



AMENDED
PLANNING COMMISSION MEETING
Tuesday, November 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, November 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

- Review/Recommendation on Final Approval for the Cedars Townhomes Plat E Phase 5

SCHEDULED ITEMS

3. Approval of Minutes from the October 24, 2017 Planning Commission Meeting
4. Review/Action on Final Approval for the Cedars Townhomes Plat E Phase 5
5. Review/Action on Conceptual Plan for the Wardell Subdivision, located at approximately 9730 N Canyon Road
6. Review/Recommendation on Amendments to the City Code Title 10, Chapter 5, Section 38, Relating to Ground Mounted Renewable Energy Systems
7. Review/Recommendation on Amendments to the City Code Title 10, Chapter 5, Section 27: Landscaping, Relating to Artificial Turf
8. Review/Action on the 2018 Planning Commission Meeting Schedule
9. Discussion on Amendments to City Code Title 10, Chapter 4, Sections 1B and 1F, Relating to Accessory Building Height

ADJOURNMENT

10. Adjourn

Posted this 27nd day of November, 2017

- 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:	11/28/2017

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on the Final Approval for the Cedars Townhomes Plat E Phase 5
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Cedars Townhomes Plat E Phase 5 was given final approval on April 9, 2002. The developer did not ever develop the Phase 5 portion, and has come back to the City seeking changes to the overall layout of Phase 5, but due to the changes being not being extensive or substantial, the process does not need to go back through the concept and preliminary approval processes. Staff has sent the submitted plans to Bowen & Collins for an engineer review; that feedback will be shared with the developer as the City receives it. City staff will prepare a presentation for the planning commission with all of our findings, and make a recommendation to the planning commission on how to proceed.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Cedars Townhomes Phase 5 Plat E Subdivision (2017), Cedars Townhomes Phase 5 Plat E Subdivision (2002), Planning Commission/City Council Minutes from 2002, Ordinance approving Phase 5 in 2002	
RECOMMENDATION: Review submission documents and make any recommendations necessary, staff will prepare their own recommendation for the meeting.	
MOTION: To approve/disapprove/table the concept plan for the Cedars Townhomes Plat E, Phase 5, subject to the following changes and recommendations {LIST ANY CHANGES}.	

MOTION: C. Young - To recommend approval of the preliminary plat for The Cottages at Canyon Heights, Plat B, with the dedication of the public right-of-way and subject to engineering. Seconded by C. Sessions.

Aye - C. Young
C. Gardner
C. Sessions
C. Laemmlen Motion passes.

9. Review/Recommendation on the Preliminary Plat for Canyon Heights, Plat C (9:27 p.m.)

See handouts.

MOTION: C. Young - To recommend approval of Canyon Heights at Cedar Hills, Plat C, and the dedication of 2.84 acres of open space, subject to engineering and that the dedication and description of the Manila Water Tank property be submitted to the City. Seconded by C. Laemmlen.

Aye - C. Young
C. Gardner
C. Sessions
C. Laemmlen Motion passes.

Rodney Despain stated that we will need to review whether the water rights have been satisfied.

10. Review Concept Plan for The Cedars, Plat E, Multi-Housing (9:28 p.m.)

C. Gardner stated that there are some issues that have been brought up that need to be discussed. One of those items is the impact of requiring the 6' planter strips in this development and another looking at a street right-of-way south of Morgan Boulevard for the future connection into Canyon Heights. Other issues that the City Engineer reviewed on his memo were landscaping requirements that will be clarified, erosion control be assessed, and any plat boundaries that may need adjustment to accommodate the golf course.

In this development, planter strips are shown on both sides of Morgan Boulevard and on the cul-de-sac there would just be planter strip on the downhill side and back side of cul-de-sac. At the next intersection, there is planter strip on the downhill side with just an integrated curb, gutter sidewalk on the uphill side. It is also that way on the uphill side on the road going to the north. In Site Plan Review, they looked at what the development would look like having and not having the planter strips in relation to the cuts and fills that would be needed. They also tried to envision with the rows of houses and how exposed those cuts would be. Ken Watson stated that in some of the more critical points, for every foot you go into the hills, it almost doubles the cut into the hill. They have eliminated almost all of the walls on most of the uphill side and they have been able to grade out. Ken Watson felt that you would not see as much cutting as they have proposed. They have been able to move it back down off the hillside without the additional 6' allotted to planter strips to limit what must be cut.

One of the issues to discuss tonight, which has been stated already tonight, is that the City has required a 6' planter strip throughout this development. There are pros and cons to this decision. The planter strip does provide a little more green out in front of the buildings, but on the negative side it does require more cuts in the back. There are plans to have trees along the roadway with natural vegetation behind and between units. Ken Watson stated that it may be difficult to envision a positive result from the planter strips, not only with the increased cuts, but the units will be stepped because it will be sloping, so he felt that not much would be gained. They are proposing some exceptions to the planter strip requirement. They have tried to lessen the impact with plantings along the back of the units and they have incurred extensive expense in design on the rear of the units to add interest.

Ken Watson also pointed out some additional changes. They have changed the road alignment to eliminate the long cul-de-sac and accommodated what was needed for the golf course tee box. Ken Watson stated that he has tried to accommodate what the City has asked for and has done more detail on landscaping, etc. than on any concept. They are trying to reduce the impact of this development on the hillside.

C. Gardner stated that he would like to see the continuity that has been established in the other areas of this same development. If the planter was required, the developer could make the stepping of the walls attractive with landscaping, etc. C. Young stated that he agrees with the idea of continuity with maintaining this as our new requirement for sidewalk throughout Cedar Hills, but sees advantages and disadvantages in both scenarios. He would lean towards requiring the separated sidewalk on both sides of the street. C. Sessions stated that in concept he agrees with the concept of the planter strip, but he does not know that there is enough value gained on this type of development to warrant the additional cutting. You may not be able to see all of the impact from down below with the cutting, but those who hike in the hills may prefer to have the area look more natural and not so heavily terraced. C. Sessions felt that there were two reasons to vary on the planter strip requirement in one portion of the development. One being the steep grade in this area and the other is that realistically you are just moving a tree out of the yard and into the planter strip at the expense of more severe cuts. The Planning Commission did vary on their requirement for sidewalk in Avanyu Acres, Plat A, and felt that the Commission needs to be able to look at the different areas and make the decision in the best interest of the overall good. C. Laemmlen stated that he agrees with C. Sessions in that with the steepness of the hill it will force additional cuts. He also felt that the benefit will not outweigh the cuts. He continued that the continuity is met throughout the rest of this area and he would be alright in not including it in a small area where the grades were prohibitive.

Ty Briggs stated that from the beginning they have tried in many areas to not disturb the natural environment. It's hard to visualize the walls, but he did not think that the people living there will find it visually pleasing to have large walls in their backyard. They are not gaining much in the front yard compared with their ability to see the natural open space in their backyard.

C. Gardner stated that you also need to weight the benefit for the number of homes that could utilize the planter strip and those homes who may be impacted by walls. It helps to maintain the integrity of the development, but the majority of the homes may have some visual relief in the front. Ken Watson also raised a safety issues with 6-12' walls and issues with children climbing on them. Rodney Despain stated that he questioned the 50% 2-1 slope on top of a 30% slope, that erosion control with sloughing may cause trouble with revegetation. He does agree that there will be a great deal more cutting with the planter strip. These are public streets throughout, but felt that the 16%

driveway will have more impact than the planter strips. Ken Watson stated that many of the driveways will be flat, but some will be 12%. Discussion about the nature of common areas. Discussion about the road that could potentially connect to the south. When the road is extended past the end of the cul-de-sac, you are forced into a 30% grade area with tremendous impact. If the road is not constructed, the properties to the south become less accessible and less developable. They have preserved the option for a future road to continue. The developer is willing to grant the City the necessary easement for future consideration.

MOTION: C. Young - To recommend conceptual approval of The Cedars, Plat A, subject to 1) Planter strips be included on both sides of the road along Morgan Boulevard up to the 4-way intersection and beyond that intersection there will be a 5' integrated sidewalk on the uphill side with planter strips on the downhill side, (per submitted plan) 2) The street right-of-way easement be dedicated as open space to the south of Morgan Boulevard extending to the southern most property line, 3) Area south of the southern most unit and retaining wall that is not dedicated as right-of-way should be dedicated as open space to facilitate necessary cuts or fills to build the roadway. Seconded by C. Sessions

Aye - C. Young
C. Gardner
C. Sessions
C. Laemmlen Motion passes.

11. This meeting was adjourned at 11:03 on a motion by C. sessions, seconded by C. Laemmlen and unanimously approved.

Approved by Commission:

/s/ Kim E. Holindrake
Kim E. Holindrake, City Recorder

February 13, 2002

reviewed, they are on tonight's agenda.

4. Review/Recommendation on Final for Avanyu Acres, Plats B and C (8:14 p.m.)

See handouts. During the work session some issues were discussed regarding Plats B and C. There are some minor engineering items that need to be addressed, but David Bunker felt that these could be addressed with Avanyu's engineer, including the following items:

- ◆ Plat A will need to be amended and the City still needs to receive the consent forms from all of the Plat A property owners.
- ◆ The open space needs to be given a parcel number and deeded to the Homeowner's Association.
- ◆ Water rights need to be verified to ensure that there is sufficient water available for the number of units that are proposed.
- ◆ One of the most important issues is that the infrastructure bonding for Plats B and C needs to happen concurrently for all improvements, including the installation and removal of the temporary turn-around.
- ◆ Note on Plat B needs to also be included on Plat C relative to the temporary turn-around and access on the Avanyu Way extension.

C. Hammer stated that he wanted to have 9530 North given a name instead of a number.

MOTION: C. Hammer - To make recommendation for acceptance of Avanyu Acres, Plats B and Plat C final approval, subject to: 1) Final Engineering, 2) Water Rights, 3) Bonding Requirements, 4) Consent from property owners in Plat A for amended Plat B and C, 5) Renaming Avanyu Circle to Avanyu Way, or continuing that name, 6) Renaming 9530 North to a named street, 7) Open space identified by parcel number and conveyed to the Homeowner's Association, 8) That the bonding for Plats B and C be done concurrently, and that said bonding include the temporary turnaround and elements included in that, 9) Note 1 on Plat B also needs to appear on Plat C. Seconded by C. Walton.

Aye - C. Walton
C. Gardner
C. Hammer
C. Sessions
C. Laemmlen

Motion passes.

Introduction of Konrad Hildebrandt, new City Manager.

5. Review/Recommendation on Preliminary for The Cedars, Plat E, Multi-Housing (8:23 p.m.)

See handouts. This is the multi-family component of The Cedars project and is a PRD with public streets. Memo reviewed.

- ◆ One of the issues to discuss is the use of Cedar Vista Court. In the past the City has avoided using "Cedar" in street names.
- ◆ Postal Easements need to be reviewed.
- ◆ Water Rights need to be verified.

- ◆ A slide occurred in 1983, so there needs to be some verification of where the toe of that slide is located. It may or may not affect any units or retaining walls. Ty Briggs stated that they have done a geotechnical report, but they are going to have Earthtec do a further review and determine if there is any potential problem related to this slide area. David Bunker stated that the information that he reviewed did not indicate a problem, but he wanted to double-check on this issue.
- ◆ Right-of-way on Morgan Boulevard needs to be extended to the southern property line instead of ended in a cul-de-sac as currently shown. In addition, the City needs to have any area east of that dedicated for open space.
- ◆ Culinary and pressurized irrigation lines need to be extended to the southern property boundary, so that the City is not limited to providing service to the south of this development.
- ◆ There is an easement that needs to be shown in Phase 1. This would be an easement for a tee-box.
- ◆ Red-line comments on valving and other engineering issues will be discussed with the developer's engineer.

C. Hammer wanted to know if there was further street cross-section detail showing the sidewalk, planter strip, etc. Discussion about the sidewalk details. C. Gardner stated that he had wanted to see more cross-section detail on cut-through on the back yards and retaining walls, fills. The Planning Commission did express some concerns during their last review of this plat and C. Gardner felt that the developer had agreed to bring detail of how this would look. Further discussion about retaining walls, re-vegetation, angle of repose and what the Planning Commission would like to see to have a comfort level to address sloughing issues. Rodney Despain stated that this was discussed with regards to the sloughing in the backyards of some of the units where there would be heavy cuts and fills. Ty Briggs stated that there were not any sloughing issues that had not been addressed, either with retaining walls or re-vegetation. C. Gardner stated that the Planning Commission did have a discussion about the fact that by installing the planter strip and moving the units back the additional 6', they felt that additional retainage may be needed and the Planning Commission wanted a visual layout of how this would be addressed. Ken Watson stated that he was unaware, and felt that David Bunker was unaware, that he needed to show additional cross-sections. C. Gardner stated that Ty Briggs indicated to him that the cross-section would be provided and perhaps the message did not get conveyed. Ty Briggs stated that if the Planning Commission wanted this provided, he had no problem doing so. Rodney Despain stated that in some cases, cuts would be required when leveling the ground for the units and in some cases this cut would bite into the slopes, some of which are currently 30%. Looking at the rear of some of the units, you would possibly have to cut into areas exceeding 30% and thus increasing the slopes beyond 30% or the angle of repose. In doing that, a situation would be created where the slope face may not ever heal. Ty Briggs stated that he will have Ken Watson review all of these issues and illustrations with David Bunker. The Planning Commission would like to see a cross-section showing the back of the building, how far there was until it angled up and what that cut would be to begin identifying the angle of repose and whether further review is needed. C. Sessions stated that the Commission just needs to make the developer responsible to mitigate that and not try to determine how they would do it. C. Gardner stated that the Commission would just like to see if the solution requires more than just re-vegetation and would like to see what resolution is proposed. Ken Watson stated that he showed the Planning Commission, on two different occasions, what they were going to need to do as far as retaining

walls, etc. Based upon the Planning Commission's recommendations on sidewalks and planter strips, C. Gardner would like to be able to look at what impact that will have of the cuts and how that will look. The Commission is just trying to look at this for the interest of those residents who will be purchasing these homes.

Discussion about renaming of roads. C. Hammer wanted to know if on-street parking was allowed because there are only 16 additional parking stalls. David Bunker stated that as proposed, the parking allowances meet the City's requirements. Street profiles and landscape drawings were submitted to the City although the Planning Commission did not receive these in their packets.

MOTION: C. Gardner - To recommend acceptance of The Cedars, Plat E, preliminary approval, subject to the following: 1) Name of Cedar Vista Court to be changed to something more appropriate to not use the word Cedar in its name, 2) Water rights for Plat E be verified and submitted, 3) In order to meet the culinary water/pressurized irrigation master plans, the 12" culinary and 16" Pressurized Irrigation mains should be extended to the southern property boundary, 4) Final approval of the cut profiles indicating the cuts and angle of repose to be submitted and reviewed, 5) Subject to all other engineering, 6) Review of the landscaping plan, electrical plans, and street cross section plans submitted in the packet, 7) Subject to final review of the City Engineer. Seconded by C. Sessions.

C. Sessions wanted to know why the Commission would require the culinary and pressurized lines to be installed to the southern boundary if there was still a question whether the road was going to be installed or not. Ty Briggs stated that this so the City's secondary system can be fully improved, this is in the best interest of the City's system, although it comes at a great expense to the developer. Even if the road does not go through, the Pressurized Irrigation and culinary lines will still be installed to serve the south end of the hillside down to the Canyon Heights area. David Bunker reiterated that the lines need to be installed to properly loop the system.

Aye - C. Walton
C. Gardner
C. Hammer
C. Sessions
C. Laemmlen

Motion passes.

6. Review Concept Plan for Paige Lane, Plat B (9:05 p.m.)

See handouts. The proposed addition of the two lots will still achieve the requirements as well as enhance the subdivision and improvements to the City. Paige Lane, Plat A, is a 3 lot subdivision, which is an existing approved subdivision. This proposal will add lots 4 and 5. The City ordinance does allow up to 5 lots to be accessed on a private drive. The staff's recommendation is to approve this proposal. It does allow easier access to utilities as well as allowing access to lots 4 and 5 to come off of the private drive versus Canyon Road. There has been discussion about the possibility of installing a "Welcome to Cedar Hills" sign along Canyon Road at Lot 5. Both lots 4 and 5 would meet the minimum requirement of 20,000 square feet for the zone although one may be slightly larger than the other. The issue of the ownership of the private drive was discussed. C. Hammer raised a concern that if the change of ownership on the private drive were solely for lot 4 to meet the

fence would be 51% open or more. Seconded by C. Sessions.

Aye - C. Sessions
C. Hammer
C. Young
C. Gardner

Motion passes.

4. Review/Recommendation on Final Plat for The Cottages at Canyon Heights, Plat B

Item continued.

5. Review/Recommendation on Final Plat for Canyon Heights, Plat C

Item continued.

6. Review/Recommendation on Final Plat for The Cedars, Plat E, Multi-Housing (8:32 p.m.)

Kim Holindrake excused - 8:32 p.m

See handouts. David Bunker stated that the staff report included in the Planning Commission packet is the same that was used during the City Council meeting last Tuesday. There are a total of 200 units that have been split into 5 phases. Included in the packet are various maps, overall landscaping plan, typical uphill and downhill landscape plan, street cross sections, as well as four cross sections that are taken from various locations throughout the project showing cut slopes, etc.

- In phase 5 there is a trail that comes up from Plat J-2 where there is a 20' easement for a sewer line and storm drain line that will also serve as an access from Plat E to J-2. Twelve feet of this easement will need to be hard surfaced to allow for a sewer truck to access but limit other vehicle access. The developer has been asked to install a device, such as a moveable bollard instead of a locked gate, to solve this problem. This would be an off-site improvement. C. Young wanted to know why they did not consider continuing the paving out to the road, such as a 4 or 6' walking path easement. David Bunker stated that if there had not been a need for the sewer truck to access this, there would not have been any hard surfacing at all. The contours are fairly steep in this area. This may only need to be accessed every 3-5 years for maintenance cleaning or emergencies.
- Additional geotechnical report for the toe of the slide area should be to the Council for review on Tuesday.
- Overall landscape plan on sheet 6 - there are a number of trees that will line the back of the units on the west side. The Council desired that the size of those trees are defined as 4" caliber and species also defined. Ken Watson showed the proposal for the trees that are intended to offer relief to the backs of all of the units but the intent isn't to block the view of the units.
- They are also working on an additional building elevation. Joel Harris stated that they do have an additional elevation with another color palette. The average square foot of these buildings is 1,400-1,600 square feet. Some plans have 2 bedrooms with 1-1/2 baths and loft, but most will be 3 bedroom, 2-1/2 baths. They will have a minimum of 8 different colors, all in earth tones.
- Owner's dedication language for open space. Joel Harris stated that the attorney is working on

the approval block. Addition of PRD in the verbiage in addition to changing from condominiums to town homes.

- 5 phase plan - Phases 1 and 2 will be recorded immediately. Rodney Despain stated that there should be language relative to the expandable nature of the development in the CC&Rs.
- On-street parking of trailers, four-wheelers and other recreational vehicles should not be allowed.
- Bond for landscaping will be calculated - David Bunker will review the bond estimate. Landscape bonding was proposed to be on the building permit instead of on the improvement bond except for the planters. This will be discussed further.
- Water rights still needs to be confirmed.
- Discussion about dedication of golf course tee box to City instead of simply granting an easement. All parties felt that it would be easier to give this a lot number and dedicate to the City.
- The building outlines are what is indicated for ownership, but there is allowance for the building to be moved within that area.
- Review of cross-sections - Rodney Despain still had some concerns about the 2-1 slope. Ken Watson stated that he did have an Earthtec report stating that the 2-1 slope was stable. Any provisions for problems with sloughing should be addressed by the two-year bond.
- The smallest backyard would be 12' of ownership with some being 20'. All of the fencing will be uniform; part of the purchase price will include a fence; anticipated materials to be pressure treated wood or possibly beige vinyl to match the soffit and fascia trim colors on the units. Exterior of the buildings and landscaping, roofs, fences, doors will be HOA maintained.

MOTION: C. Sessions - To recommend acceptance of The Cedars, Plat E, final plat, subject to: 1) Engineering, 2) A 12' hard-surfaced trail through Plat J-2 in Plat E to include a movable bollard or some similar-type of vehicle restriction, 3) Water rights for Plat E will be verified and submitted, 4) The engineering concerning the geotechnical report will be completed and presented before Tuesday night, 5) A completion of documentation with respect to title and to include "Planned Residential Development" on each phase underneath the title, 6) The language in the CC&Rs will reflect an expandable PRD, 7) The golf course easement be removed from the plat, assigned a lot number and deeded to the City, 8) Bond issues will be clarified at least to include the landscaping elements.

Seconded by C. Young.

Aye - C. Sessions
C. Hammer
C. Young
C. Gardner

Motion passes.

C. Sessions wanted to know what the steepest grade was on the roads. There is a section of 12% that totals about 1,000 feet. Review of various grades.

8. This meeting was adjourned at 9:33 p.m. on a motion by C. Sessions, seconded by C. Hammer and unanimously approved.

Aye - C. Willie
C. LeDoux
C. Eddington
Nay - C. Fotheringham
C. Johnson Motion passes.

MOTION: C. Johnson - The name change from North Fork Drive to Silver Lake Drive be made effective upon payment for the appropriate signage and at the discretion of City staff. Seconded by C. LeDoux.

The City will make the appropriate notification to the post office, Public Safety District, the residents and other parties.

Aye - C. Willie
C. Johnson
C. LeDoux
C. Eddington
C. Fotheringham Motion passes.

6. **Review/Action on Preliminary Plat for The Cedars, Plat E, Multi-Housing (7:52 p.m.)**

See handouts. There are 5 phases with this plat along with an overall landscaping plan, individual plans for uphill and downhill units and street cross sections. There are still some items that need to be confirmed: verification of water rights, 12' trail easement that will also function as access to a sewer manhole shown in Phase 2, and geotechnical report of the slide area in 1983 (the developer is working on additional geotechnical studies to ensure that the area is stable). All red line comments have been corrected and submitted. David Bunker stated that the developer has been working very diligently to meet all of the prior corrections.

Discussion about requiring a hard surface for the trail easement. Ken Watson wanted to know if Plat J-2 was responsible for this improvement. This is off-site for Plat E. The primary function of this easement is to allow emergency access to a sewer manhole that cannot be reached by the roadway. The City wants to be able to stop vehicles except for those that need to be given access. The function is being expanded beyond the trail.

C. Eddington excused - 8:02 p.m.

The building will fit within the shown footprint, but may not take the entire hatched area. Gordon Jones, G & J Construction, stated that the intent would be to provide for a small backyard for each resident that would be fenced in. Any area that is not within that backyard area will be landscaped and maintained by the HOA. Discussion - The utility drawings for this final plat have been provided to the City. There is some dedication proposed here that will need to be reflected on the final plat. This is satisfactory for preliminary, but more detail should be addressed on the final. Ken Briggs stated that although this submission lists these units as condominiums, it should be indicated as town homes.

C. LeDoux stated that the units appear to be very close. Discussion - The minimum setbacks are 15'. The fencing issues will need to be addressed by the CC&R's. The fence will be installed by the association at the time of construction. There are 2-3 different elevations with 4 colors right now with a proposal to have a total of 8 colors. The square footage of these units will be 1,400-1,600 square feet and then a basement. The builder has tried to offer some variety through colors, gables, roof lines and relief to the buildings. Some of the buildings will have 2 units, some 3 and some 4 per building.

Rodney Despain stated that in the submitted cross sections there are still some 50% slope areas that are intended to be hydro-seeded. It is still a 2-1 slopes in some areas. Ken Watson stated that the soil report gives an allowance for a 2-1 slope although the report stated that they could go to 1.5-1 slope. The developer is going to bring in top soil and plant with native vegetation, which has always been the plan. Ken Watson will provide a plan for David Bunker on re-vegetation. The easement for a park restroom as well as the tee box has been addressed. Conduit has been installed in major intersections. The developer stated that the intent of the landscape plan would be to bring in larger trees along the backs of the buildings that will be visible from Canyon Road. Further discussion about installation of trees. C. Fotheringham wanted to know if there were units in close proximity to the course that would require safety nets. The holes are situated in such a way that this should not be required. Mayor Sears stated that he is impressed by the level of detail that was submitted.

MOTION: C. Johnson - To approve acceptance of The Cedars, Plat E, Multi-Housing, subject to: 1) The 12' trail through J-2 shall be hard surfaced to allow maintenance vehicles access to the back lot utilities in Plat E, also a lockable gate to allow pedestrian access, 2) Water rights for Plat E should be verified and submitted, 3) Additional geotechnical engineering on the units that may be affected by the earth slide that occurred in 1983, 4) Corrected red line comments, 5) Engineering, legal and staff review. Seconded by C. Willie.

The landscaping plan will be more clearly defined in the final plat, including the size of proposed trees. Discussion to avoid a gate, but still limit vehicle access to only those approved.

Aye	-	C. Johnson	
		C. Willie	
		C. Fotheringham	
Nay	-	C. LeDoux	Motion passes.

Mayor Sears asked for the an additional elevation and color scheme to be brought for final as well as detail in the landscaping plan with caliber of tree and species. C. LeDoux had some hesitation because he felt that there was to much variation. Typically, there is a uniform look in a development of this nature.

7. Review/Action on the Park Maintenance and Lawn Care Bid (8:45 p.m.)

See handouts. Nine bids were received. The staff's recommendation was to award the park bid to TruGreen. Mountain Meadow was the lowest bid, but did not submit a complete bid and did not include all of the required information. The City also looked at doing this in-house, but felt that it

.....

SPECIAL CITY COUNCIL MEETING
Tuesday, April 9, 2002 7:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Mayor Brad Sears
Council Members: Melissa Willie, Bob Eddington, Doug LeDoux, Rob Fotheringham, John Johnson
David Bunker, City Engineer
Rodney Despain, City Planner
Gretchen Gordon, Deputy City Recorder
Others: Ken Briggs, Ken Watson, Gordon Jones, Joel Harris

1. This meeting of the City Council of the City of Cedar Hills, having been posted throughout the City and the press notified, was called to order at 7:08 p.m.

2. Review/Approval Final Plat for The Cedars, Plat E, Multi-Housing (7:08 p.m.)

David Bunker stated that most of the items outstanding from preliminary have been resolved.

- They did receive a proposal on the 12' trail easement, including hard-surfacing as well as traffic limitations.
- Water Rights - Ken Briggs stated that they are giving money to the City to then purchase Harvey water to satisfy the water rights for the development. David Bunker will need to get a letter to Ken Harvey to make them aware of the City's intent to purchase the remaining water rights. Additional water may be needed to complete the obligation from Dallas Young. Mayor Sears wanted to know if the developer was obligated to satisfy all of the water rights now or over time. The additional water could come concurrently at the time of the various recording of the phases. Konrad Hildebrandt was asked to review the Development Agreement to confirm this option. The Harvey water would need to come all at once and the other water could come at a later time.
- Rodney Despain stated that he has received the CC&Rs and other documents, but has not had a chance to review them yet. He is very familiar with the attorney who drafted these documents. An initial HOA budget will also need to be submitted.
- Final Plat Notations.
- Appropriate Bonding - David Bunker has received a bond estimate, based on a plat by plat basis. Included in that are the public and essential common improvements, such as landscaping, planter strips along roadways, as well as a building by building landscaping bond. This was an understanding of both the developer as well as the City staff.
- The additional geotechnical report is still in progress. Ken Watson stated that he expects to get it shortly. He further explained that the geologist was asked to review the option of removing the excess material from the mountain to lessen the potential impact on the units below, without any negative impact on the rest of the slide above. Further discussion about need for geotechnical report. C. LeDoux stated that the Council has a responsibility to review the City engineer's report, based on the geotechnical report, for final approval of any proposed treatment or resolution on the earth slide area. David Bunker was asked to submit a report to the Council for

review and approval, regardless of the results of the geotechnical report. Ken Watson stated that a geotechnical report has been submitted for the entire site. In that report, by Earthtec, they indicated that there was an area where there had been a slide. Mr. Watson asked his client to get an independent geologist, other than Earthtec, to review this area and review the entire report. The independent geologist is Bill Gordon, who is well respected in his field.

- Development Agreement - There was a development agreement with all of the other plats and one will need to be put together for this plat. It should be quite short.

C. LeDoux stated typically the Council would not approve a development, especially with 200 units, without reviewing some of the documents that are needed, such as the CC&Rs. C. Johnson stated that he does have a level of confidence with this developer and he has always followed through with what he has said he would do. Mayor Sears feels that the CC&Rs not being submitted may be a sticking point for him because the City did request these months ago although the Development Agreement is something that the City introduced fairly late in the process. The failure to record and delaying the date of the ordinance are pretty strong "hooks" to ensure that the necessary conditions are met. Mayor Sears felt that the CC&Rs are going to be similar to what has already been seen with The Cedars on the west side of the road. Ken Briggs stated that typically the CC&Rs are something that determines how the HOA is managed and specific to the homeowners themselves. He stated that in many developments outside of Utah, the CC&Rs were not ever reviewed by the Council and Planning Commission. The landscaping plan showed Honey Locust on the front of the buildings. Typically, the City does not allow this as a street tree. Ken Watson stated that they will make the change. The developer is required to restore and re-vegetate those native areas that are not to be landscaped, anything that is disturbed would be re-vegetated.

MOTION: C. Eddington - To approve Ordinance 4-9-2002A, granting final approval to The Cedars Town Homes PRD project, plats 1-5, with instruction to the City Recorder that the effective date of the ordinance of approval be delayed and none of the plats be submitted for recording at the office of the County Recorder until all of the following outstanding conditions have been included: 1) All money necessary to purchase water rights required to be conveyed to the City pursuant to the terms of the Annexation Agreement and it is confirmed that water rights needed are available for the City to purchase, 2) A copy of the documentation addressing the common features of the project are provided and approved, 3) Verification of plat and engineering detail be approved by the City Engineer, 4) An adequate bond to secure construction of the required public and essential common improvements shall have been posted, 5) An independent geotechnical analysis of the earth slide in the area be submitted and a recommendation for correction, if any, that is acceptable to the Cedar Hills City Council, 6) Development agreement be formalized and reviewed and found acceptable to the City Council, 7) Streetscape trees be in accordance with the approved City list. Seconded by C. Johnson.

C. LeDoux stated that he did not anticipate problems with these conditions, but he felt that this was a significant deviation from the City's normal procedure. He stated that if something comes up that the Council doesn't want to approve, the pressure would be difficult to turn back from. C. Fotheringham voiced his agreement of C. LeDoux's position. Mayor Sears stated that his only regret over the past five years was that the City didn't use this specific language to hold recordation and effective date of the ordinance. C. LeDoux reiterated again that he does not feel that there could be problems, but felt that this was bad practice. Ken Briggs stated that he has always done what he said

City of Cedar Hills
4393 W. Cedar Hills D. (3)
Cedar Hills ut
84062

ORDINANCE NO: 4-9-2002A

ENT 97322:2002 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 Aug 22 4:17 pm FEE 0.00 BY SS
RECORDED FOR CITY OF CEDAR HILLS

AN ORDINANCE GRANTING APPROVAL OF THE FINAL PLAT AND APPURTENANT MATERIALS OF THE CEDARS TOWNHOMES (PLAT E OF THE CEDARS AT CEDAR HILLS) PLANNED RESIDENTIAL DEVELOPMENT.

WHEREAS, the City Council of the City of Cedar Hills, following receipt of a recommendation from the Planning Commission, has determined that it is in the best interest of the City of Cedar Hills and the residents thereof to grant final approval to The Cedars Townhomes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH COUNTY, STATE OF UTAH:

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

SECTION 1. The final plat of The Cedar Townhomes, Plat E, being a portion of The Cedars at Cedar Hills, a Planned Residential Development within the City of Cedar Hills, Utah, is hereby granted final approval.

SECTION 2. Said Plat E, including each of the several phases that constitute Plat E, is hereby adopted by reference as an amendment to the official zone map of the City of Cedar Hills, and the area contained within said Plat E is hereby designed as Large Scale Development No. 7.

SECTION 3. Said Plat E, and each of the several phases that constitute Plat E, that contain the parcel boundary lines, areas dedicated to the City, public utility easements, and written notations shall hereafter constitute the zone requirements applicable with in the property so described.

SECTION 4. The approval of the final plat shall be subject to the terms of the applicable terms of the development agreement relating to The Cedars at Cedar Hills Planned Residential Development (as amended) and the conditions attached by the City Council as a part of the motion to approve Plat E.

SECTION 5. The Mayor is hereby authorized to sign the final plat of the Phase 1 portion of Plat E (consisting of sixty residential parcels and certain lands to be dedicated to the City) in behalf of the City Council and to record the plat at the office of the Utah County Recorder, subject to prior compliance with all outstanding terms and conditions.

SECTION 6. Each subsequent phase of Plat E proposed for recording at the office of the Utah County Recorder shall be first authorized for recording by action of the City Council of the City of Cedar Hills.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

SECTION 1. Hereafter, this Ordinance and the several plats that constitute The Cedar Townhomes Planned Residential Development - Plat E, including all lines, statements and notations on said plat(s), shall be construed as an amendment to and part of the zoning ordinance and zoning map of the City of Cedar Hills, Utah, to the same effect as if originally a part thereof, and all provisions of the zoning ordinance shall applicable thereto, including but not limited to, the enforcement, violation and penalty provisions thereof.

SECTION 2. Any change in the plat or any failure to conform with the statements or conditions set forth thereon, without first securing approval of an amendment thereto in accordance with the procedure for amendment, shall constitute a violation of this Ordinance.

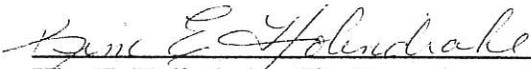
SECTION 3. All ordinances, resolution or parts thereof in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. This Ordinance shall take effect after its passage and posting, as required by law, and concurrently with the recording of the final plat of Phase I at the office of the County Recorder.

PASSED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 9TH DAY OF APRIL, 2002.

Attest:


Brad Sears, Mayor


Kim E. Holindrake, City Recorder



MEMORANDUM

Date: April 8, 2002

To: Cedar Hills City Council

From: Rod Despain

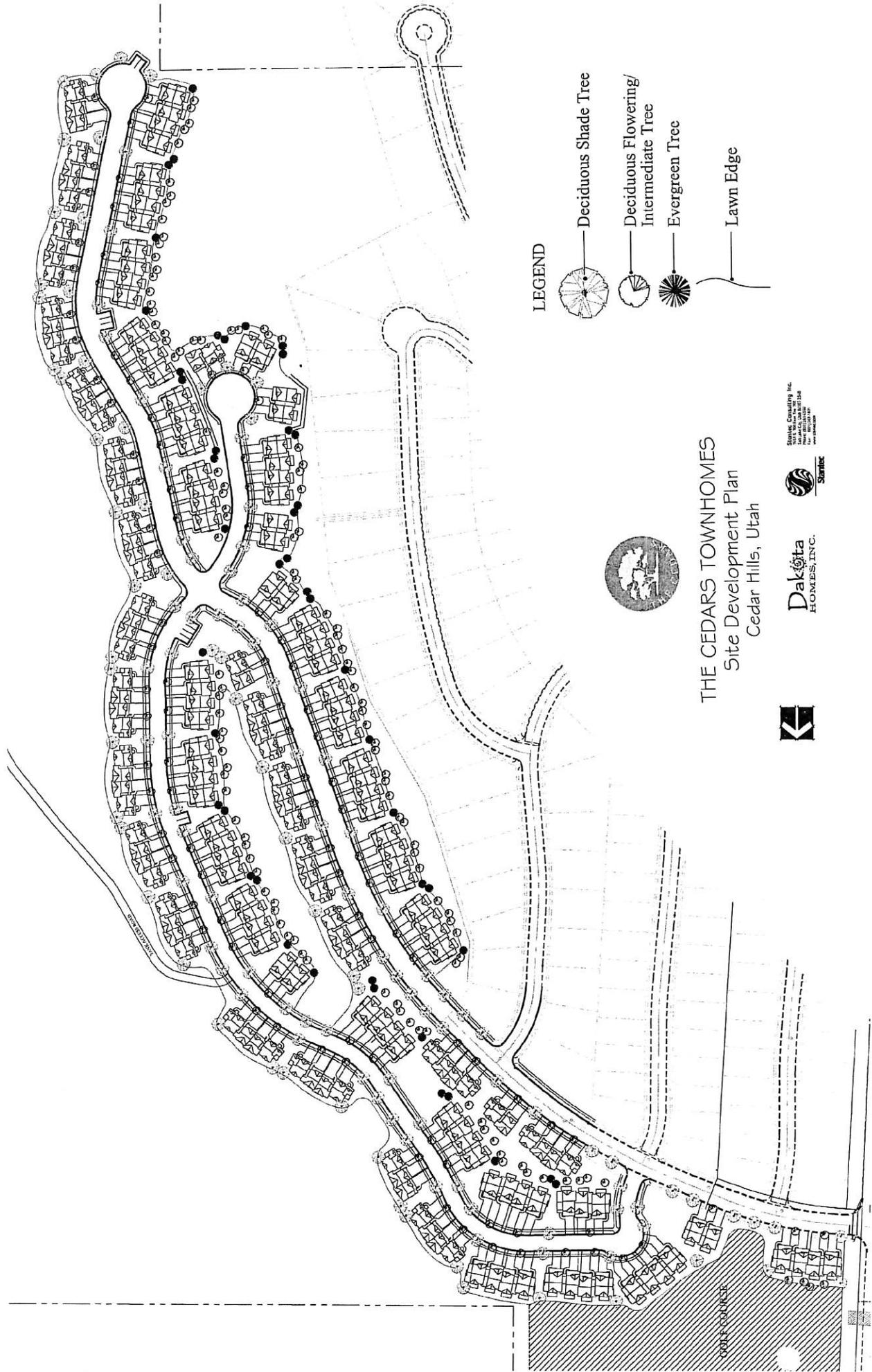
Subject: Review and action on a Final Plat of The Cedars Town Homes - Plats 1-5

This project was reviewed and recommended for final approval, with conditions, by the Planning Commission at a special meeting held on April 2. While many of the conditions have been met, some still remain. An appropriate motion would be:

A motion to approve the ordinance granting final approval to the The Cedars Townhomes PRD Project - Plats 1 through 5 - with instruction to the City Recorder that: (1) the effective date of the ordinance of approval be delayed, and (2) none of the plats be submitted for recording at the office of the County Recorder until ALL of the outstanding conditions have been completed, including:

- 1. All water rights required to be conveyed to the City, pursuant to the terms of the Annexation Agreement, are conveyed.***
- 2. A copy of the documentation addressing the common features of the project are provided and approved.***
- 3. Verification of plat and engineering detail by the City Engineer.***
- 4. An adequate bond to secure construction of the required public and essential common improvements shall have been posted.***





LEGEND

-  Deciduous Shade Tree
-  Deciduous Flowering/Intermediate Tree
-  Evergreen Tree
-  Lawn Edge

THE CEDARS TOWNHOMES
 Site Development Plan
 Cedar Hills, Utah



Dakota
 HOMES, INC.

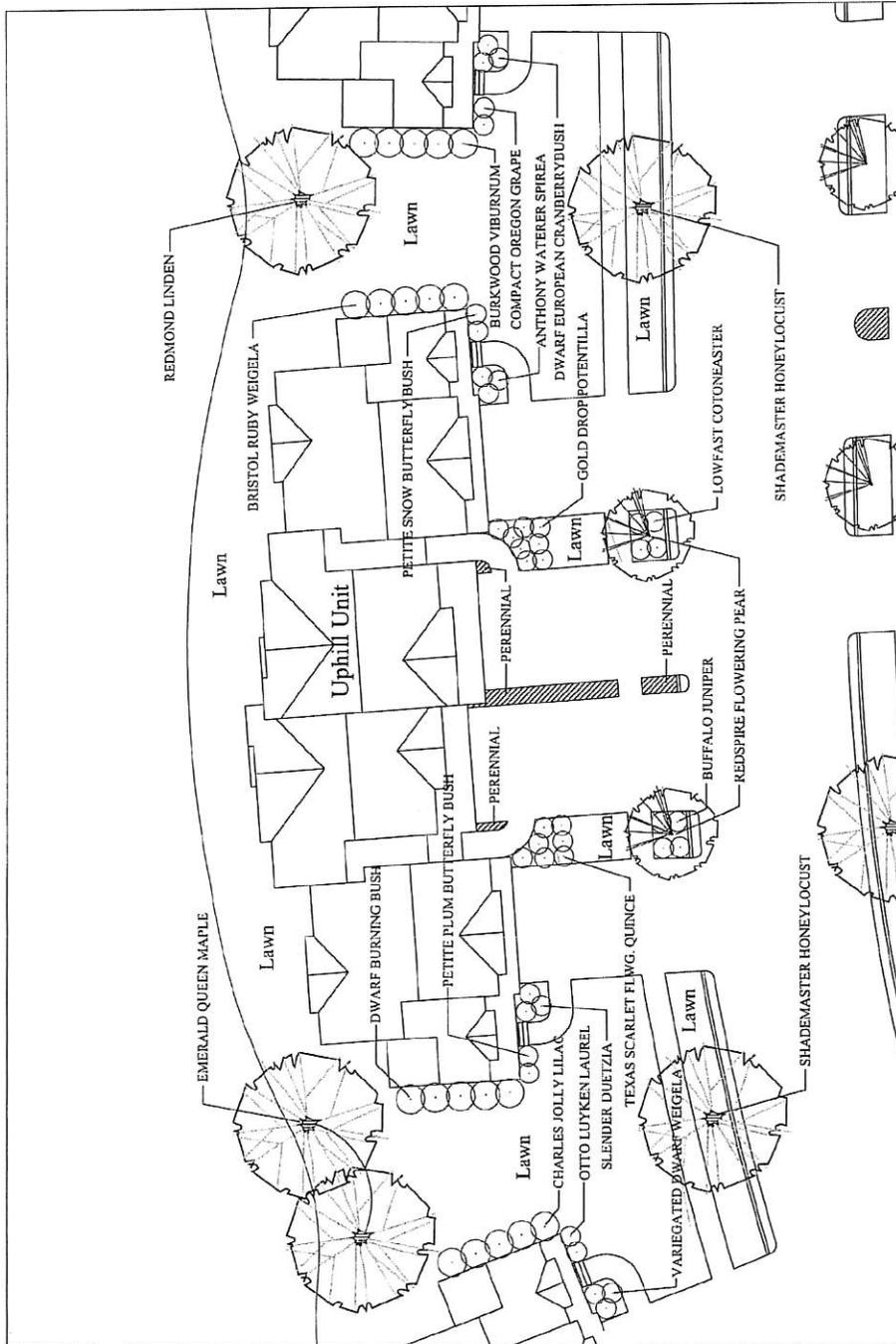


Santitas Consulting Inc.
 1000 S. 1000 E.
 SUITE 100
 CANYONVILLE, OR 97521
 541.338.1111

PERENNIAL LIST

BOTANICAL NAME	COMMON NAME
Achillea filipendula 'Coronation Gold'	Tarrow
Aquilegia biedermeier	Columbine
Aster frikartii	Aster
Campanula rotundifolia	Bellflower
Crysanthemum maximum	Shasta Daisy
Dianthus gratianopolitanus	Cottage Pink
Day Lily	Day Lily
Hemerocallis stella d'oro	Plantain Lily
Hosta 'Royal Standard'	Red Hot Poker
Kniphofia flame	Lavender
Lavandula angustifolia	Lupines
Lupinus hybrid	Phlox
Phlox paniculata	Black-eyed Susan
Rudbeckia goldsturm	Meadow Sage
Salvia superba	

Note: Plant in groups of 6 to 12 with 12" to 18" spacing.

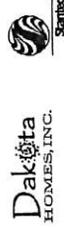


TYPICAL UPHILL UNIT LANDSCAPE PLAN

Scale: 1"=20'



THE CEDARS TOWNHOMES
Site Development Plan
Cedar Hills, Utah

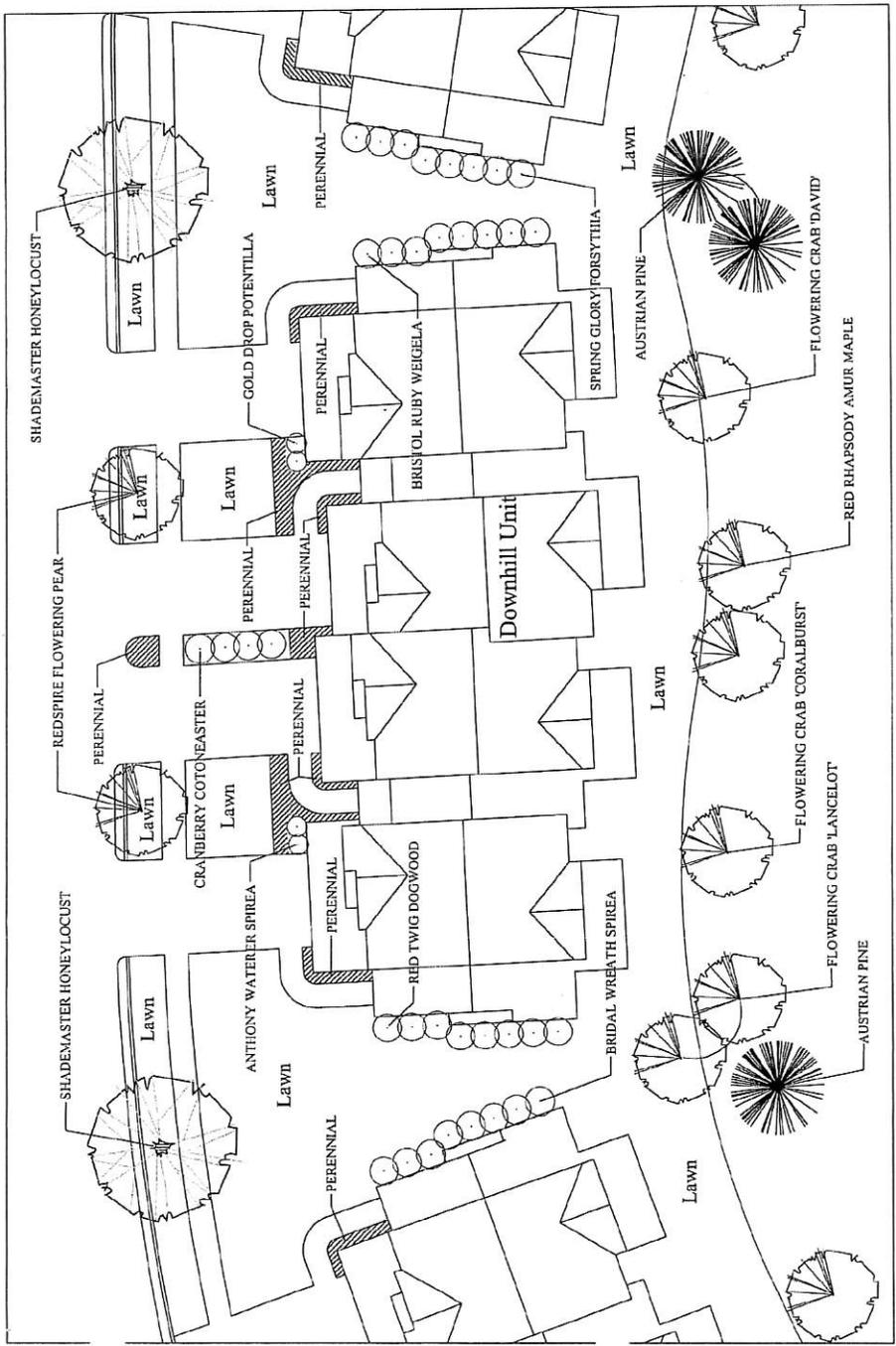


Stovine Consulting Inc.
Site Development
1000 S. 1000 E.
Cedar Hills, UT 84202
PH: 801.734.1111

PERENNIAL LIST

BOTANICAL NAME	COMMON NAME
Achillea filipendula 'Coronation Gold'	Yarrow
Aquilegia biedemeier	Columbine
Aster frikartii	Aster
Campanula rotundifolia	Bellflower
Chrysanthemum maximum	Shasta Daisy
Dianthus gratianopolitanus	Cottage Pink
Day Lily	Day Lily
Hemerocallis stella d'oro	Plantain Lily
Hosta 'Royal Standard'	Red Hot Poker
Kniphofia flame	Lavender
Lavandula angustifolia	Lupines
Lupinus hybrid	Phlox
Phlox paniculata	Blackeyed Susan
Rudbeckia Goldsturm	Meadow Sage
Salvia Superba	

Note: Plant in groups of 6 to 12 with 12" to 18" spacing.



TYPICAL DOWNHILL UNIT LANDSCAPE PLAN

Scale: 1"=20'

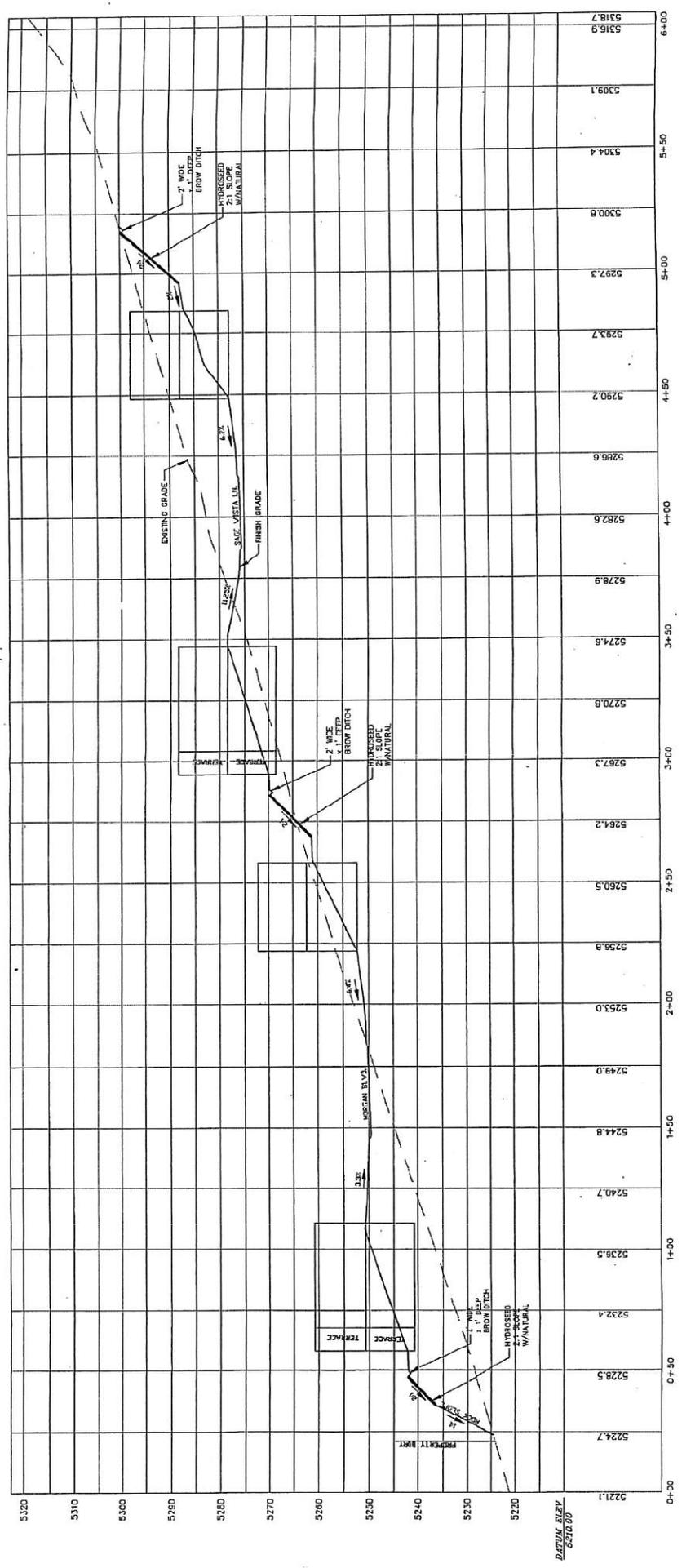


THE CEDARS TOWNHOMES
 Site Development Plan
 Cedar Hills, Utah



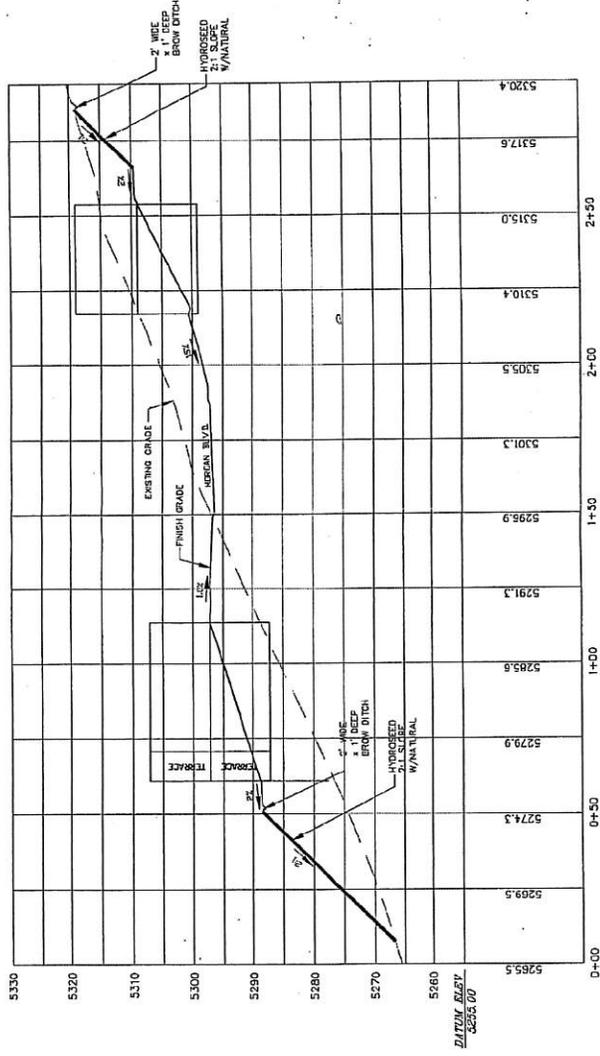
Sterling Consulting Inc.
 2000 South 2000 West
 Suite 100
 Salt Lake City, UT 84119
 Phone: (801) 466-1111
 Fax: (801) 466-1112
 www.sterlingconsulting.com

X-SECT #1

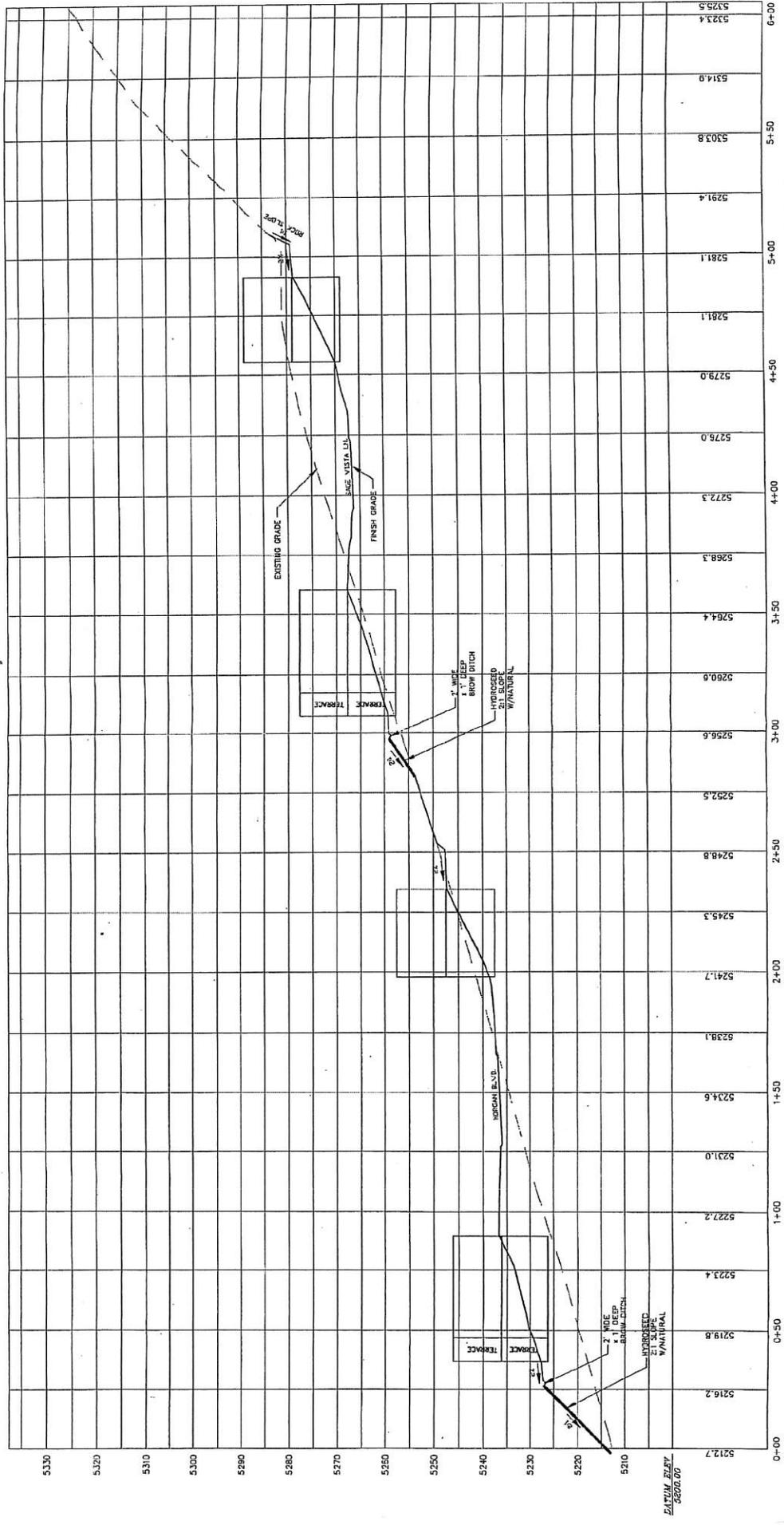


SCALE: 1" = 40' HORIZ
 1" = 20' VERT

X-SECT #2



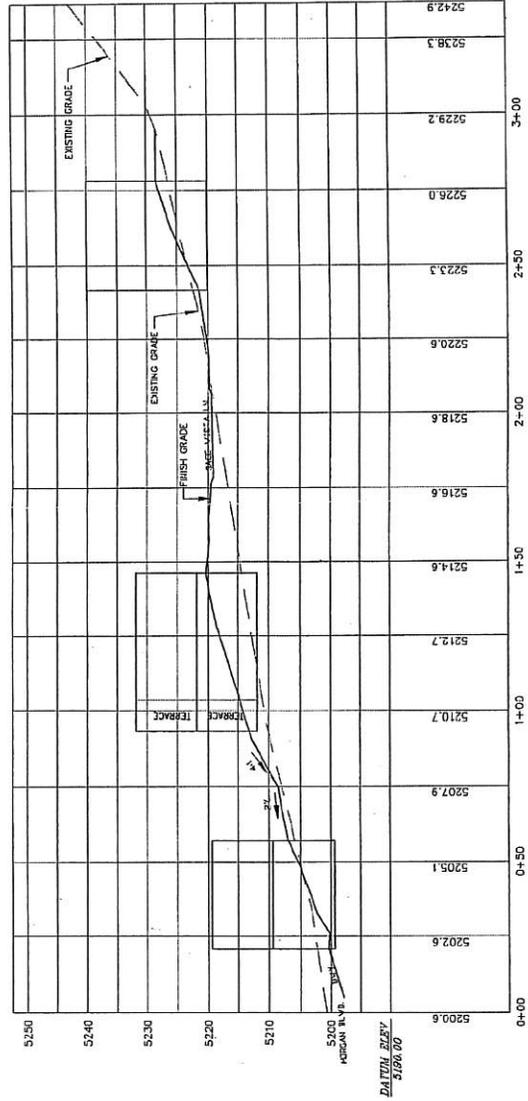
X-SECT #3



1" = 40' (H)
1" = 20' (V)

ELEVATION ELEV. 5220.00

X-SECT #4



1" = 40'(H)

1" = 20'(V)

DAYTON EZEY
2/19/00



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	11/28/2017

Planning Commission Agenda Item

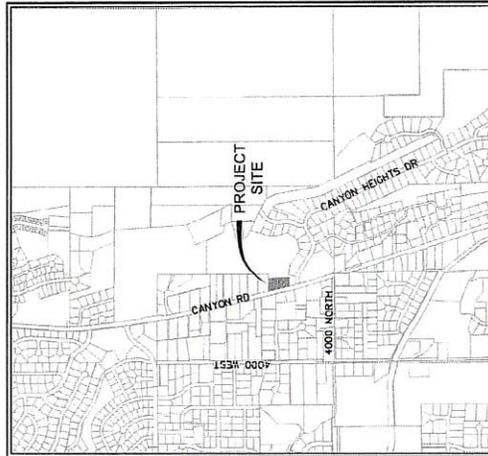
SUBJECT:	Review/Action on Conceptual Plans for the Wardell Subdivision
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Located at 9730 N Canyon Road, the proposed subdivision is a lot split. The Current home owner owns a parcel (14:002:0130) that is 1.16 acres in size, and is located in the R-1 15,000 zone. The landowner would like to split the single lot into two separate lots. Based on City Code §11-4-2, the planning commission shall review the plan within 31 days of submission, and decide: 1-approve the plan 2-disapprove the plan 3-approve the plan subject to modification 4-table for further consideration Approval of the concept plan is not an approval of the subdivision, but an expression of approval for the basic concept being presented. After approval, the plan goes into the preliminary approval stage that requires more in depth engineered plans, as well as public hearings.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Wardell Subdivision Concept Plan	
RECOMMENDATION: Make recommendations for and approve the concept plan to enter into the preliminary phase	
MOTION: To approve/disapprove the concept plan for the Wardell Subdivision, subject to the following changes and recommendations {LIST ANY CHANGES}.	

CONCEPT SITE PLANS FOR
REVIEW ONLY

WARDELL SUBDIVISION

SINGLE FAMILY RESIDENTIAL SUBDIVISION IN CEDAR HILLS, UTAH

November 13, 2017



VICINITY MAP
SCALE: 1" = 800'

PROJECT NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CEDAR HILLS CITY STANDARDS AND SPECIFICATIONS.
- THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES OR SEQUENCES OF CONSTRUCTION THAT ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY ON THE WORK SITE. GET VALUE IN THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND CONTRACTOR SHALL VERIFY LOCATION ALL UTILITIES PRIOR TO CONSTRUCTION.

Owner / Developer:
Martin Wardell
9730 North Canyon Rd
Cedar Hills, UT 84002
Tel: 801-382-2533
Alt: martin.wardell@gmail.com

Engineer / Surveyor:
Arise Engineering and Surveying, INC
42 North 200 East, Suite 1
American Fork, UT 84003
Tel: 801-382-2533
Alt: Brent@h-heng.com

Property Address:
9730 North Canyon Road
Cedar Hills, Utah

Development Summary

Development Area:
Total Developed Area: 50,703 sq.ft.
1.164 acres

Current Zoning:
R-1 15,000 Residential (Cedar Hills Zoning Map)

Zoning Regulations:
Max Density: 2.9 units/acre
Minimum Area: 15,000 sf
Minimum Lot Width: 100 ft
Minimum Lot Depth: 120 ft
Setbacks:
Front yard: 30 ft
Side yard: 10 ft one side, combined 24 ft (interior lot)
30 ft street side, (corner lot)
Rear yard: 25 ft

Actual Development:
Total # of Lots: 2 Lots
Density: 1.7 units/acre
Min. Lot Size: 15,953 sf
Max. Lot Size: 34,750 sf

SHEET INDEX

- C-01 Cover Sheet
- C-02 Concept Plinemap
- C-03 Concept Site Plan
- C-04 Concept Grading Plan

NO	DATE	DESCRIPTION



WARDELL SUBDIVISION
9730 N. CANYON RD.
CEDAR HILLS, UTAH

PROJECT NAME

PROJECT NO: 17-0001
PROJECT SCALE: AS SHOWN
ENGINEER: BS
DRAFTER: PK
CHECKED: JS
DATE: 11/13/17

Cover Sheet

SHEET
C-01

NO	DATE	DESCRIPTION

ARISE
Engineering & Surveying LLC
4320 E. 25th S., American Fork, UT 84003
Tel: 801-731-8112 www.arise-engineering.com

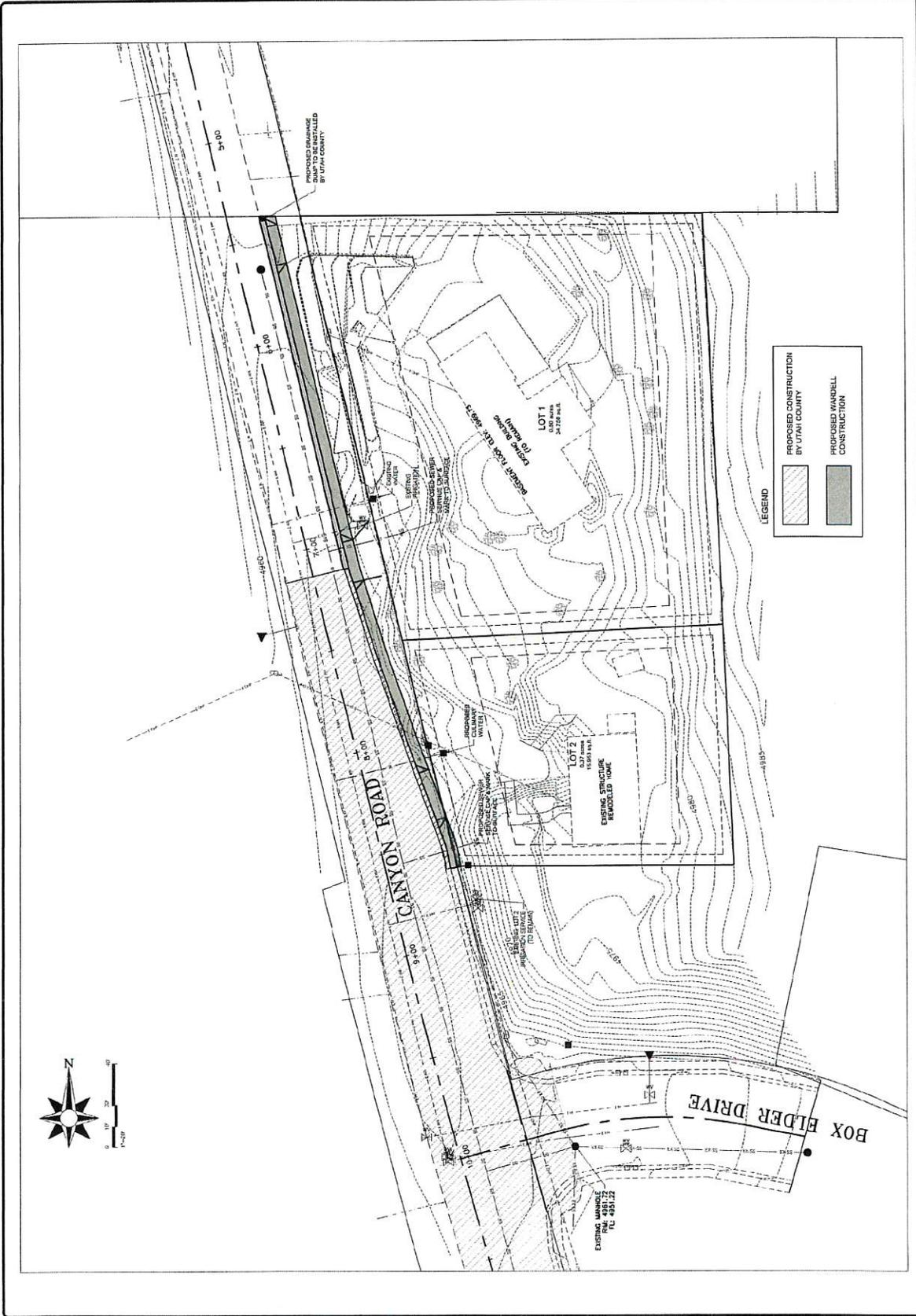
WARDDELL SUBDIVISION
9730 N. CANYON RD.
CEDAR HILLS, UTAH

PROJECT NAME:

PROJECT NO: 17-WARDDELL
DATE: 08/20/2018
SCALE: AS SHOWN
DRAWN BY: BS
CHECKED BY: TK
PROJECT: 04

TITLE
**CONCEPT
GRADING
PLAN**

SHEET
04





CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	11/28/2017

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Renewable Energy Systems, Ground Mounted Solar
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Based on City Council recommendation and the current desire for residents to have renewable energy systems installed at their homes, there is a need to regulate these systems so as to mitigate any negative impacts that may occur to the surrounding property owners. The proposed code provides a method for calculating the setback for a ground mounted solar system by having a minimum setback, plus an additional requirement based on the height of the system. Additionally, each mount is limited to 100 square feet.	
PREVIOUS LEGISLATIVE ACTION: Nov. 2016, City Council adopted §10-5-38	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Cedar Hills City Code §10-5-38, Ground Mounted Solar Code	
RECOMMENDATION: Make recommendations for any proposed changes to §10-5-38	
MOTION: To recommend/not recommend the proposed changes to §10-5-38 renewable energy systems to the City Council subject to the following conditions {LIST ANY CONDITIONS}.	

10-5-38: Renewable Energy Systems

3. Ground Mounted Solar Energy Systems:

- a. Setback: Setbacks for ground mounted solar energy systems shall be the same as accessory structures found in [chapter 4](#) of this title fifteen feet (15'). For systems exceeding ten feet (10') in height, an additional two feet (2') of setback shall be required for each foot past 10'. Setback shall be measured from nearest property line to the edge of panel or base, whichever is nearest to the property line. And Ground mounted systems are prohibited within the front yard area and street side yard enclosure areas.
 - b. Height: The maximum height allowed for ground mounted solar energy systems is twenty feet (20') measured from the surrounding natural grade to the highest point of the system.
 - c. Square Footage: Ground mounted solar energy systems shall not exceed one hundred square feet (100' SF) per mount.
 - d. e. Fencing: Ground mounted solar energy systems shall be enclosed by a fence according to the provisions of section [10-5-18](#) of this chapter.
4. Solar Easement: Solar easements are not a requirement for city approval; nonetheless, a property owner who has installed or intends to install a solar energy system may negotiate a solar easement with adjacent property owners to ensure perpetual sun on the property. Any easement agreed upon must be recorded by the county recorder, with a copy provided to the city.

SOLAR FRIENDLY ZONING TOOLBOX:

This Model Solar Ordinance is a component of the Solar Friendly Zoning Toolbox, a collection of tools and resources to help local officials develop comprehensive and well-balanced local ordinances and master plans that allow citizens the choice, now and in the future, to power their homes with clean solar energy.



3. Model Solar Zoning Ordinance

FOR RESIDENTIAL AND NON-RESIDENTIAL DISTRIBUTED SOLAR ENERGY SYSTEMS

1.0 Purpose

An ordinance to amend the zoning ordinance of [MUNICIPALITY NAME], by amending [ARTICLE/SECTION], *Definitions*, by adding definitions for solar energy systems and by amending [ARTICLE/SECTION], adding a new section to permit solar energy systems as an accessory use to permitted, conditional, and special exception uses in any zoning district.

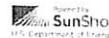
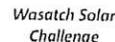
This ordinance aims to promote the accommodation of distributed, on-site residential and non-residential solar energy systems installed to reduce on-site energy consumption and associated equipment, as well as adequate access to sunlight necessary for such systems. This ordinance does not address utility-scale solar energy systems, intended for the sale of electricity to utilities, industries, and/or businesses.

This ordinance permits, as an accessory use, solar energy systems, while protecting the safety and welfare of adjacent and surrounding land uses through appropriate zoning and land use controls.

A solar energy system shall be permitted in any zoning district as an accessory use, subject to specific criteria as set forth below. Where general standards and specific criteria overlap, specific criteria shall supersede general standards.

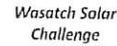
2.0 Definitions

- 2.1. **Accessory Use:** A use customarily incidental and subordinate to the primary use or building and located on the same lot therewith. A use which dominates the primary use or building in area, extent, or purpose shall not be considered an accessory use.
- 2.2. **Battery Back-Up:** A battery system that stores electrical energy from a solar PV system, making the electricity available for future use. Battery Back-Up systems are common in Off-Grid Systems and Hybrid Systems.



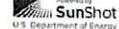
The Solar-Friendly Zoning Toolbox was created by Utah Clean Energy with support from Salt Lake City, Salt Lake County and the Wasatch Solar Challenge as part of the U.S. Department of Energy SunShot Initiative.

- 2.3. **Combiner or Junction Box:** Combines the inputs (electrical flows) from multiple strings of solar panels (or micro-inverters) into one output circuit.
- 2.4. **Crystalline silicon cells:** Solar photovoltaic cells fashioned from either mono-crystalline, multi-crystalline, or ribbon silicon capable of converting sunlight into electricity. Crystalline silicon solar PV panels are the most commonly used and are generally the most efficient.
- 2.5. **Distributed Solar:** For the purposes of this Ordinance, distributed solar refers to solar energy systems located on-site and designed to provide solar thermal energy or solar PV electricity to a property owner, occupant, and/or facilities.
- 2.6. **Grid-tied Solar** - A solar PV system that is interconnected with the utility grid via net metering and interconnection agreements with the utility.
- 2.7. **Electricity Generation (aka production, output)** - The amount of electric energy produced by transforming other forms of energy, commonly expressed in kilowatt-hours (kWh) or megawatt-hours (MWh).
- 2.8. **Electrical Equipment:** Any device associated with a solar energy system, such as an outdoor electrical unit/control box, that transfers the energy from the solar energy system to the intended on-site structure.
- 2.9. **Grid-tied Solar Photovoltaic Systems (aka grid-tied PV, on-grid, grid-connected, utility-interactive, grid-intertied, or grid-direct):** Solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage. Any excess electricity generated is sent to the electric utility grid, credited via a customer's net metering agreement with their local utility. Grid-tied are typically installed without battery back-up system to store electricity. As such, these systems provide no power during an outage. Typical system components: PV panels, inverter(s), and required electrical safety gear.
- 2.10. **Ground-Mount System:** A solar energy system that is directly installed on specialized solar racking systems, which are attached to an anchor in the ground and wired to connect to an adjacent home or building. Ground-mount systems may be applicable when insufficient space, structural and shading issues, or other restrictions prohibit rooftop solar.
- 2.11. **Hybrid Solar Photovoltaic Systems (aka grid-tied PV with battery back-up):** Solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage, while also utilizing a battery back-up in the event of a power outage. This is the only system that provides the ability to have power when the utility grid is down. Typical system components include: PV panels, inverter(s), and required electrical safety gear, battery bank, and a charge controller.



The Solar-Friendly Zoning Toolbox was created by Utah Clean Energy with support from Salt Lake City, Salt Lake County, the Wasatch Solar Challenge, the U.S. Department of Energy, SunShot Initiative

- 2.12. **International Residential Code (IRC)** - Part of the International Building Code (IBC), the IRC sets buildings standards for residential structures.
- 2.13. **Inverter:** A device that converts the Direct Current (DC) electricity produced by a solar photovoltaic system is converted to useable alternating current (AC).
- 2.14. **Kilowatt (kW)** - Equal to 1000 Watts; a measure of the use of electrical power.
- 2.15. **Kilowatt-hour (kWh)** - A unit of energy equivalent to one kilowatt (1 kW) of power expended for 1 hour of time.
- 2.16. **Mounting** - The manner in which a solar PV system is affixed to the roof or ground (i.e. roof mount, ground mount, pole mount).
- 2.17. **Megawatt (MW)** - Equal to 1000 Kilowatts; a measure of the use of electrical power.
- 2.18. **Megawatt-hour (MWh)** - A unit of energy equivalent to one Megawatt (1 MW) of power expended for 1 hour of time.
- 2.19. **National Electric Code (NEC)** - Sets standards and best practices for wiring and electrical systems.
- 2.20. **Net Meter:** On-grid solar PV systems connected to the utility grid use a net meter, typically provided and installed by the local utility, to measure the flow of electricity from the solar system for the purposes of net metering.
- 2.21. **Net Metering:** A billing arrangement that allows customers with grid-connected solar electricity systems to receive credit for any excess electricity generated on-site and provided to the utility grid.
- 2.22. **Off-Grid Solar Photovoltaic Systems with battery back-up:** Solar photovoltaic electricity systems designed to operate independently from the local utility grid and provide electricity to a home, building, boat, RV (or remote agricultural pumps, gates, traffic signs, etc.). These systems typically require a battery bank to store the solar electricity for use during nighttime or cloudy weather (and/or other back-up generation). Typical system components include: PV panels, battery bank, a charge controller, inverter(s), required disconnects, and associated electrical safety gear.
- 2.23. **Orientation (or Azimuth):** In the northern hemisphere, true solar south is the optimal direction for maximizing the power output of solar PV. Although, systems can be oriented east,



The Solar-Friendly Zoning Toolbox was created by Utah Clean Energy with support from Salt Lake City, Salt Lake County, the Wasatch Solar Challenge, and the U.S. Department of Energy SunShot Initiative.

southeast, southwest, and west, while still providing 75%-85% of maximum production, depending on the tilt. Proper orientation and access to sun are critical for achieving maximum energy production potential (ideally, the orientation of the solar energy system ensures that solar access is not obstructed by other buildings, shade trees, chimneys, HVAC systems, or other equipment).

- 2.24. Passive Solar:** Techniques, design, and materials designed to take advantage of the sun's position throughout the year (and the local climate) to heat, cool, and light a building with the sun. *Passive solar* incorporates the following elements strategically to maximize the solar potential of any home or building (namely, maximizing solar heat gain in winter months and minimizing solar heat gain in summer months to reduce heating/cooling demand; and maximizing the use of daylighting to reduce demand for electricity for lighting): strategic design and architecture, building materials, east-west and building lot orientation, windows, landscaping, awnings, ventilation
- 2.25. Photovoltaic (PV) System:** A solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity when exposed to sunlight. A PV system may be roof-mounted, ground-mounted, or pole-mounted.
- 2.26. Pole-Mount Systems:** A solar energy system that is directly installed on specialized solar racking systems, which are attached to pole, which is anchored and firmly affixed to a concrete foundation in the ground, and wired underground to an attachment point at the building's meter. Unlike ground-mount systems, pole-mount systems are elevated from the ground. Pole-mounted systems can be designed to track the sun (with single-axis or dual-axis tracking motors) and maximize solar output throughout the year.
- 2.27 Power** - the rate at which work is performed (the rate of producing, transferring, or using energy). Power is measured in Watts (W), kilowatts (kW), Megawatts (MW), etc.
- 2.28. PV-Direct Systems:** The simplest of solar photovoltaic electric systems with the fewest components (no battery back-up and not interconnected with the utility) designed to only provide electricity when the sun is shining. Typical system components include: PV panels, required electrical safety gear, and wiring.¹
- 2.29 Racking:** Solar energy systems are attached securely and anchored to structural sections of the roof-mounted or pole-mounted systems. Specially designed metal plates called flashings prevent leaks and are placed under shingles and over bolts to create a water-tight seal.

¹ All content taken directly from Home Power – Solar Electricity Basics “What is Solar Electricity”. URL: <http://www.homepower.com/articles/solar-electricity/basics/what-solar-electricity>



The Solar-Friendly Zoning Toolbox was created by Utah Clean Energy with support from Salt Lake City, Salt Lake County and the Wasatch Solar Challenge in partnership with the U.S. Department of Energy SunShot Initiative.

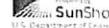
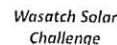
- 2.30 Roof-Mount System (aka rooftop mounted, building mounted):** A solar energy system consisting of solar panels are installed directly on the roof of a home, commercial building, and/or an accessory structure, such as a garage, pergola, and/or shed. Solar panels are mounted and secured using racking systems specifically designed to minimize the impact on the roof and prevent any leaks or structural damage. Roof-mount systems can be mounted flush with the roof or tilted toward the sun at an angle.
- 2.31. Solar Access:** the ability of one property to continue to receive sunlight across property lines without obstruction from another’s property (buildings, foliage or other impediment). Solar access is calculated using a sun path diagram.
- 2.32. Solar Array:** Multiple solar panels combined together to create one system.
- 2.33. Solar Collector:** A solar PV cell, panel, or array, or solar thermal collector device, that relies upon solar radiation as an energy source for the generation electricity or transfer of stored heat.
- 2.34. Solar Easement:** An easement recorded pursuant to U.C.A. §§ 57-13-1 and 57-13-2, the purpose of which is to secure the right to receive sunlight across the real property of another for the continued access to sunlight necessary to operate a solar energy system. According to Utah law, parties may voluntarily enter into written solar easement contracts that are enforceable by law. An easement must be created in writing and filed, duly recorded and indexed in the office of the recorder of the county in which the easement is granted. A solar easement, once created, runs with the land and does not terminate unless specified by conditions of the easement.
- 2.35. Solar Energy System:** A system capable of collecting and converting solar radiation into heat or mechanical or electrical energy and transferring these forms of energy by a separate apparatus to storage or to point of use, including, but not limited to, water heating, space heating or cooling, electric energy generation, or mechanical energy generation. This definition shall include Solar Thermal, Photovoltaic, and Passive Solar Systems.
- 2.36. Solar Glare:** The potential for solar panels to reflect sunlight, with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.
- 2.37. Solar Photovoltaic (Solar PV) System–** Solar systems consisting of photovoltaic cells, made with semiconducting materials, that produce electricity (in the form of direct current (DC)) when they are exposed to sunlight. A typical PV system consist of PV panels (or modules) that combine to form an array; other system components may include mountain racks and hardware, wiring for electrical connections, power conditioning equipment, such as an inverter and/or batteries. For the purposes of this Ordinance, a solar PV system is defined as generating capacity of not more than 25 kilowatts for residential facilities and not more than two



The Solar-Friendly Zoning Toolbox was created by Utah Clean Energy with support from Salt Lake City, Salt Lake County and the Wasatch Solar Challenge, part of the U.S. Department of Energy SunShot Initiative.

megawatts for non-residential facilities. [*Solar PV systems larger than this are governed by another Ordinance*]

- 2.38. Solar Panel (or module):** A device for the direct conversion of sunlight into useable solar energy (including electricity or heat).
- 2.39. Solar Process Heat** technologies provide industrial specific applications, including ventilation air preheating, solar process heating, and solar cooling.
- 2.40 Solar-Ready:** The concept of planning and building with the purpose of enabling future use of solar energy generation systems. Solar-ready buildings, lots, and developments make it easier and more cost-effective to utilize passive solar techniques and adopt active solar technologies in the future. Solar-Ready Buildings are built anticipating future installation of active solar energy systems (including structural reinforcement, pre-wiring or plumbing for solar, and east-west building orientation). Solar-Ready Lots are oriented to take maximal advantage of a location's solar resource. Solar-Ready Developments expand this concept to entire subdivisions.
- 2.41. Solar Thermal System (aka Solar Hot Water or Solar Heating Systems):** A solar energy system that directly heats water or other liquid using sunlight. Consist of a series of tubes that concentrate light to heat either water or a heat-transfer fluid (such as food-grade propylene glycol, a non-toxic substance) in one of two types of collectors (flat-plate collectors and evacuated tube collectors). The heated liquid is used for such purposes as space heating and cooling, domestic hot water, and heating pool water.
- 2.42. Thin Film Solar PV –** Capable of generating electricity from the sun, thin film solar PV cells consist of layers of semiconductor materials (made from amorphous silicon, cadmium telluride, copper indium gallium diselenide, among other materials) a few micrometers thick, which allow for greater flexibility. Thin film is made by depositing one or more thin layers of photovoltaic material on a substrate; products include rooftop shingles and tiles, building facades, the glazing for skylights, and other building integrated materials.
- 2.43. Tilt:** The angle of the solar panels and/or solar collector relative to their latitude. The optimal tilt to maximize solar production is perpendicular, or 90 degrees, to the sun's rays at true solar noon. True solar noon is when the sun is at its highest during its daily east-west path across the sky (this is also known as 0° Azimuth). Solar energy systems can be manually or automatically adjusted throughout the year. Alternatively, fixed-tilt systems remain at a static tilt year-round.
- 2.44. Watts (W) -** A measure of the use of electrical power (power (Watts) = voltage (volts) X current (Amps)).
- 2.45. Wiring:** Specified by electrical codes, solar PV system wires are routed from the panels or micro-inverters through conduit into the inverter and buildings meter.



The Solar-Friendly Zoning Toolbox was created by Utah Clean Energy with support from Salt Lake City, Salt Lake County and the Wasatch Solar Challenge, a partnership of the Utah Department of Energy and the SunShot Initiative.

3.0 Applicability

- 3.1. This ordinance applies to all distributed solar systems installed and constructed after the effective date of this Ordinance. For purposes of this Ordinance, “solar energy system” means a distributed solar energy system as defined herein.
- 3.2. Solar energy systems constructed prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance.
- 3.3. All solar energy systems shall be designed, erected, and installed in accordance with applicable local, state, utility, and national codes, regulations, and standards.

4.0 Solar Energy System Requirements

- 4.1. To the extent practicable, and in accordance with [municipality] law, the accommodation of solar energy systems and associated electrical equipment, and the protection of access to sunlight for such, shall be encouraged in the application of the various review and approval provisions of the [municipality] code.
- 4.2. Solar energy systems are permitted in all zoning districts as an accessory use to permitted, conditional, and special exception uses *[if building permits are not required for solar, insert appropriate provisions]*.
- 4.3. A solar energy system shall provide power for the principal use and/or accessory use of the property on which the solar energy system is located.
- 4.4. The installation and construction of a *roof-mount solar energy system* shall be subject to the following development and design standards:
 - A. A roof or building mounted solar energy system may be mounted on a principal or accessory building.
 - B. Any height limitations of the [municipality] Code shall not be applicable to solar collectors provided that such structures are erected only to such height as is reasonably necessary to accomplish the purpose for which they are intended to serve, and that such structures do not obstruct solar access to neighboring properties.
 - C. Placement of solar collectors on flat roofs shall be allowed by right provided that panels do not extend horizontally past the roofline.
- 4.5. The installation and construction of a *ground-mount or pole-mount solar energy system* shall be subject to the following development and design standards:



The Solar-Friendly Zoning Toolbox was created by Utah Clean Energy with support from Salt Lake City, Salt Lake County and the Wasatch Solar Challenge in partnership with the U.S. Department of Energy SunShot Initiative.

- A. The height of the solar collector and any mounts shall not exceed 20 feet when oriented at maximum tilt.
 - B. The surface area of a ground- or pole-mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
 - C. The minimum solar energy system setback distance from the property lines shall be equivalent to the building setback or accessory building setback requirement of the underlying zoning district. *[Please note that some municipalities have less stringent accessory structure setbacks, e.g. 10 foot side yard setback for sheds. If accessory structure setbacks are less stringent than the primary structure setback, it is recommended that the municipality apply less stringent setback requirements to solar energy systems].*
 - D. All power transmission lines from a ground mounted solar energy system to any building or other structure shall be located underground and/or in accordance with the building electrical code, as appropriate.
- 4.6. All electrical equipment associated with and necessary for the operation of solar energy systems shall comply with the following:
- A. Electrical equipment shall comply with the setbacks specified for accessory structures in the underlying zoning district. *[Please note that some municipalities have less stringent accessory structure setbacks, e.g. 10 foot side yard setback for sheds. If accessory structure setbacks are less stringent than the primary structure setback, it is recommended that the municipality apply less stringent setback requirements to solar energy systems.]*
- 4.7. Solar panels are designed to absorb (not reflect) sunlight; and, as such, solar panels are generally less reflective than other varnished or glass exterior housing pieces. However, solar panel placement should be prioritized to minimize or negate any solar glare onto nearby properties or roadways, without unduly impacting the functionality or efficiency of the solar system .
- 4.8. A solar energy system shall not be used to display permanent or temporary advertising, including signage, streamers, pennants, spinners, reflectors, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations.
- 4.10. A solar energy system shall not be constructed until a building/zoning permit has been approved and issued.



The Solar-Friendly Zoning Toolbox was created by Utah Clean Energy with support from Salt Lake City, Salt Lake County, the Wasatch Solar Challenge, the U.S. Department of Energy, SunShot Initiative

5.0 Safety and Inspections

- 5.1. The design of the solar energy system shall conform to applicable local, state and national solar codes and standards. A building permit reviewed by department staff shall be obtained for a solar energy system. All design and installation work shall comply with all applicable provisions in the National Electric Code (NEC), the International Residential Code (IRC), International Commercial Building Code, State Fire Code, and any additional requirements set forth by the local utility (for any grid-connected solar systems).
- 5.2. The solar energy system shall comply with all applicable [municipality] Ordinances and Codes so as to ensure the structural integrity of such solar energy system. *Please note that the existing roof structure and the weight of the solar energy system shall be taken into consideration when applying for a solar energy system permit.*
- 5.3. Prior to operation, electrical connections must be inspected by [an appropriate electrical inspection person or agency, as determined by the [municipality]].
- 5.5. Any connection to the public utility grid must be approved by the appropriate public utility.
- 5.7. If solar storage batteries are included as part of the solar collector system, they must installed according to all requirements set forth in the National Electric Code and State Fire Code when in operation. When no longer in operation, the batteries shall be disposed of in accordance with the laws and regulations of [municipality] and any other applicable laws and regulations relating to hazardous waste disposal.
- 5.9. Unless otherwise specified through a contract or agreement, the property owner of record will be presumed to be the responsible party for owning and maintaining the solar energy system.

6.0 Abandonment and removal

- 6.1. If a ground mounted solar energy system is removed, any earth disturbance as a result of the removal shall be landscaped in accordance with [local rules]
- 6.2. A ground or pole-mounted solar energy system is considered to be abandoned or defective if it has not been in operation for a period of twelve (12) months. If abandoned, the solar energy system shall be repaired by the owner to meet federal, state, and local safety standards, or be removed by the owner within the time period designated by a [City] Building Code Official. If the owner fails to remove or repair the defective or abandoned solar energy system, the [City] may pursue a legal action to have the system removed at the owner's expense.

7.0 Appeals



The Solar-Friendly Zoning Toolbox was created by Utah Clean Energy with support from Salt Lake City, Salt Lake County and the Wasatch Solar Challenge as part of the U.S. Department of Energy SunShot Initiative.

- 7.1. If the owner of a solar energy system is found to be in violation of the provisions of this Ordinance, appeals should be made in accordance with the established procedures of the [municipality] code.
- 7.2. If a building permit for a solar energy system is denied because of a conflict with other goals of the [municipality], the applicant may seek relief from the [municipality board of zoning appeals], which shall regard solar energy as a factor to be considered, weighed, and balanced along with other factors.

8.0 Solar-Ready Zoning

- 8.1. New structures will, to the extent possible and insofar as practical, be situated on the lot to take advantage of solar access, including the orientation of proposed buildings with respect to sun angles, the shading and windscreen potential of existing and proposed vegetation on and off the site, and the impact of solar access to adjacent uses and properties.
- 8.2. To permit maximum solar access to proposed lots and future buildings, wherever reasonably feasible and where consistent with other appropriate design considerations, new streets shall be located on an east-west axis to encourage building siting with the maximum exposure of roof and wall area to the sun.
- 8.3. [Municipal] tree-planting programs shall take into account the impact of street trees on the solar access of surrounding properties and, where possible, efforts shall be made to avoid shading possible locations of solar collectors.
- 8.4. When the [planning/zoning board] reviews and acts upon applications for subdivision approval or site plan approval, it shall take into consideration whether the proposed construction would block access to sunlight between the hours of [9:00 am and 3:00 pm] Mountain Standard Time for existing ground-mount, pole-mount, or roof-mount solar energy collectors or for solar energy collectors for which a permit has been issued.
- 8.5. Where reasonable and appropriate, new subdivisions should be platted so as to preserve or enhance solar access for either passive or active systems, consistent with the other requirements of the [municipality] code.
- 8.6. The plan for development of any site within cluster subdivisions shall be designed and arranged in such a way as to promote solar access for all dwelling units. Considerations may include the following:
 - A. In order to maximize solar access, the higher density dwelling units should be placed on a south-facing slope and lower-density dwelling units sited on a north-facing slope.



The Solar-Friendly Zoning Toolbox was created by Utah Clean Energy with support from Salt Lake City, Salt Lake County and the Wasatch Solar Challenge in partnership with the U.S. Department of Energy SunShot Initiative

- B. Subject to the [municipality’s] setback requirements, structures should be sited as close to the north lot line as possible to increase yard space to the south for reduced shading of the south face of a structure.
- C. A tall structure should be sited to the north of a short structure.

8.7. Solar-Ready zoning should be considered as one among multiple considerations in planning new developments.

9.0 Restrictions on Solar Prohibitions

In Accordance with Utah Code Utah Code 57-13 and Utah Code 10-9a-610, [Municipality] and the [Zoning Governing Authority] maintains and reserves the right to refuse any plat or subdivision plan if deed restrictions, covenants or other agreements running with the land prohibit or have the effect of prohibiting reasonably sited and designed solar collectors or other renewable resource devices.

10.0

All other portions, parts and provisions of the Zoning Ordinance of [Municipality name], as heretofore enacted and amended, shall remain in force and effect.

11.0

This Ordinance shall take effect [XX days] after the date of its enactment.

DULY ORDAINED AND ENACTED the _____ day of _____, 20__, by the [Governing Body] of the Town/City of [Municipality name], in the County of [County name], in the State of Utah, in lawful session duly assembled.

[Governing Body] of [Municipality name]

ATTEST:



The Wasatch Solar Challenge is a diverse partnership of local governments and local non-profit organizations working collaboratively to create a "solar-friendly" environment that increases adoption of residential and commercial solar PV. Through workshops, trainings, and peer-to-peer exchange forums, partners collaborated to identify workable best practices for solar permitting, inspections, interconnection, zoning, and financing.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	11/28/2017

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Artificial Turf, Amending Requirements of §10-5-27 Landscaping Development Standards
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

A resident has requested that the City consider allowing artificial turf as an acceptable form of landscaping. Other municipalities have considered and adopted provisions allowing artificial turf within a set of guidelines.

The proposed code would allow the use of artificial turf as a method of landscaping in the front, rear, and side yard areas. After a review by the city council, they have made recommendation to the planning commission for a code that would allow the installation of artificial turf as an acceptable landscaping method. The city council feels that as we push residents to be more water conscious, artificial turf is a method that may be suitable for residents. Concerns would be on how to maintain the turf to meet acceptable requirements, and what would the penalties be for non-compliance.

The latest iteration of the code is a combination of the proposal David Driggs submitted in last month's meeting with what staff was proposing. The proposal breaks down the requirements into three areas and gives direction for each area. The three areas are appearance, installation, and maintenance.

PREVIOUS LEGISLATIVE ACTION:

Xeriscape was added as an approved landscaping option in May 2015
City Council made recommendation to the planning commission to draft a code that would allow for the installation of artificial turf.

FISCAL IMPACT:

n/a

SUPPORTING DOCUMENTS:

Proposed Cedar Hills City Code §10-5-27, Artificial Turf Code

RECOMMENDATION:

Make recommendations for any proposed changes to §10-5-27

MOTION:

To recommend to the City Council the amendments to the landscaping code §10-5-27 by adding artificial turf as an acceptable landscaping method for the front and side yard areas, pending the following changes {LIST ANY APPLICABLE CHANGES}.

C. Defined: The term "landscaping" shall mean and include the installation of any combination of turf (including either sod or seeded area), planter beds, gardens, trees and shrubs, statuary, boulders, rock areas, xeriscape or other customary landscape features that occupy the entire unpaved portion of the front yard area.

1. Irrigation System: Where the landscaping includes turf and other plant materials that require the application of irrigation water in order to be sustained, an irrigation system shall be installed and designed to provide adequate quantities of water to those areas requiring irrigation. Xeriscaped areas shall be watered only using drip/trickle irrigation systems, or other similar systems used to reduce water consumption.
2. Xeriscape: A landscaping method that employs the use of drought tolerant plants and techniques in order to conserve water. Nothing in this section shall be construed to prohibit the use of drought tolerant vegetation and nonvegetative materials. Provided however, failure of an owner to install and maintain landscaping within the front yard area under the guise that the vegetation and bare ground that occur naturally on the site constitutes xeriscaping shall not qualify as conforming with the provisions of this section. (Ord. 05-19-2015A, 5-19-2015)
3. Artificial Turf: A man-made substitute for organic turf, lawn, or sod which effectively simulates the appearance of a well-maintained lawn and meets all of the quality, material and installation standards listed in this section. A landscape plan shall be submitted for approval by the city that meets the requirements set forth. Artificial turf requirements are applicable in all of the following zones:

RR-1-20,000	Rural residential zone
R-1-15,000	Residential zone
R-1-11,000	Residential zone
PR 2.2	Planned residential zone
PR 3.4	Planned residential zone
H-1	Hillside development zone
SC-1	Shopping center zone
PF	Public facilities zone
TR-1	Townsite residential zone

General Requirements

- a. Artificial turf shall consists of green lifelike individual blades of grass that:
 - 1) Emulates natural turf in look and color
 - 2) Have a minimum pile height of 1.5 inches, except in rear yards where shorter pile height may be installed for planned recreational surfaces
 - 3) Have a minimum tufted weight of 56 ounces per square yard
 - 4) Have a length no shorter than 1 ½ inches, and not to exceed 2 ¼ inches
 - 5) Are designed to mimic a natural blade appearance with a three-dimensional ridge or spine cross-section and uneven tips on each individual blade.
 - 6) Blades shall be a minimum of three colors: two types of green blades and a straw colored "thatched" blade, to match the natural variation in living turf.

- b. Artificial Turf shall be installed to meet the following requirements:
- 1) It shall have a minimum eight (8) year manufacturer's warranty protecting against color fading and decrease in pile height and must be professionally installed by a licensed representative of the manufacturer.
 - 2) It shall be properly anchored to ensure that the turf will withstand the effects of wind;
 - 3) All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look;
 - 4) A minimum of three (3) inches of compacted aggregate material shall be installed under the artificial turf surface (sub-base materials);
 - 5) Installation on slopes greater than 6.6% shall be prohibited
 - 6) Proper grading, compaction and drainage shall be provided for all artificial turf to prevent excess runoff or pooling of water and artificial turf installations shall have a minimum permeability of thirty inches (30") per hour per square yard;
 - 7) An appropriate barrier devise (e.g., concrete mow strip, bender board) is required to separate the artificial turf from planters and live vegetation;
- c. Artificial turf shall be maintained in the following manner:
- 1) Artificial turf must be maintained in a like-new condition, color, and uniformity with no tears or seams visible. Any fading or deterioration or wear patterns and incidental damage of the product will necessitate replacement.
 - 2) Artificial turf shall be maintained in an attractive and clean condition and shall not contain holes, tears, stains, discoloration, seam separations, uplifted surfaces, heat degradation, excessive wear, and must remain free from odors.
 - 3) It shall be cleaned regularly and maintained in an appropriate and neat manner;
 - 4) It shall be replaced if it is worn, uneven, discolored, or damaged;



PUBLIC NOTICE OF REGULAR MEETINGS FOR THE PLANNING COMMISSION 2018

The City of Cedar Hills, Utah, hereby gives notice that the Planning Commission will hold its regular meetings beginning at 7:00 p.m. at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah on Tuesdays according to the following schedule:

MONTH	DATES	TIME
January	23	7:00 p.m.
February	27	7:00 p.m.
March	27	7:00 p.m.
April	24	7:00 p.m.
May	22	7:00 p.m.
June	26	7:00 p.m.
July	31	7:00 p.m.
August	28	7:00 p.m.
September	25	7:00 p.m.
October	23	7:00 p.m.
November	27	7:00 p.m.
December	No Meeting	7:00 p.m.

Posted this 1st day of December, 2017

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	11/28/2017

Planning Commission Agenda Item

SUBJECT:	Discussion on Accessory Building Height, RR-1 20,000 and R-1 15,000 Zones
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS:	
<p>A resident has approached the city to inquire as to altering the maximum allowable height for an accessory structure. Currently, City Code limits accessory structures to a maximum height of 20'. The lot in question is twice the size of the minimum allowable within the RR-1 20,000 zone, so in theory could be subdivided to have a home of up to 35' built on it. Other cities in the area have language in their code that allows for taller accessory structures.</p> <p>-Herriman has language that allows for taller buildings on larger lots (see Herriman code 10-9a-6) -Draپر and Pleasant Grove both allow for accessory structures to be built up to 25' (see Draپر and Pleasant Grove city codes 9-10-040, and 10-9B-9 respectively).</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
None	
RECOMMENDATION:	
Make recommendations for any proposed changes to §10-4B and §10-4F	
MOTION:	
No motion necessary, discussion item only.	