



**NOTICE OF  
PLANNING COMMISSION MEETING  
Tuesday, March 28, 2017 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, March 28, 2017 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**

- Conditional Use Permit for a Bed and Breakfast and Wedding Venue located at 9914 North 4000 West in the RR-1 20,000 Residential Zone

**SCHEDULED ITEMS**

3. Approval of Minutes from the January 24, 2017 Planning Commission Meeting
4. Review/Action on Approving a Conditional Use Permit for a Bed and Breakfast and Wedding Venue located at 9914 North 4000 West in the RR-1 20,000 Residential Zone

**ADJOURNMENT**

5. Adjourn

Posted this 24th day of March, 2017

/s/ Gretchen F. Gordon, Deputy City Recorder

- Supporting documentation for this agenda is posted on the City's Website at [www.cedarhills.org](http://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

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	3/28/2017

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Review/Action on Conditional Use Permit for a Bed and Breakfast and Wedding Venue located at 9914 N 4000 W in the RR-1 20,000 Residential Zone
<b>APPLICANT PRESENTATION:</b>	Teresa Moore
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager

**BACKGROUND AND FINDINGS:**

Teresa Moore, the owner of the property located at 9914 N 4000 W in the RR-1 20,000 zone, has in the past used her land as a wedding venue for family and friends. She wishes to pursue a more formal arrangement and solicit her property as a wedding venue and bed and breakfast commercial enterprise. In order to do this the owner needs to comply with sections 10-5-25 and 10-5-37 of the City Code.

10-5-25 deals with bed and breakfasts and the home meets the requirements set out in this section of the code, except for the requirement B-2, that the structure needs to be an historic building found on the state or national registers of historic sites. This portion of the code is problematic as no buildings in Cedar Hills meet this requirement.

10-5-37 outlines the process by which a Conditional Use is to be granted within the City. The conditional use being applied for here is a "Change in the primary use of residential dwelling," which is approved by the Planning Commission with a required public hearing. In section G, the standards for granting a conditional use are outlined, the proposed bed and breakfast and wedding venue may have to have certain conditions placed on them in order to meet the standards for granting a CUP.

**PREVIOUS LEGISLATIVE ACTION:**

N/A

**FISCAL IMPACT:**

N/A

**SUPPORTING DOCUMENTS:**

Applicant response and site plan

**RECOMMENDATION:**

Staff recommends that the Planning Commission become familiar with sections 10-5-25 and 10-5-37 of the Cedar Hills Municipal Code in order to approve or deny the applicants conditional use permits.

**MOTION:**

To approve/not approve the conditional use permit application for a bed and breakfast located at 9914 N 4000 W subject to the following conditions based on Cedar Hills City Code 10-5-25 and 10-5-37: {LIST APPLICABLE CONDITIONS}

To approve/not approve the conditional use permit application for a change in the primary use of a residential property located at 9914 N 4000 W subject to the following conditions based on Cedar Hills City Code 10-5-25 and 10-5-37: {LIST APPLICABLE CONDITIONS}

I Teresa Moore am asking for a conditional use permit or a zoning variance for a Bed and Breakfast at 9914 NO. 4000 W. in Cedar Hills, Utah

1. The lot size is 83,127.55 (city code requires 30,000). It has a frontage of 206.89 ft. (city code requires 200 ft.)
2. The number of bedrooms to rent is 4, not including the bedroom occupied by the 2 residents (Gary and Teresa Moore). The code states that the max number to rent is 2 for the first 30,000 ft. of the property, and one additional bedroom for each additional 5,000 ft. up to a max of 6 bedrooms. Because the lot is 83,127.55 we are well within the regulation.
3. All bedrooms are within the primary dwelling. Complies with the code.
4. The primary entrance for the bedrooms is located within the primary structure and the same as for the residing family. This complies with the code.
5. The family parking spaces are located on the SE corner of the house adjacent to the family garages. There are 5 parking spaces for the rental rooms and they are located at the front of the property on an asphalt parking lot. No portion of this parking is on the front setback area.
6. The structure has passed building code by the City when it was built in 1999. It will be open for inspection at any time by the city.
7. No signage will be erected at this time on the property. If a sign is wanted in the future I will comply with the requirements of the city's sign regulations section 10-5-26
8. A business license will be paid for if approved if by the city.
9. The only ordinance we do not comply with is a historic structure. Cedar Hills was built on a turkey farm, there are no historic structures. My 117 year old orchard is the oldest thing in Cedar hills besides the dirt. By having this law in the city code, it means there will never be a B&B in Cedar Hills.

WEDDING VENUE at 9914 No. 4000 W. Cedar Hills, Utah

I, Teresa Moore am asking the city of Cedar Hills for a conditional use permit on our 3 acre property, to conduct a limited number of paid wedding venues.

1. At this point we are limited to about 12 events per year. Our grass is viable between June through Sept. During those 4 months we can only conduct 1 to 3 - family, church or paid events per month or our grass turns to mud. We cannot have venues from Oct through May due to the cold outside temperatures.
2. Our wedding music is off by 9pm. Our sound system speaker faces East, towards our home (which acts as a barrier) to prevent a noise problem with our neighborhood. The current dance area in the front of the house (#A) will now be rotated with an area on the NE side (#B) where the sound system will be directed towards the existing house. Often music in the surrounding houses in our neighborhood is played until after midnight.
3. We propose 2 sound and safety barriers on the NO. and So sides of the property at the height of 6' (wooden fencing) x 120 ft.
4. The weddings would be conducted on the front acre, which is what we need the variance for. Our land is an unusually large parcel, for the city of Cedar Hills. We have a 3 acre buffer to the houses on the East, a 1 acre buffer to the homes on the NO. and So., and a 1 acre buffer to the houses across 4000 W. to the West of us.
5. As per Public Safety and Traffic and traffic regulations on Obstructing Traffic (No person shall park any vehicle upon a street in such a manner or under such conditions as to leave available less than twelve feet (12') of the width of the roadway for free movement of vehicular traffic.) the parallel parked cars from family wedding venues are there for approximately 1 hour and they leave a roadway well over 12 ft. Often during the day for various reasons, not weddings, cars are parked on both sides of 4000 W. without causing any problems.
6. If the city requires that the cars from our venue need to be housed on our 3 acre parcel, we have included a site plan which at present will accommodate 16 diagonal parking spaces on the So. side of our

properties (180 ft., which allows for a 10 ft. space per car on the diagonal), 17 diagonal spaces on the No. side of the property (180 ft.) on the west side, lot # 2 (206 ft.) on the West perimeter will accommodate 6 parallel parked vehicles, and lot #1 (95 ft.) will accommodate 7 diagonal parking. We also have a road base road that follows the irrigation ditch which runs east of the home on lot 2, and that road has a 150ft. straight line that will accommodate 14 diagonal spaces. We also have a parking lot for the house on lot 1 that accommodates 5 vehicles, a parking lot for the house on lot 2 which accommodates 5 vehicles and a front round about, that accommodates 6 vehicles. The total cars that can be housed on the 3 acres is 76 vehicles.

7. We have a future plan to build a parking lot in the NW ¼ acre of our property where our irrigation pond was until 2015. The parking lot will be engineered with road base for drainage and will hold approximately 75 cars. This project cannot commence until the irrigation ditch which runs through our property is covered.
8. We have a private gravel road that rings the property which has plenty of access for emergency vehicles, even with diagonal parking for cars.
9. As well as the proposed 2 barrier walls on the No. and So. Sides of the property for safety of traffic flow and as a noise barrier, the east road behind the residence is heavily hedged with wild roses for safety.
10. We do not use any permanent commercial vehicles for this venue.
11. The bathrooms for this venue are located inside our residence on the main floor (3 are available).
12. The kitchen is available for warming purposes only for the caterers.
13. The primary use of this property is for our place of residence.
14. We will not have any signage for this venue.
15. We have landscaped the west side of the property with 8ft red willows which will grow to 12 ft. We have landscaped the So. side with 4 ft. lilac bushes which will attain 8ft. within 2 years.
16. Lighting that is proposed for this venue is minimal, mostly small Christmas lights in about 30 of the orchard trees.
17. We realize we do not have the tax base or the finances that the City of Cedar Hills has for their competing Wedding Venue that is housed in the

City building. So, our roads will be road base versus asphalt. Our proposed parking lot will not be as expansive. However, we pay \$5500 in taxes each year that the city has access to, for the improvement and regulations of their wedding venue. The Vista room for weddings is heavily used and advertised. The Vista Room is listed as a top wedding venue in Utah county. I do not wish to compete with the city, that would be impossible. However, I personally have rented the rec center for church activities and referred many people to the Vista room for their weddings. We use our property for many type of gatherings; church, friends, family, charitable causes, always without compensation. Last year we decided to try to see if we could recoup some financial losses for grass, utilities, etc., so that we could remain a charitable venue. Hopefully we can work together towards a zoning variance.

**Teresz Moore**  
**9914ND04000W**

WEST 1/4 CORNER SECTION 5  
 TOWNSHIP 5 SOUTH, RANGE 2 EAST  
 SALT LAKE BASE AND MERIDIAN

60012'00"E 478.89' (S.P. BRG. = 800101'52"E)

EAST 33.14' (S.P. BRG. = 889149'52"E)

N82120'00"E 334.89' (S.P. BRG. = N82130'08"E)

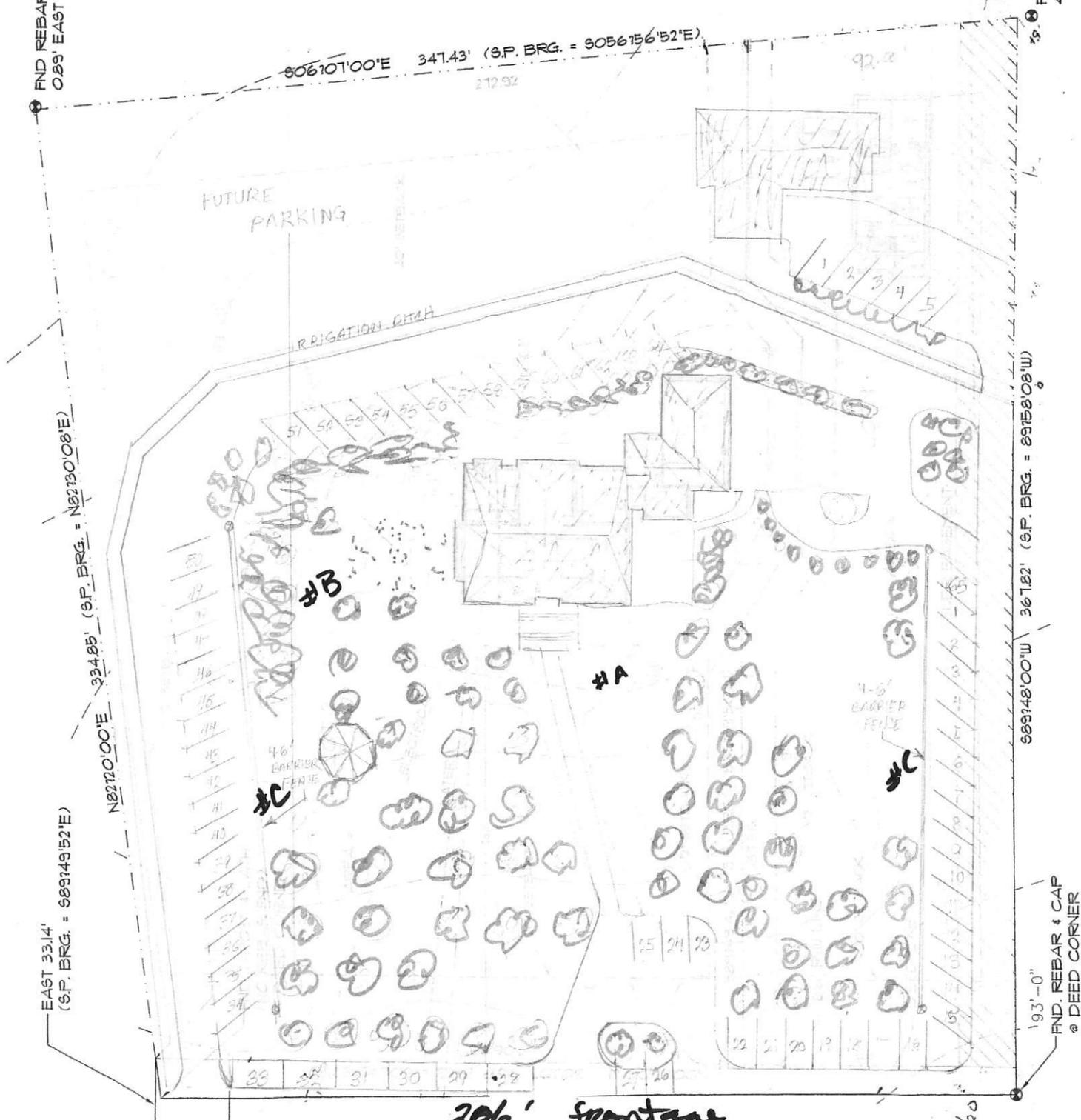
FND. REBAR & CAP  
 0.89' EAST OF CORNER

66' R/W

4000 WEST STREET

FIELD DIST. = 2653.64' RECORD DIST. = 2653.13'  
 BASIS OF BEARING: (SECTION LINE - S.P. BRG. = 800101'52"E DEED BRG. = 80012'00"E)

206' frontage



FND. REBAR & CAP  
 4.90' SOUTH OF CORNER

NOTE:  
 THE BEARING ALONG THE SECTION LINE ACCORDING TO THE DEED DESCRIPTION IS 80012'00"E AS SHOWN HEREON. THE RECORD BEARING ALONG THAT SECTION LINE ACCORDING TO UTAH COUNTY PLATS (STATE PLANE INFORMATION) IS 800101'52"E ALSO SHOWN HEREON. THIS SUBDIVISION PLAT LAYOUT IS BASED ON THE DEED BEARING ALONG THE SECTION LINE AND THE UTAH COUNTY (STATE PLANE) BEARINGS ARE SHOWN HEREON FOR INFORMATION ONLY. THE STATE PLANE BEARING IS PREFACED WITH S.P. "



Scale 1" = 30'

SOUTHWEST CORNER SECTION 5  
 TOWNSHIP 5 SOUTH, RANGE 2 EAST  
 SALT LAKE BASE AND MERIDIAN

ACKNOWLEDGEME  
 STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 ON THE \_\_\_\_ DAY OF \_\_\_\_ AND \_\_\_\_  
 EACH FOR HIMSELF, THAT HE, THE SAID \_\_\_\_ IS THE SECRETARY  
 SAID \_\_\_\_ IS THE SECRETARY  
 BY AUTHORITY OF A RESOLUTION OF ITS E  
 AND \_\_\_\_ EACH DULY ACKNO  
 EXECUTED THE SAME AND THAT THE SEAL  
 MY COMMISSION EXPIRES: