City Code, Title 10, Chapter 5 Related to Development and Setbacks

SCHEDULED ITEMS

3. Approval of Minutes from the April 26, 2016 Special Planning Commission Meeting
4. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 4, Article B-5 Access Requirements to Include Flag Lot Developments as a Permitted Use in the R-15,000 Zone
5. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 5 Related to Development and Setbacks
6. Discussion of Proposed Lot Subdivision at 9064 N Canyon Road

ADJOURNMENT

7. Adjourn

Posted this 24th day of June, 2016

/s/ Gretchen F. Gordon, Deputy 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:	6/28/2016

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to the City Code, Title 10, Chapter 4, Article B-5 Access Requirements to Include Flag Lot Developments as a Permitted Use in the R-15,000 Zone
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: Last year, the City changed homes in parts of the RR-1 20,000, to be in the R-1 15,000 zone. The homes that were in the RR-1 20,000 had flag lot development rights. The proposed code change would give these development rights back to the homes that were involved in the zone change. The only parcels affected by this zone change are the ones that were involved in the previous zone change. The proposed changes grant the ability to develop flag lots to only those former lots that were part of the previous zone change where the right to develop a flag lot was part of the property rights.	
PREVIOUS LEGISLATIVE ACTION: City Council approved a zone change for RR-1 20,000 to R-1 15,000 for portions of the RR-1 20,000 zone in 2015.	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed Code for 10-4D-5	
RECOMMENDATION: Make any necessary changes and recommend to the City Council	
MOTION: To recommend/not recommend the proposed code changes in 10-4D-5, regarding Access Requirements in the R-1, 15,000 zone to the City Council for approval and adoption, pending the following changes:	

10-4B-5: ACCESS REQUIREMENTS:

A. Each lot shall abut upon and have direct access to a city street. The distance of said abutting side shall be not less than the minimum width requirement of the zone, except that the length of the abutting side may be reduced to not less than sixty feet (60') when the lot fronts upon a cul-de-sac or curve in a designated city street and the lot lines radiate in such a manner that the width of the lot will meet or exceed the minimum lot width requirements as determined in accordance with the provisions of section [10-5-19](#) of this title. (Ord. 2-17-98A, 2-17-1998)

B. The lot has been approved as a flag lot project in accordance with the provisions of section [10-5-12](#) of this title, or as a lot served by a common drive project, in accordance with the provisions of section [10-5-20](#) of this title



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	6/28/2016

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to the City Code, Title 10, Chapter 5, Related to Development and Setbacks
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: City Code 10-5-29 addresses "Decks, Porches, Patios, Pergolas, Awnings, Hot Tubs, and Similar Structures," included in this section is recreational equipment such as swing sets, slides, and trampolines. It is proposed that in an effort to begin cleaning up this section of code, the language related to recreational equipment be removed. As written, the code regulated the construction of awnings, decks into side yard and rear yard setbacks; there are no provisions in this code related to the installation of recreational equipment.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed Code for 10-5-29	
RECOMMENDATION: Make any necessary changes and recommend to the City Council	
MOTION: To recommend/not recommend to the City Council the proposed code changes in 10-5-29, removing language related to recreational equipment from this section of the code.	

10-5-29: DECKS, PORCHES, PATIOS, PERGOLAS, AWNINGS, HOT TUBS, AND SIMILAR STRUCTURES:

A. Structures Permitted: Decks, porches, patios, pergolas, awnings, ~~recreational equipment (such as swing sets, slides, and trampolines), hot tubs~~ and similar structures are permitted in the rear and side setback areas subject to the following conditions:

1. All sides of the portion of the structure located within a designated setback area shall remain open.
2. No structure within a setback area shall be converted into livable space, nor shall it be constructed as to appear as though it could be easily converted into livable space.
3. Prior to construction, a building permit shall be obtained for all structures.
 - a. Prior to issuing a building permit, the chief building official shall make a finding whether the materials and finish of the proposed structure are in harmony with the primary structure and the surroundings as a whole and issue a permit with a positive finding.
 - b. The structure shall not be located closer than five feet (5') to the property line, except those structures that comply with subsection A3b(1) or A3b(2) of this section, notwithstanding that no structure shall be constructed within a clear view area nor on a corner lot beyond the optional enclosure area. Additionally, structures in the rear setback area shall not cover over fifty percent (50%) of the rear setback area.
 - (1) Structures located entirely at ground level shall be permitted to be located no closer than one foot (1') of the property line.
 - (2) Special exception for awnings located in the side setback area and immediately adjacent to a garage. A permanent awning located in the side setback area may be constructed immediately adjacent to the outside wall of an attached garage provided that:
 - (A) The front, rear, and sides shall remain open, except that an approved fence may be constructed independent of the structure.
 - (B) The awning shall be constructed over a "hard surface" area as defined in [chapter 2](#), "Definitions", of this title.
 - (C) The awning shall be no closer than one foot (1') from the property line and no higher than seven feet (7') at the point nearest the property line. The roof pitch cannot be greater than four to twelve (4:12) and must slope away from the main building and toward the property line.
 - (D) Three feet (3') is the fire separation distance. Any portion of the awning structure projecting within three feet (3') of the property line shall be one hour fire resistance rated construction per building code.
 - (E) The awning shall include a system or method for retaining rainwater on the property owner's own property.
4. The finished level of any deck shall be not more than six feet (6') above the finished grade at any location within ten feet (10') from the property line.
5. The height for the structure shall not be greater than the height allowed for an accessory building at the same location.

- B. Temporary Structures: The temporary version of any structure listed in subsection A of this section shall be subject to the same provisions as that of a permanent structure. Portable garages are not permitted.

- C. Additional Requirements: The determination that a structure is allowed by this code shall not be interpreted as to meaning that the structure meets the requirements of any private CC&Rs applicable to the parcel. (Ord. 10-20-2009C, 10-20-2009)

