



**NOTICE OF
PLANNING COMMISSION MEETING
Tuesday, January 23, 2018 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, January 23, 2018 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. Appointment of Chair and Vice Chair
3. 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)

SCHEDULED ITEMS

4. Approval of Minutes from the November 28, 2017 Planning Commission Meeting
5. Discussion on Conditional and Permitted Uses in the SC-1 Commercial Zone
6. Discussion on Accessory Structures in the R-1-15,000 and the RR-1-20,000 Residential Zones
7. Discussion on Ground Mounted Solar/Renewable Energy Systems
8. Discussion on Amending the General Plan

ADJOURNMENT

9. Adjourn

Posted this 22nd day of January, 2018

/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.

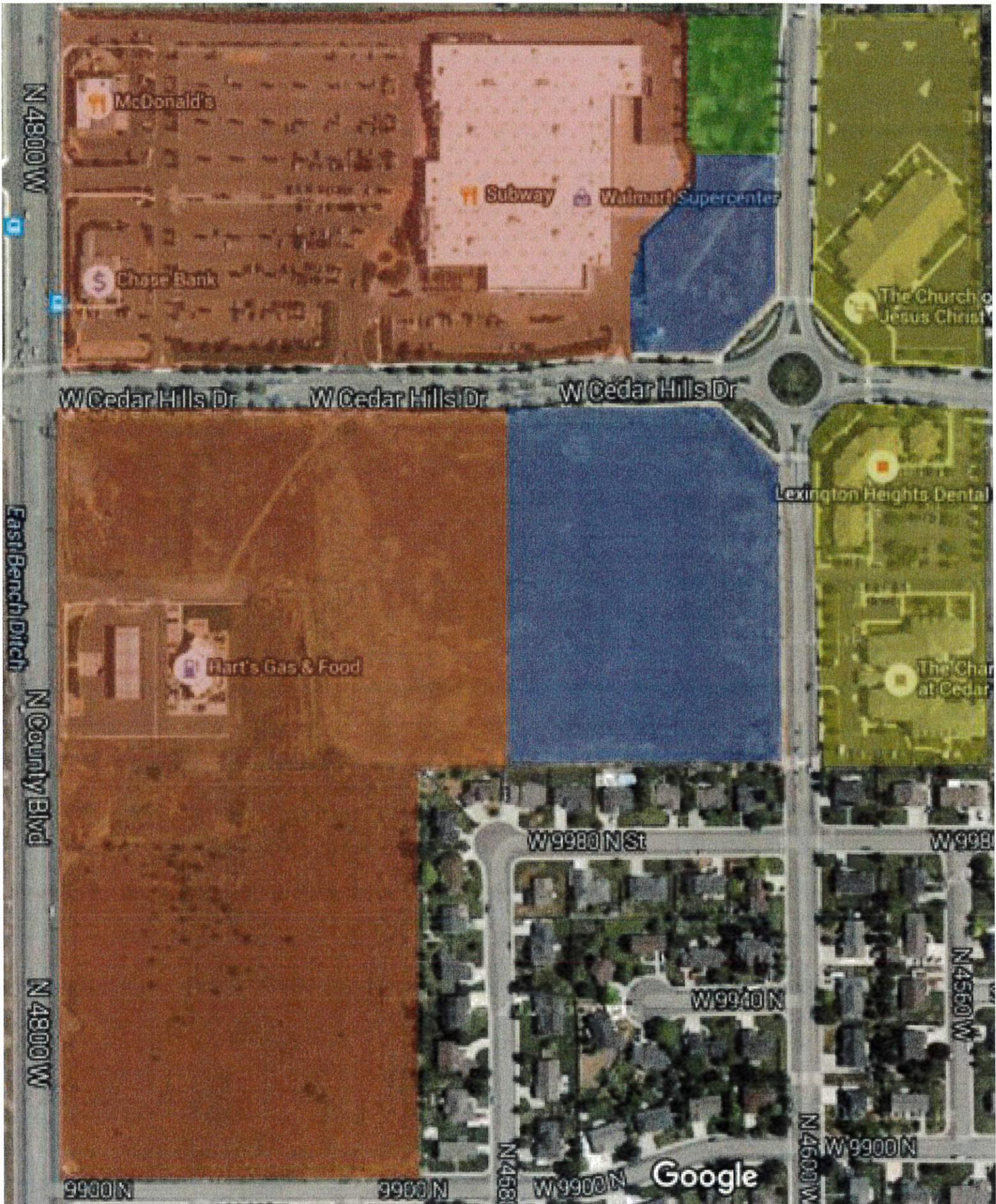


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	1/23/2018

Planning Commission Agenda Item

SUBJECT:	Discussion on Conditional Uses in the SC-1 Zone, and SC-1 Sub-district Layout
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The City of Cedar Hills is currently under contract with a developer for the sale of the City's 9 acre property along North County Blvd. The group is asking the City to consider two uses that are not currently allowed in the retail and mixed use sub-districts, an athletic training facility, and indoor, climate controlled storage units. The code (§10-6A-2 & 3) would have to be amended to potentially allow for this type of development. The developers will be in attendance to answer any questions and provide architectural examples.	
PREVIOUS LEGISLATIVE ACTION: Section 10-6A was adopted on 5-3-2016	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Cedar Hills City Code §10-6A, Subdistrict Map	
RECOMMENDATION: Make recommendations on how to direct staff to proceed with the proposal	
MOTION: No motion necessary, discussion item only.	



McDonald's

Subway

Walmart Supercenter

Chase Bank

The Church of Jesus Christ

W Cedar Hills Dr

W Cedar Hills Dr

W Cedar Hills Dr

Lexington Heights Dental

Hart's Gas & Food

The Church at Cedar

W9900 N St

W9910 N

W9910 N

N 4560 W

N 4500 W

W9900 N

Google

N 4800 W

East Bench District

N County Blvd

N 4800 W

2:003:0034

TAH STATE DEPT OF ADMIN SERVI...

Value: \$0 -- 29.52 acres
Entry# 15438-1988

51:569:0001

RHINEHART LAND COLL...

10022 N 4800 WEST - CEDAR HILLS

Value: \$1,915,600 -- 3.45 acres
Entry# 94951-2011

14:003:0355

SMART, LYLE J and JOYCE M (ET AL)...

Value: \$4,033,200 -- 11.44 acres
Entry# 126935-2017 (MORE)

12:004:0017

STATE OF UTAH (ET AL)...

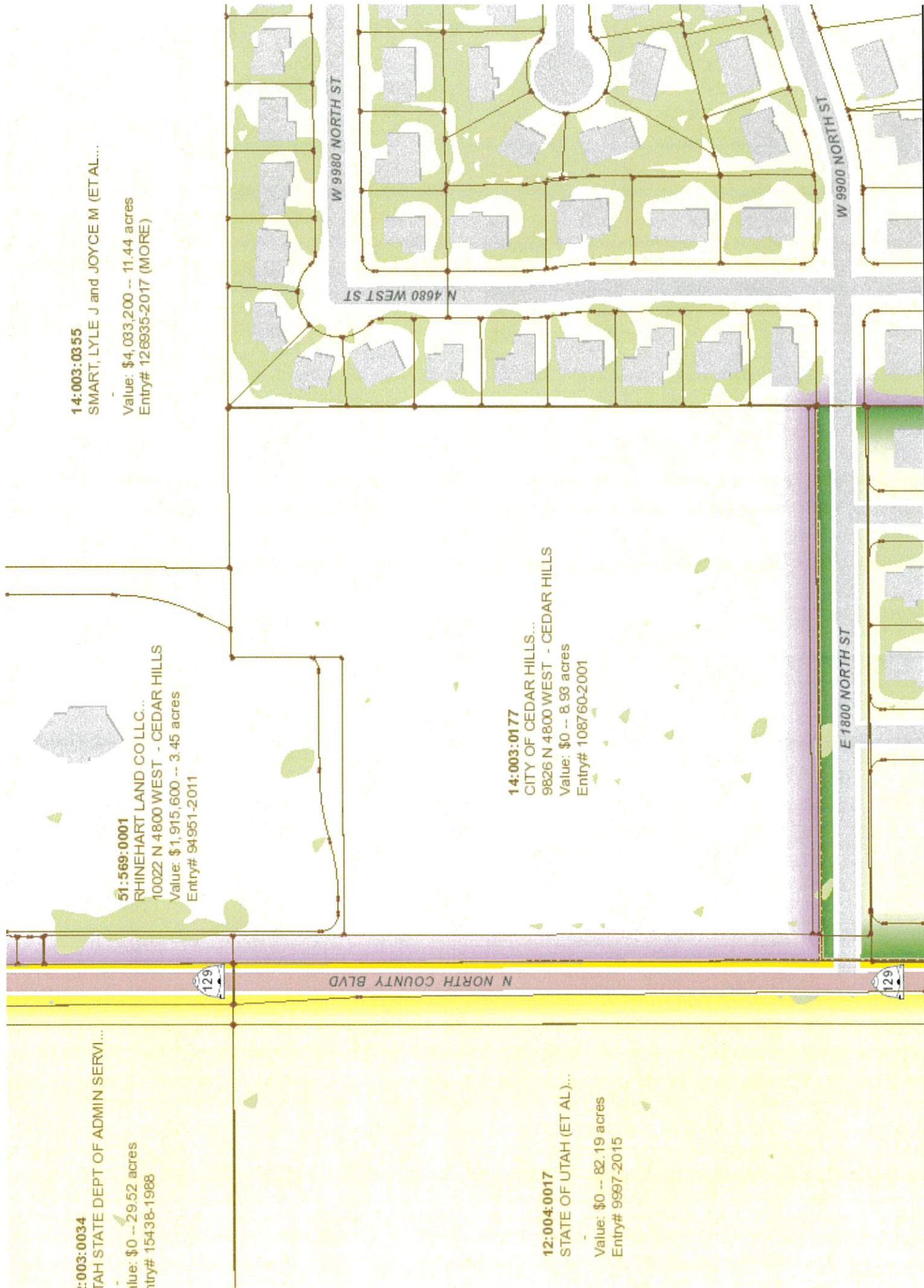
Value: \$0 -- 82.19 acres
Entry# 9997-2015

14:003:0177

CITY OF CEDAR HILLS...

9826 N 4800 WEST - CEDAR HILLS

Value: \$0 -- 8.93 acres
Entry# 108760-2001





CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	1/23/2018

Planning Commission
Agenda Item

SUBJECT:	Discussion on Accessory Structures in the RR-1 20,000 and R-1 15,000 Zones
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

Based on resident input, it has been suggested to raise the allowable height for an accessory structure for lots that meet certain requirements. The proposal is for lots that exceed the minimum square footage requirement by a factor of two, would be able to install a taller accessory structure than is currently permitted. Current code only allows for accessory structures to be built 20' high. However, these lots that are able to be subdivided could end up going through the subdivision process and then having a home that is 35' high built on the property. After reviewing the proposal, a system could be devised that established a setback for taller accessory structures that would place them similarly to a structure used for a single family dwelling. These structures could be converted into single-family residences in the future should the property owner choose to subdivide, for this reason the accessory structures should be placed similarly to a residence.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

Provide feedback on how to draft a code change that would allow for taller accessory structures

MOTION:

No motion necessary, discussion item only.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	1/23/2018

Planning Commission Agenda Item

SUBJECT:	Discussion on Banning Ground Mounted Solar
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The City Council reviewed the proposed code prepared by the planning commission and is sending it back, asking that the planning commission draft code to ban ground mounted solar. Current systems would be grandfathered in.	
PREVIOUS LEGISLATIVE ACTION: City Council made recommendation to send code back to the planning commission for a re-draft	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Provide feedback to staff on drafting code to prohibit the installation of ground mounted solar.	
MOTION: No motion necessary, discussion item only.	



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	1/23/2018

Planning Commission Agenda Item

SUBJECT:	Discussion on Amending the General Plan for the City of Cedar Hills
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

In 2018, the City of Cedar Hills will update the General Plan. The update will include amending the land use element to reflect the current state of Cedar Hills, but also to develop the plan for Cedar Hills in the next 5, 10, and 20 years. A critical and required element is missing from the General Plan, the moderate income housing plan. Currently, staff is working on developing the plan that will eventually be reviewed by the planning commission and adopted by the city council. The General Plan should serve as a key document and a reference point as the City considers development issues.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

City of Cedar Hills General Plan, Utah State Code §10-9a-403

RECOMMENDATION:**MOTION:**

No motion necessary, discussion item only.

Index **Utah Code**
Title 10 **Utah Municipal Code**
Chapter 9a **Municipal Land Use, Development, and Management Act**
Part 4 **General Plan**
Section 403 **Plan preparation.**

10-9a-403. Plan preparation.

- (1) (a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.
 - (b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.
 - (c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.
 - (d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.
- (2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
 - (B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
 - (ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and
 - (iii) for cities, an estimate of the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

- (b) In drafting the moderate income housing element, the planning commission:
 - (i) shall consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people desiring to live there; and
 - (B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
 - (ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:
 - (A) rezone for densities necessary to assure the production of moderate income housing;
 - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
 - (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;
 - (E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
 - (F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and
 - (G) consider utilization of affordable housing programs administered by the Department of Workforce Services.
- (c) In drafting the land use element, the planning commission shall:
 - (i) identify and consider each agriculture protection area within the municipality; and
 - (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.
- (3) The proposed general plan may include:
 - (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
 - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;
 - (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them,

- police and fire protection, and other public services;
- (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation;
 - (ii) the diminution or elimination of blight; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
 - (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
 - (e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
 - (f) provisions addressing any of the matters listed in Subsection [10-9a-401\(2\)](#); and
 - (g) any other element the municipality considers appropriate.

Amended by Chapter [212](#), 2012 General Session