



**NOTICE OF AMENDED
PLANNING COMMISSION MEETING
Tuesday, August 28, 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, August 28, 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. 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

3. Approval of minutes from the July 31, 2018 Planning Commission Meeting
4. Review/Action on Conceptual Plan Approval for Property located at the corner of Redwood Road and Cedar Hills Drive in the SC-1 Commercial Zone
5. Discussion on Accessory Structures

ADJOURNMENT

6. Adjourn

Posted this 27th day of August, 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.

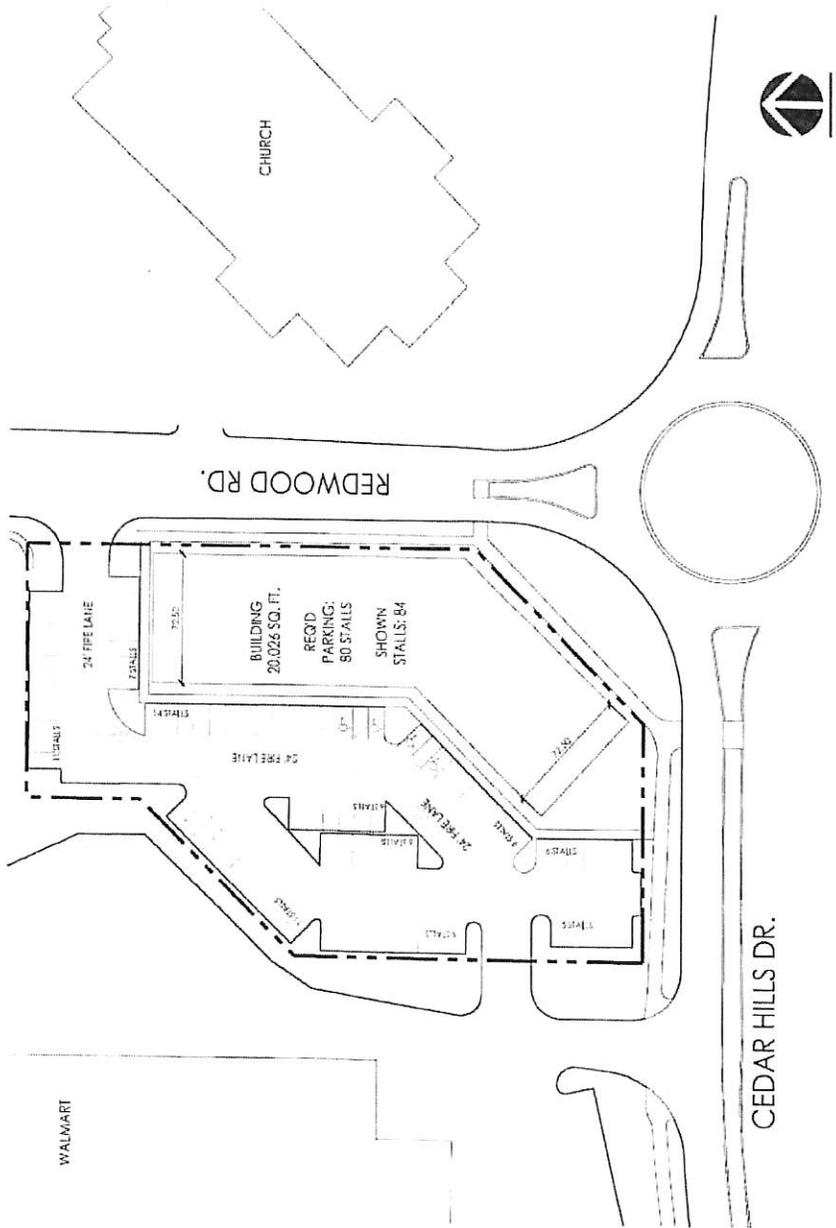


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	8/28/2018

Planning Commission Agenda Item

SUBJECT:	Review/Action on Approving a Concept Plan for the Cedar Hills Commercial Subdivision, Located at Approximately Redwood Rd and Cedar Hills Dr.
APPLICANT PRESENTATION:	Eric Larsen, Tyler Tiberius
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The proposed concept plan shows a 20,000+ Sq. Ft. building to be located on Cedar Hills Dr. and Redwood Rd. The proposal also includes a 24 foot wide drive isle as well as 84 parking stalls, four of which are ADA accessible. The proposed site is designed to house smaller retail locations, with an order fulfillment or warehousing option. Developers will be in attendance to field any questions from the Planning Commission.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Concept plan for "Cedar Hills Spec Retail"	
RECOMMENDATION: Review proposal and make suggestions for site plan to move on to the preliminary approval phase.	
MOTION: {List any conditions}	



NORTH



CEDAR HILLS SPEC. RE. 161

aeurbia
architects and engineers



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	8/28/2018

Planning Commission Agenda Item

SUBJECT:	Discussion on Accessory Structures, Cedar Hills City Code §10-5-29
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Staff would like the Planning Commission to consider an amendment to the city code §10-5-29 as it relates to the requirements found in subsection (A)(3), where it states the "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." The phrase "in harmony" is not defined or enumerated in City Code and presents a challenge to many applicants when applying for permits for buildings such as garages and carports.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Discuss item and make recommendation for changes to code	
MOTION: No motion necessary, discussion item only.	