



**NOTICE OF
PLANNING COMMISSION MEETING
Thursday, May 23, 2013 7:00 p.m.**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a regular **Planning Commission Meeting on May 23, 2013, beginning at 7:00 p.m.** at the City Office Building, 10246 N Canyon Road, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

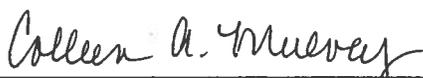
SCHEDULED ITEMS:

3. Approval of Minutes from the April 25, 2013 Planning Commission meeting
4. Review/Recommendation on Preliminary Plat for Bridgestone Plat D, located at approximately 4500 West and Harvey Boulevard
5. Review/Recommendation on Final Plat for Bridgestone Plats F & G, located at approximately 4500 West and Harvey Boulevard
6. Review/Recommendation on Amendments to Title 3 Chapter 1 of the City Code, Regarding Residential Rental Properties Business Licensing
7. Discussion/Review on Conditional Use Permits
8. Committee Assignments and Reports

ADJOURNMENT

9. Adjourn

Posted this 17th day of May, 2013



Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.

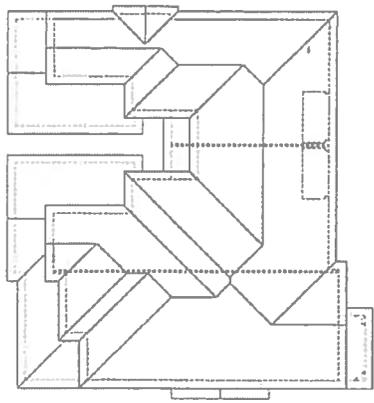
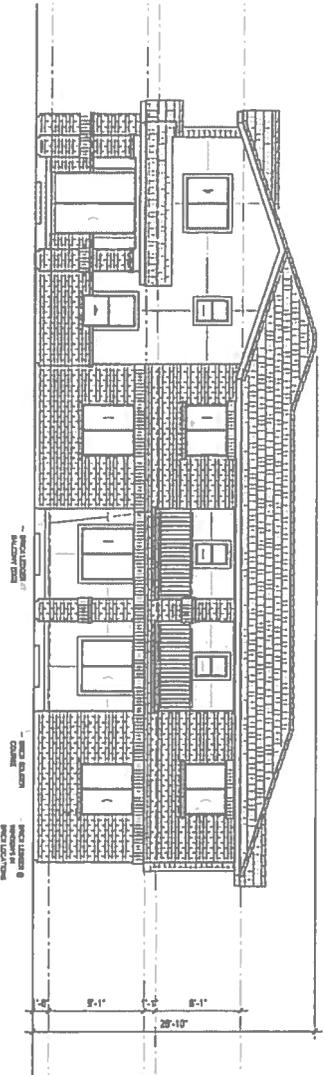
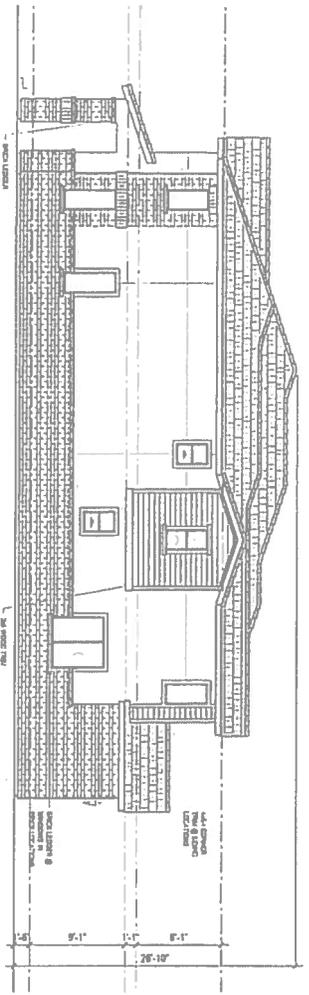
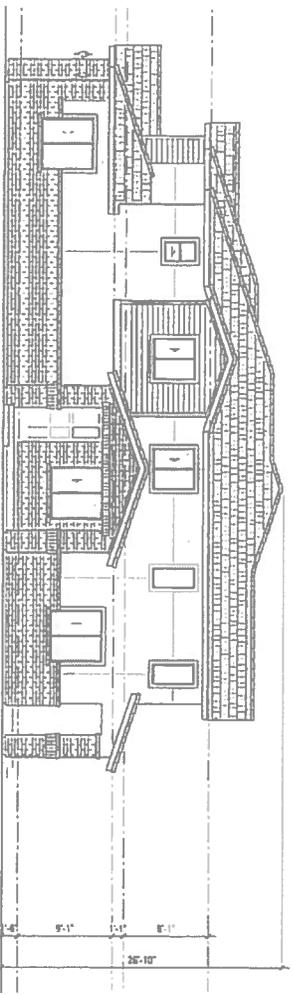


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	5/23/2013

Planning Commission Agenda Item

SUBJECT:	Review / Action on Bridgestone Plat D Preliminary/Conceptual approval
APPLICANT PRESENTATION:	Rich Welch, Garbett Homes
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: Bridgestone Plat D includes only one building with three units. Garbett Homes plans to complete Plat D by building a three-plex; of concern to the City are the proposed utility layouts, as well as not interfering with existing sewer laterals. Also, building elevations should closely match the existing Bridgestone designs standards.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed plat and elevations	
RECOMMENDATION: n/a	
MOTION: To recommend / not recommend preliminary conceptual approval for Bridgestone Plat D	



ROOF PLAN
SCALE: 3/32"=1'-0"

Scale: 1/4" = 1'-0"

Cedar Hills

CONCEPTUAL 3-PLEX EXTERIOR ELEVATIONS

A3.4

Garbett Homes
273 North East Capitol St
Salt Lake City, UT
(801) 456-2430
www.garbetthomes.com

CEDAR HILLS, UTAH
PROJECT # 2001-003
05/07/2011

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949 851 2133
kiggy.com



LEGEND

- FOUND SECTION MONUMENT
- RIGHT OF WAY
- BOUNDARY LINE
- PRIVATE OWNERSHIP LINE
- FEI SPINE
- LIMITED C WOOD



STATE PLANE COORDINATES

POINT	NORTHING	EASTING
1	4148.235	1031.875
2	4148.235	1031.875
3	4148.235	1031.875
4	4148.235	1031.875
5	4148.235	1031.875
6	4148.235	1031.875
7	4148.235	1031.875
8	4148.235	1031.875
9	4148.235	1031.875
10	4148.235	1031.875

OWNER TITLE

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, A.D. 2013 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DECLARATION WHO DAY APPROVED TO BE THAT THEY DID EXECUTE THE SAME

NOTARY PUBLIC _____

ACCEPTANCE BY LEGISLATIVE BODY:

THE CITY COUNCIL OF THE CITY OF CEDAR HILLS COUNTY OF UTAH APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

DATE OF _____ A.D. 2013

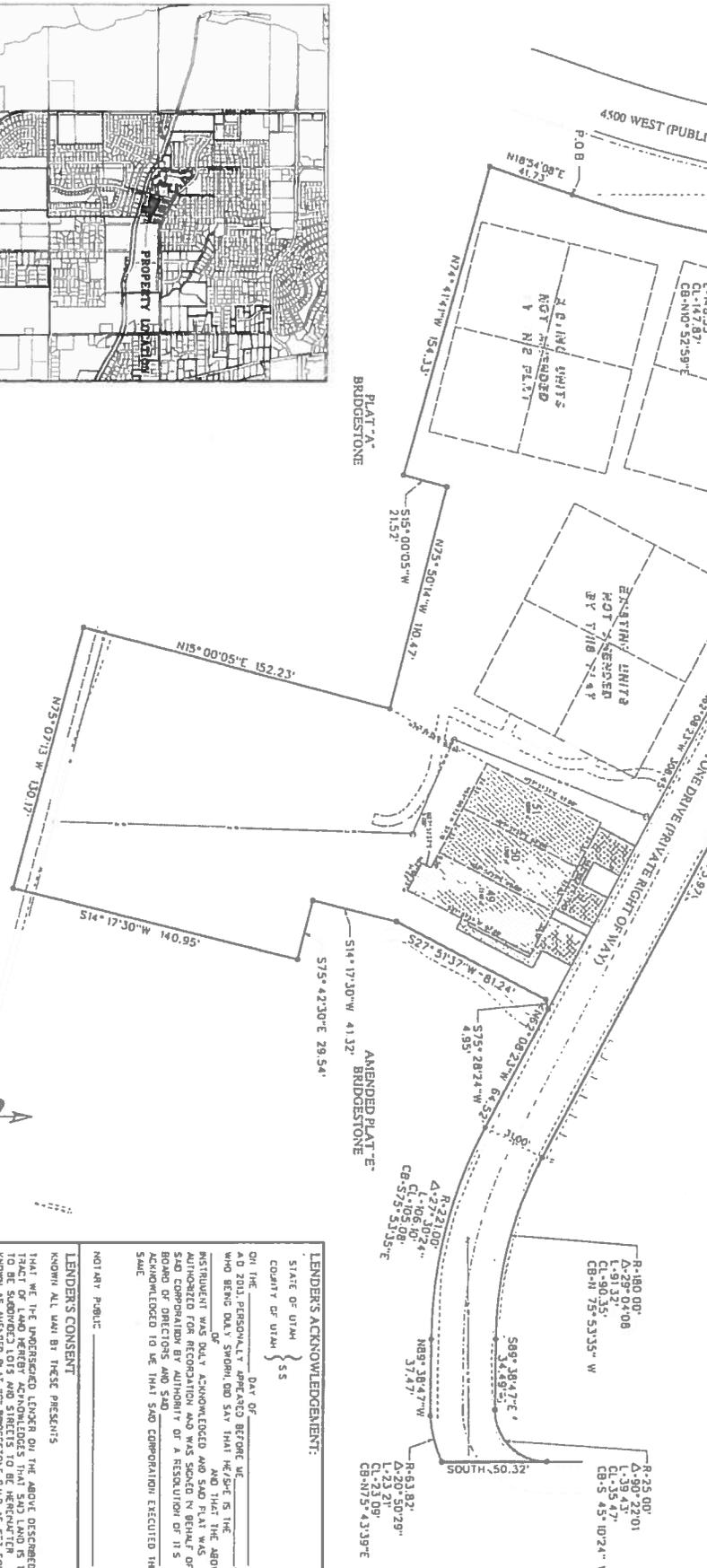
ENDORSED BY _____

PLANNING COMMISSION APPROVAL:

APPROVED THIS _____ DAY OF _____, A.D. 2013 BY THE CITY OF CEDAR HILLS PLANNING COMMISSION

DIRECTOR/SECRETARY _____ CHAIRPERSON PLANNING COMMISSION _____

CONDITIONS OF APPROVAL _____



VICINITY MAP



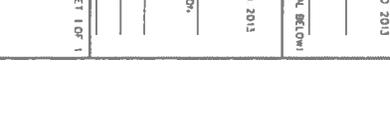
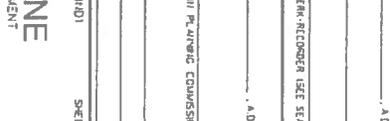
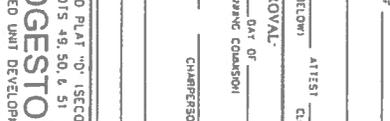
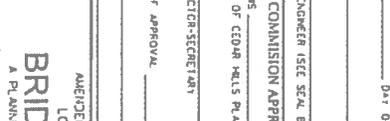
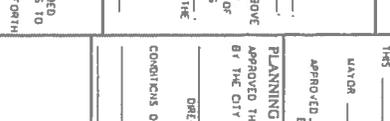
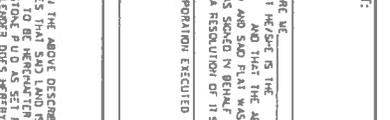
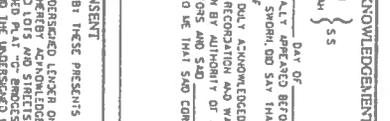
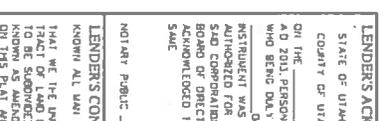
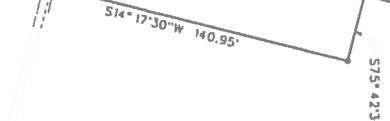
PROPERTY UNIT MAP



AMENDED PLAT A-BRIDGESTONE



AMENDED PLAT B-BRIDGESTONE



1800 East 1000 North, Suite 100, Sandy, UT 84070
 Phone: (801) 261-1234
 Fax: (801) 261-1234
 www.proterra.com

AMENDED PLAT A-BRIDGESTONE
 LOTS 49, 50 & 51
 A PLANNED UNIT DEVELOPMENT
 CEDAR HILLS, UTAH COUNTY, UTAH

AMENDED PLAT B-BRIDGESTONE
 LOTS 49, 50 & 51
 A PLANNED UNIT DEVELOPMENT
 CEDAR HILLS, UTAH COUNTY, UTAH

AMENDED PLAT C-BRIDGESTONE
 LOTS 49, 50 & 51
 A PLANNED UNIT DEVELOPMENT
 CEDAR HILLS, UTAH COUNTY, UTAH

AMENDED PLAT D-BRIDGESTONE
 LOTS 49, 50 & 51
 A PLANNED UNIT DEVELOPMENT
 CEDAR HILLS, UTAH COUNTY, UTAH

AMENDED PLAT E-BRIDGESTONE
 LOTS 49, 50 & 51
 A PLANNED UNIT DEVELOPMENT
 CEDAR HILLS, UTAH COUNTY, UTAH

AMENDED PLAT F-BRIDGESTONE
 LOTS 49, 50 & 51
 A PLANNED UNIT DEVELOPMENT
 CEDAR HILLS, UTAH COUNTY, UTAH

AMENDED PLAT G-BRIDGESTONE
 LOTS 49, 50 & 51
 A PLANNED UNIT DEVELOPMENT
 CEDAR HILLS, UTAH COUNTY, UTAH

AMENDED PLAT H-BRIDGESTONE
 LOTS 49, 50 & 51
 A PLANNED UNIT DEVELOPMENT
 CEDAR HILLS, UTAH COUNTY, UTAH

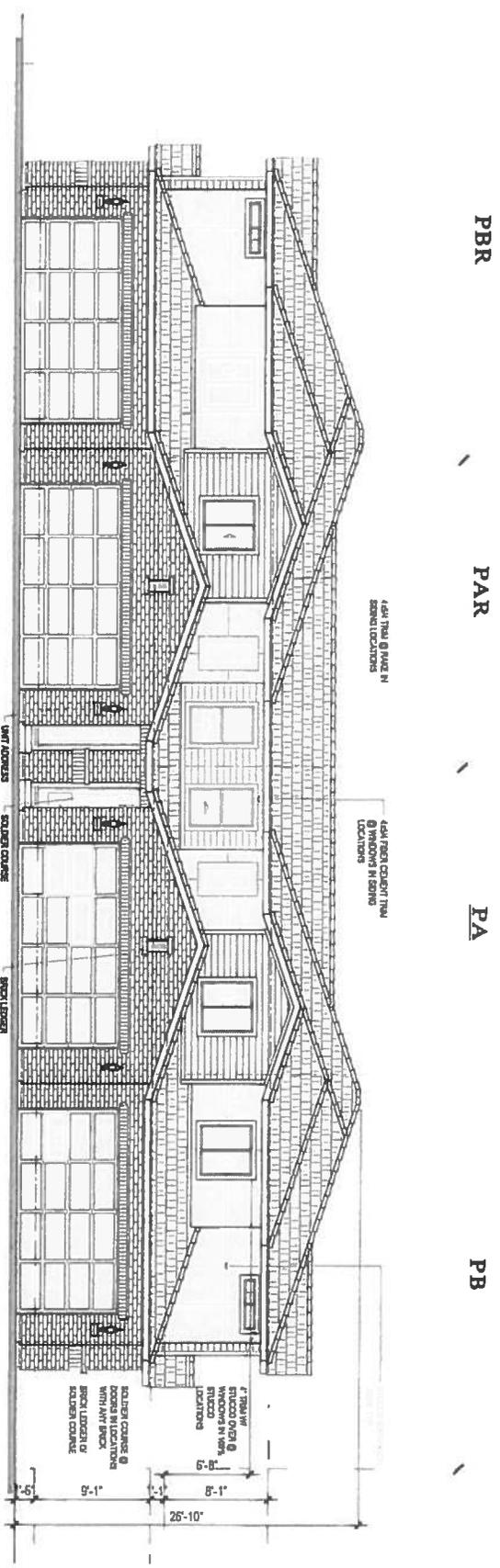


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	5/23/2013

Planning Commission Agenda Item

SUBJECT:	Review / Action on Bridgestone Plats F & G Final approval
APPLICANT PRESENTATION:	Rich Welch, Garbett Homes
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: The City Council has given the preliminary/conceptual approval for Bridgestone Plats F & G and the exterior elevations. The Planning Commission shall review the final plan, final engineer drawings and supporting documents for final approval.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed plats, elevations, engineering plans	
RECOMMENDATION: n/a	
MOTION: To recommend / not recommend final approval of Bridgestone Plats F & G	



Conceptual 4-Plex Front Elevation
Cedar Hills

Front Elevation Total
386 sq ft Brick (49.2%)
166 sq ft Siding (21.2%)
232 sq ft Stucco (29.6%)
784 total material (100%)

Overall Material Totals
1,653 sq ft Brick (49.8%)
330 sq ft Siding (9.9%)
1,538 sq ft Stucco (41.3%)
3,721 total material

Scale: 1/4" = 1'-0"

Cedar Hills

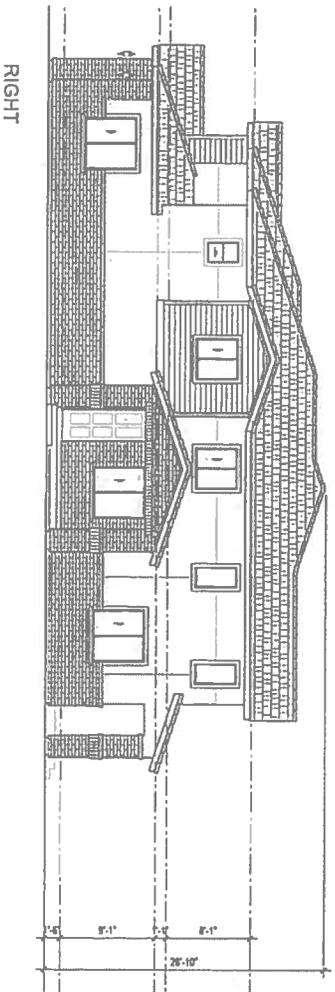
CONCEPTUAL 4-PLEX FRONT ELEVATION

A4.3

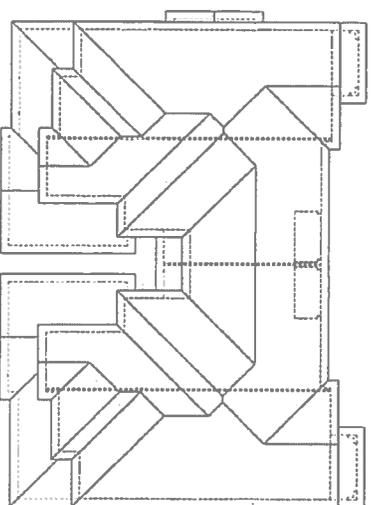
garbettHOMES.com
www.garbett.com
Garbett Homes
273 North East Capitol St.
Salt Lake City, UT
(801) 456-2430
www.garbettHomes.com

CEGAR HILLS, UTAH
11/17/12
Architectural+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
kgy.com

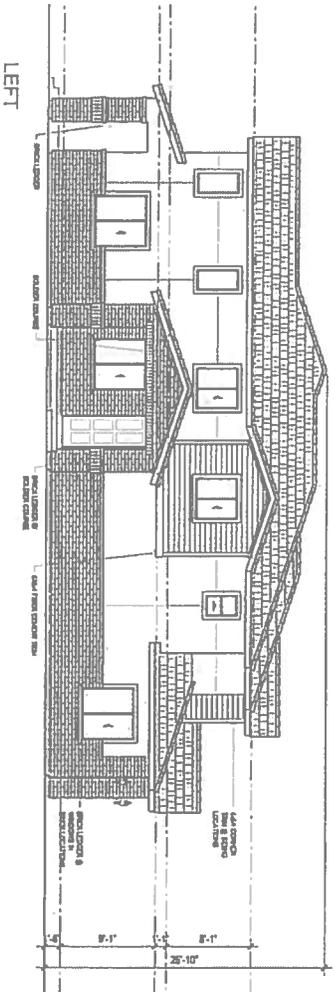




RIGHT

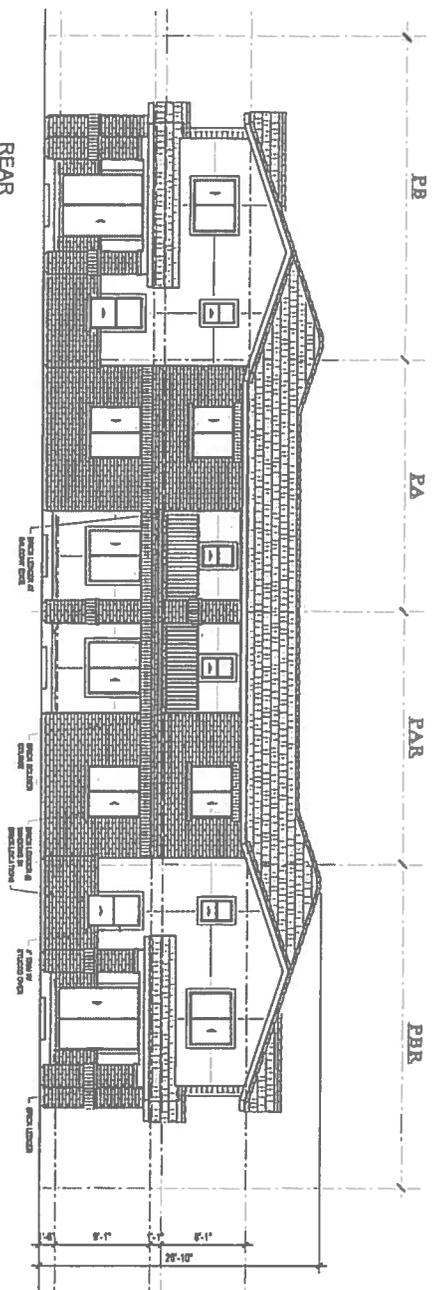


ROOF PLAN
SCALE: 3/32"=1'-0"



LEFT

Side Elevation Total
389 sq ft Brick (45.4%)
79 sq ft Siding (9.2%)
389 sq ft Stucco (45.4%)
857 (total material (100%))



REAR

Rear Elevation Total
869 sq ft Brick (58.3%)
928 sq ft Siding (10.8%)
528 sq ft Stucco (43.2%)
1,223 (total material (100%))

Scale: 1/4" = 1'-0"

Cedar Hills

CONCEPTUAL 4-PLEX EXTERIOR ELEVATIONS

A4.4

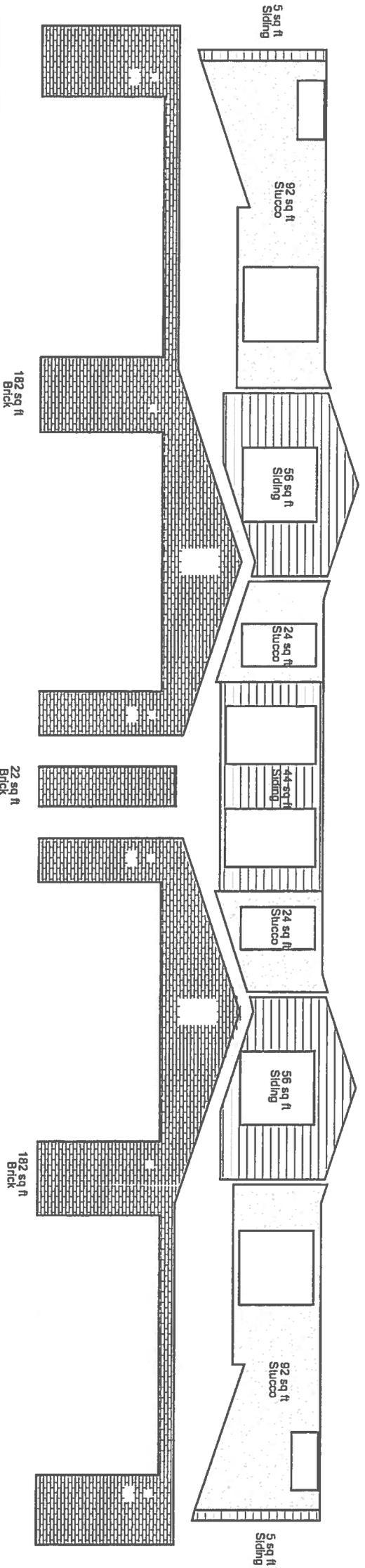
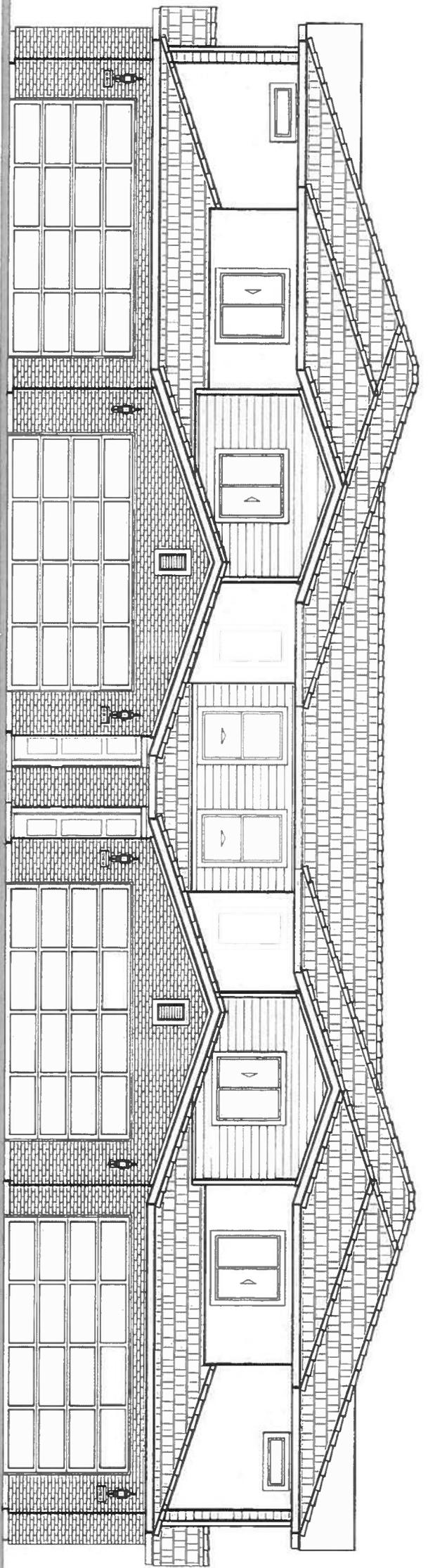
garbetteHOMES.com
NEW! INTRODUCING

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273 North East Capitol St.
Salt Lake City, UT
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www.garbettehomes.com

CEDAR HILLS, UTAH
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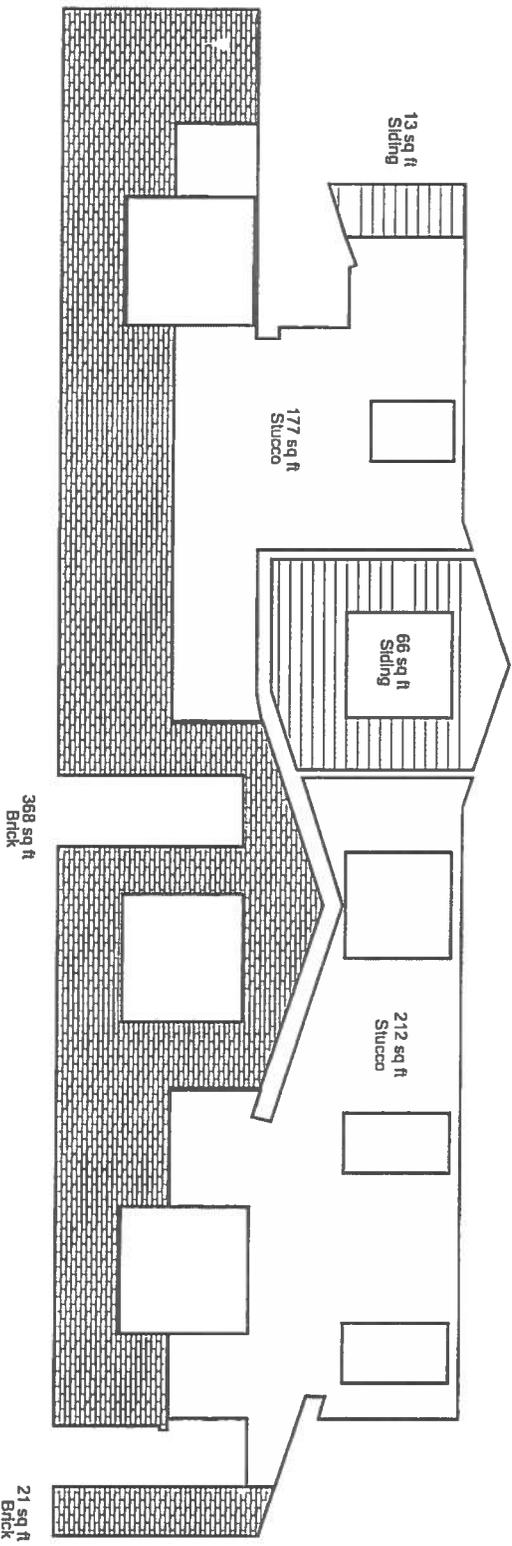
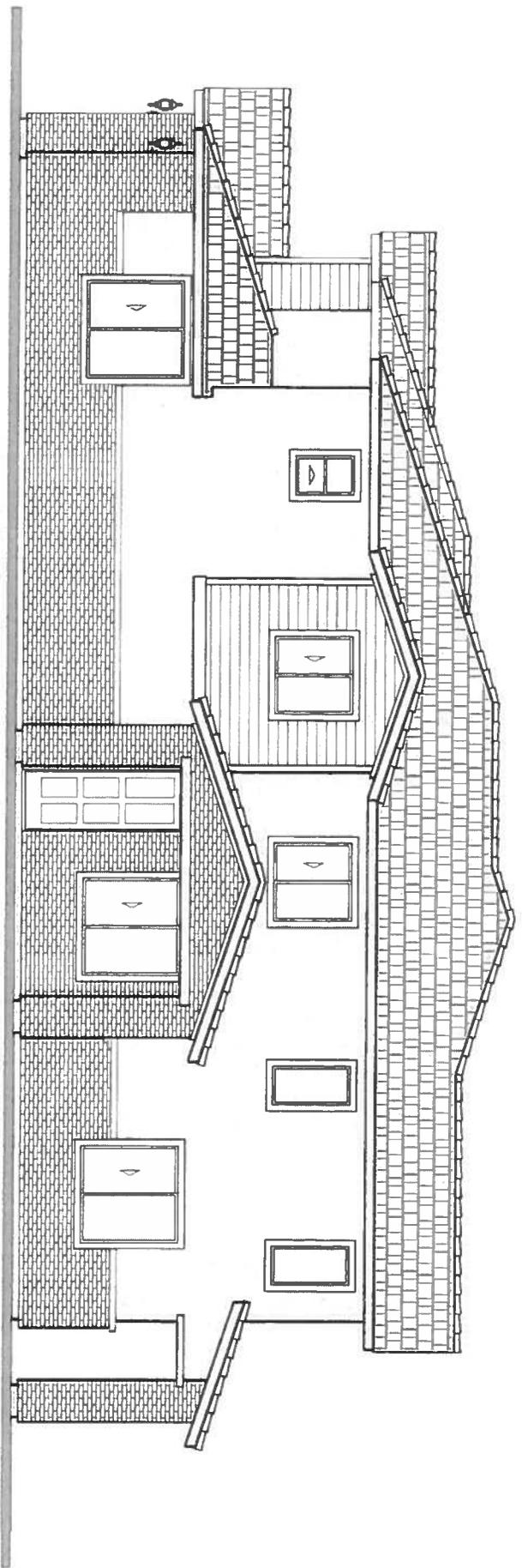
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kagj.com



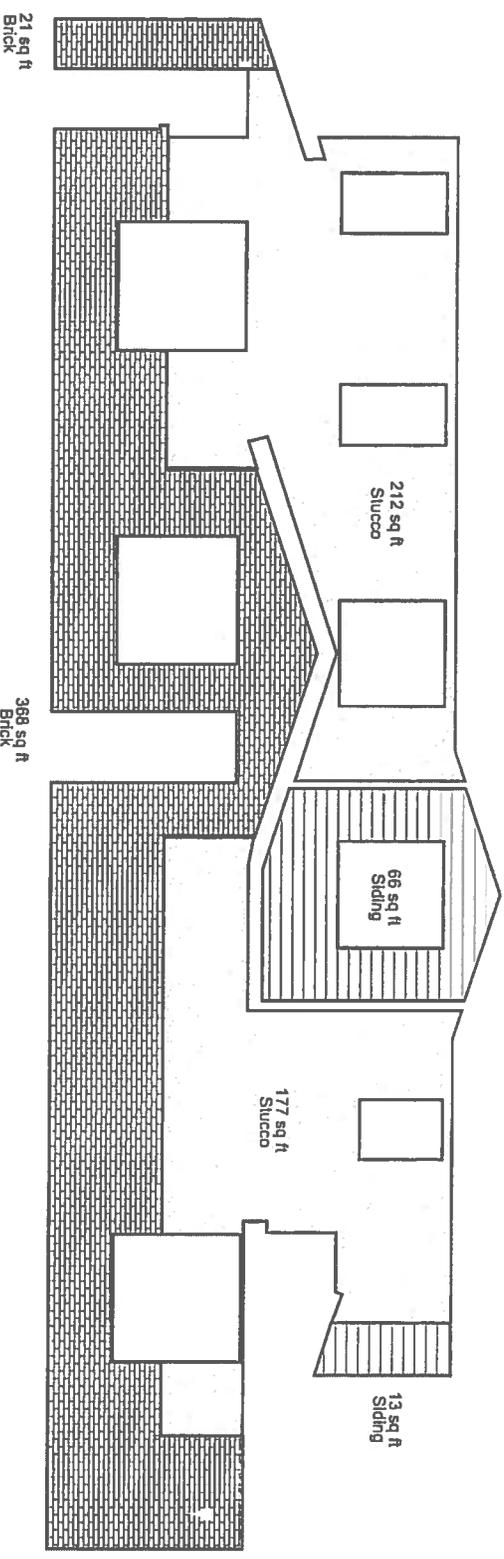
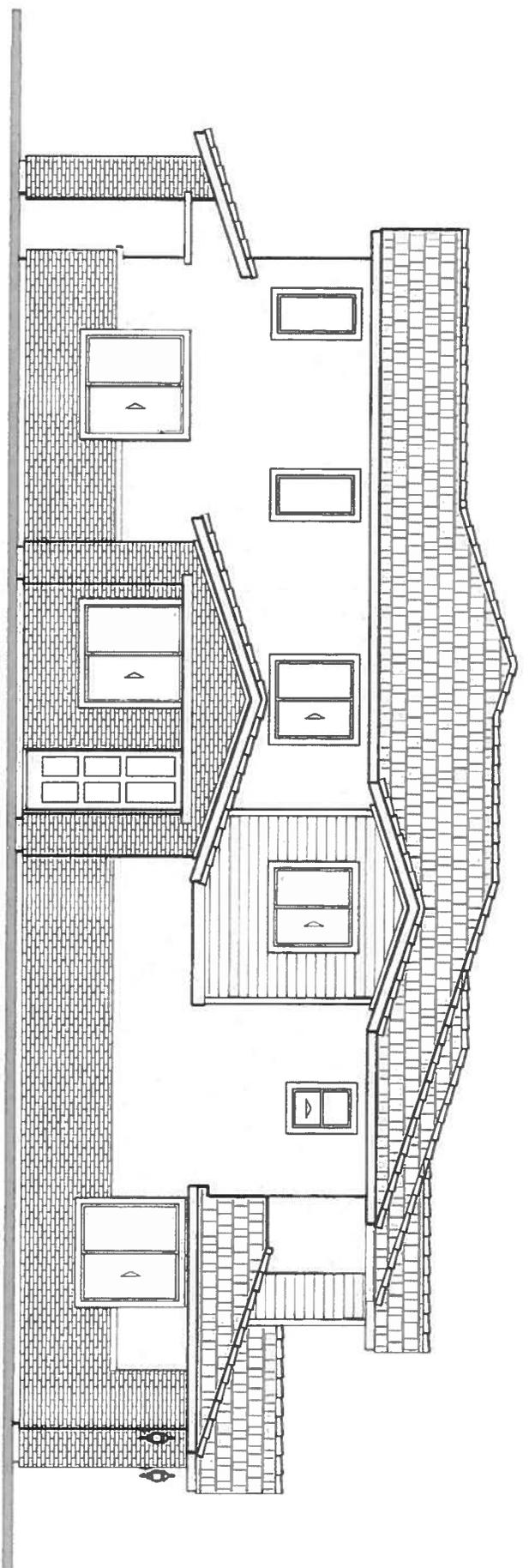


Overall Material Totals	
1,853 sq ft Brick (49.8%)	
330 sq ft Siding (8.9%)	
1,538 sq ft Stucco (41.3%)	
3,721 total material	

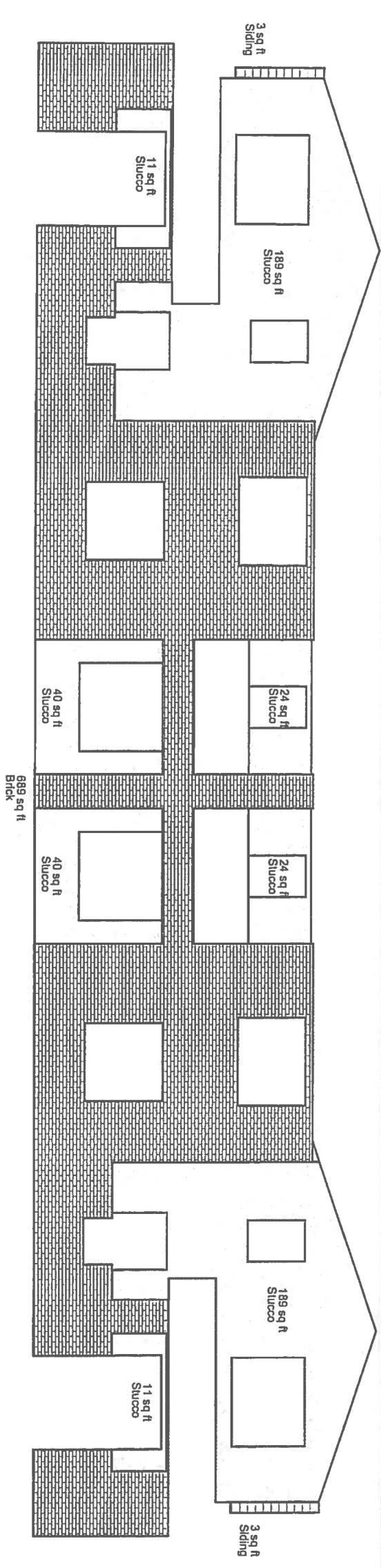
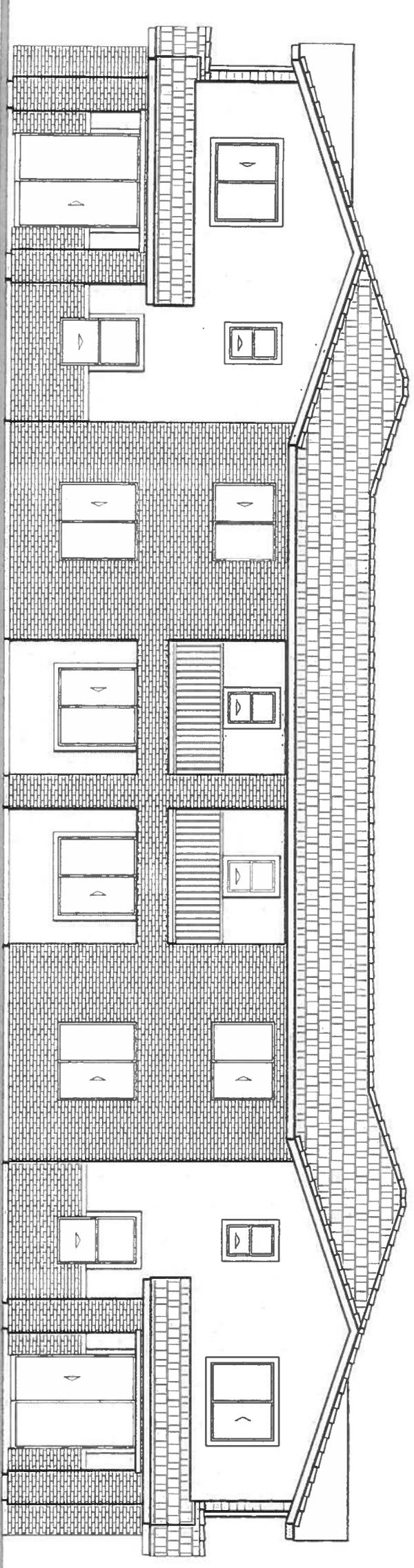
Front Elevation Total	
386 sq ft Brick (49.2%)	
166 sq ft Siding (21.2%)	
232 sq ft Stucco (29.6%)	
784 total material (100%)	



Side Elevation Total	
389 sq ft Brick (45.4%)	
79 sq ft Siding (9.2%)	
389 sq ft Stucco (45.4%)	
857 total material (100%)	



Side Elevation Total
389 sq ft Brick (45.4%)
79 sq ft Siding (9.2%)
389 sq ft Stucco (45.4%)
857 total material (100%)

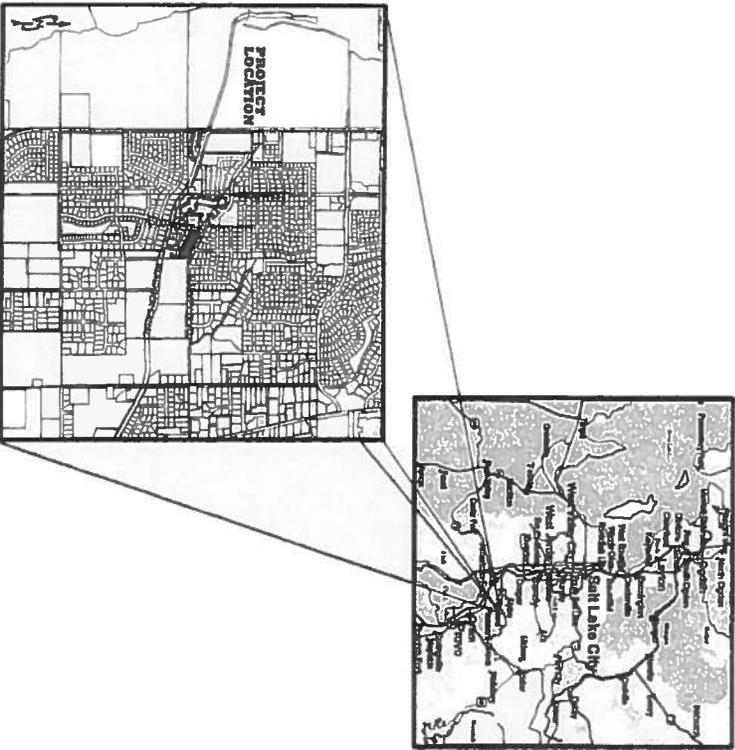


Rear Elevation Total	
689 sq ft Brick (56.3%)	
6 sq ft Siding (0.5%)	
528 sq ft Stucco (43.2)	
1,223 total material (100%)	

BRIDGESTONE PLAT "F" & "G"

FINAL CONSTRUCTION DRAWINGS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND
THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
CITY OF CEDAR HILLS, UTAH



SHEET INDEX

CV1	COVER SHEET
NT1	GENERAL NOTES AND SPECIFICATIONS
	FINAL PLAT - BRIDGESTONE PLAT "F"
	FINAL PLAT - BRIDGESTONE PLAT "G"
DM1	DEMOLITION PLAN
UT1	UTILITY PLAN
GP1	GRADING & DRAINAGE PLAN
FP1	PLAN & PROFILE - EKRIDGE LANE AND DEERFIELD LANE
SW1	STORM WATER POLLUTION PREVENTION PLAN
DT1	DETAIL SHEET

OWNED/DEVELOPED BY:

GARBETT HOMES
RICH WELCH
273 NORTH EAST CAPITOL STREET
SALT LAKE CITY, UT 84103
(801) 580-2640

PLANS PREPARED BY:

PROTERRA GROUP
DAVE REDDISH - PROJECT MANAGER
1634 REUNION AVENUE, SUITE 10A
SOUTH JORDAN, UTAH 84095
(801) 253-0248 TEL.
(801) 253-6139 FAX

MUNICIPALITY:

DAVID BUNKER
CITY OF CEDAR HILLS
10246 NORTH CANYON ROAD
CEDAR HILLS, UT 84115
(801) 785-9668 EXT. 101 TEL.



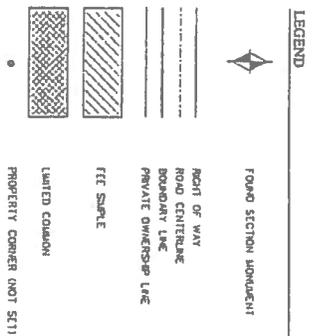
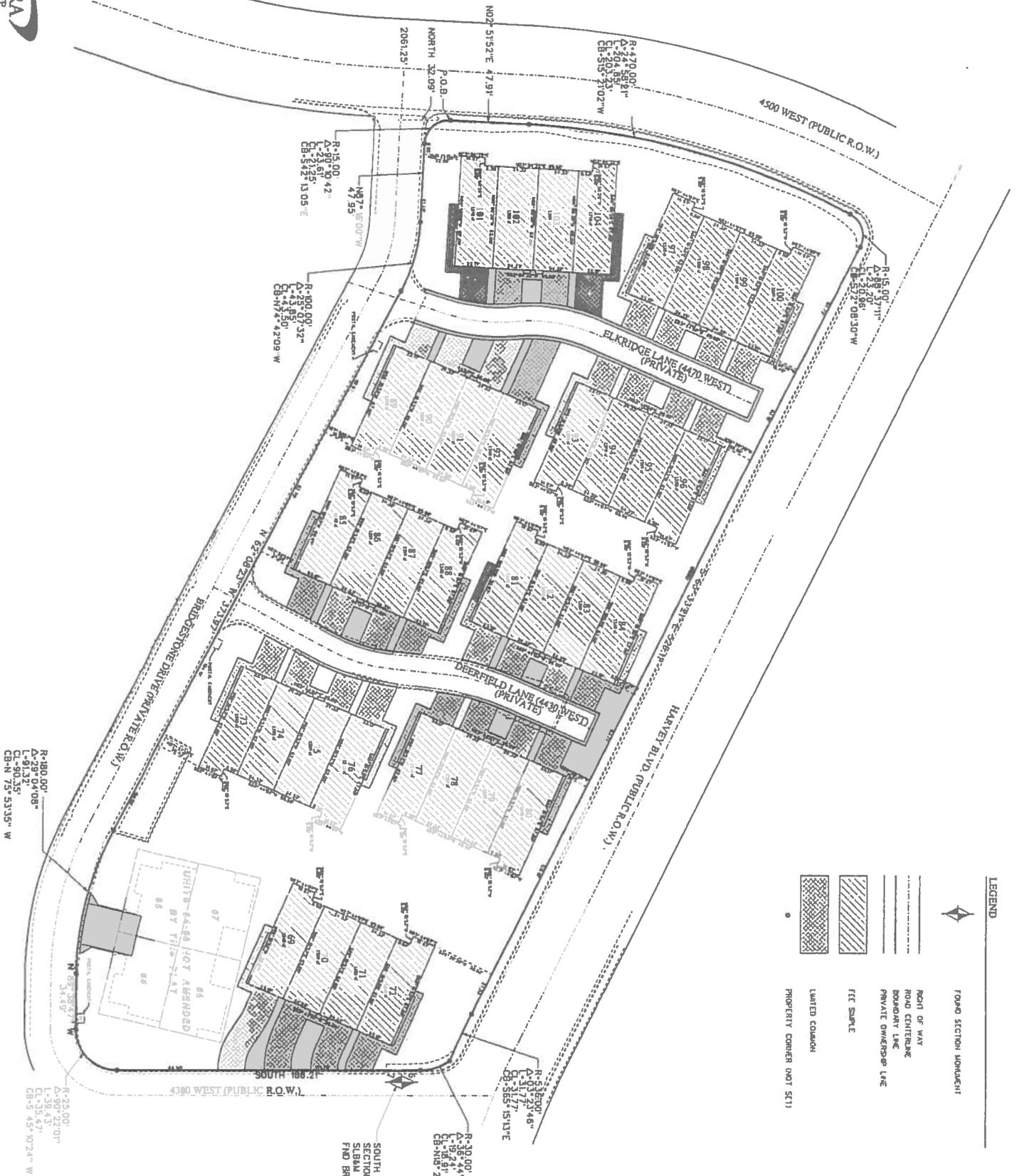
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	CHECKED: PK	
	SURVEYED:	
	DATE: 5/15/13	
REV. NO.	REVISION DESCRIPTION	DATE

BRIDGESTONE
COVER SHEET
FINAL CONSTRUCTION DRAWINGS

PROTERRA GROUP
1634 Reunion Ave, Suite 10A, South Jordan Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www.proterra-group.com



CV1

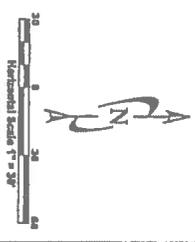


NOTES
1. ALL COMMON AND LIMITED COMMON SPACE AREAS ARE PUBLIC UTILITY EASEMENTS.

STREET ADDRESS

65	4380 WEST
66	4380 WEST
67	4380 WEST
68	4380 WEST
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72	4380 WEST
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100	4380 WEST

SOUTH QUARTER CORNER
SECTION 6, 15S, 12E,
FND BRASS CAP, RING & LID

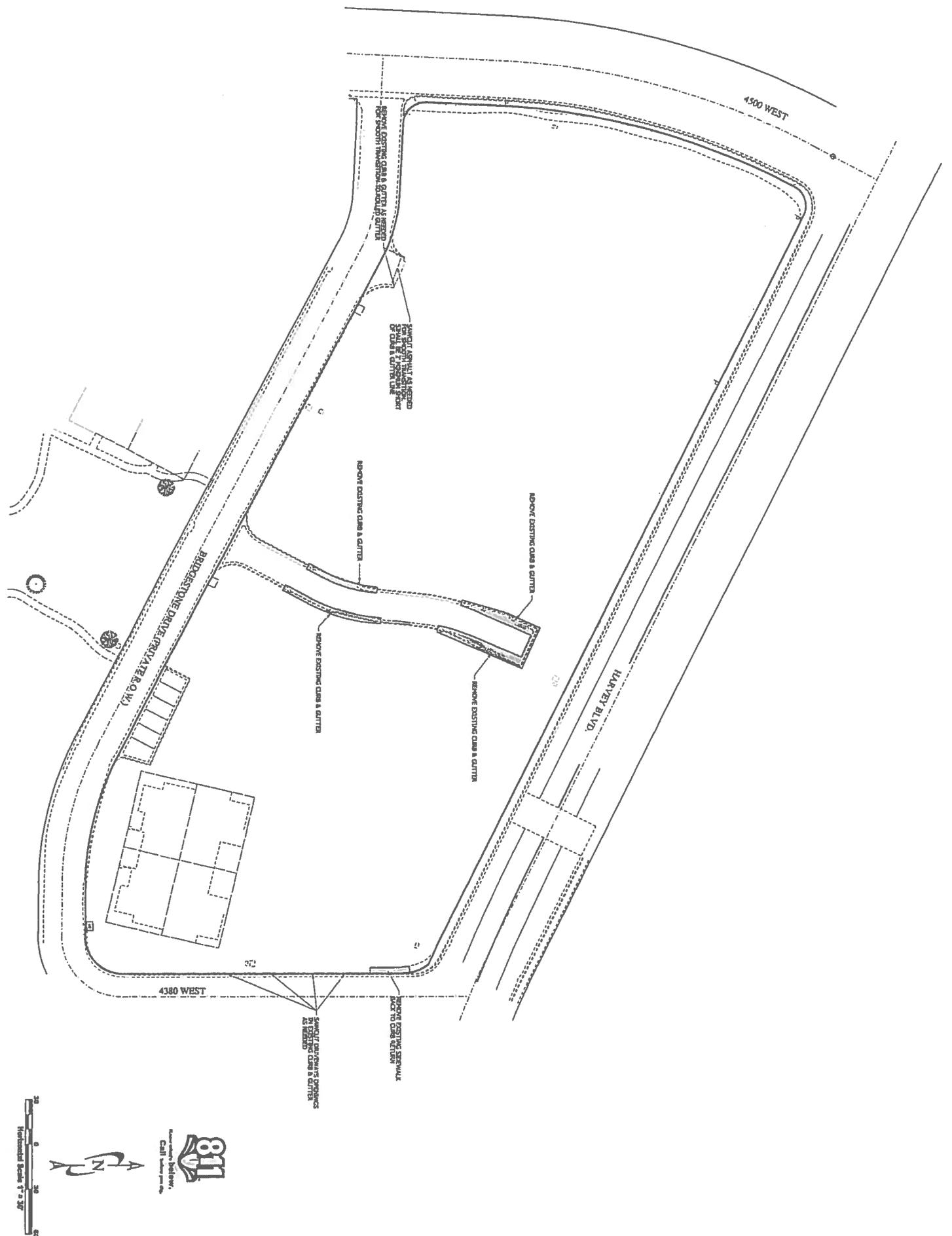


AMENDED PLAT "F" (SECOND)
VACATING PLAT "C"

BRIDGESTONE
A TOWNHOME PLANNED UNIT DEVELOPMENT
CEDAR HILLS UTAH COUNTY, UTAH

3/4" = 1' SCALE
1/4" = 1' SCALE
1/8" = 1' SCALE
1/16" = 1' SCALE

SHEET 2 OF 2

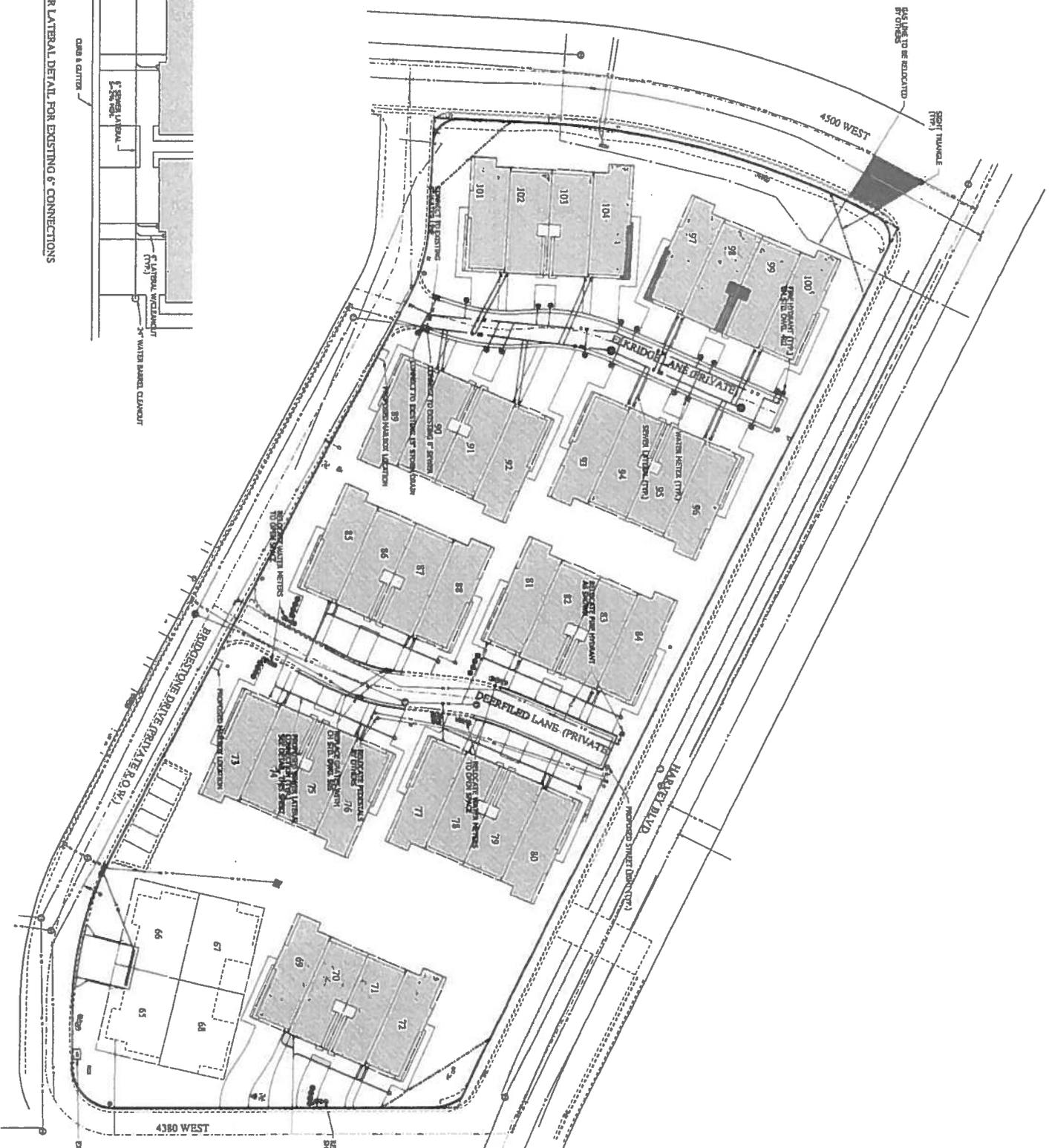
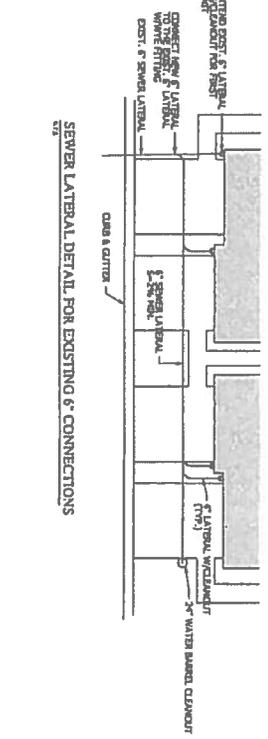


PROTERRA GROUP
 1654 Remondin Ave, Suite 18A, South Jordan, Utah 84095
 Phone: (801) 253-6348 Fax: (801) 253-4139
 www.proterragroup.com

BRIDGESTONE PLAT "F"
DEMOLITION PLAN
 FINAL CONSTRUCTION DRAWINGS

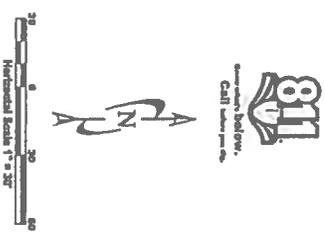
REV. NO.	REVISION DESCRIPTION	DATE

JOB NO. GARD010
 DRAWN: *[Signature]*
 DESIGN: *[Signature]*
 CHECKED: *[Signature]*
 SURVEYED: *[Signature]*
 DATE: 5/6/13



- NOTES:
1. MAINTAIN A MINIMUM OF 18" SEPARATION BETWEEN SEWER LATERALS AND WATER MAINS.
 2. SUFFICIENT SEWER MATERIALS ARE TO BE PROVIDED AT A 2% SLURP TO MAIN LINE.
 3. PROVIDE ADEQUATE TRIBUTARY BLOCKING AND HEAD LIDS AT ALL CONNECTIONS TO MAIN LINE.
 4. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES BEFORE STARTING OR CONSTRUCTING ANY NEW UTILITY LINES.
 5. ALL STREET LIGHTS TO BE INSTALLED AS PER CCDAH RULES.
 6. ALL UTILITY LINES ARE TO BE BLUE CHISEL OR BLUE TYP.
 7. ALL VALVES 12" AND SMALLER ARE GATE VALVES UNLESS OTHERWISE SPECIFIED.
 8. ALL WATER METER BOXES ARE TO BE LOCATED IN THE OPEN AND THE INTRUSANTS ARE TO HAVE AN ISOLATION VALVE.
 9. ALL WATER METER BOXES ARE TO BE LOCATED IN THE OPEN AND THE INTRUSANTS ARE TO HAVE AN ISOLATION VALVE.

RELOCATE 3 WATER METERS AS SHOWN/INDICATED BY THE CITY



PROTERRA GROUP

1684 Rembrandt Ave, Suite 100A, South Jordan Utah 84095
Phone: (801) 253-0948 Fax: (801) 253-4139
www.proterra.com

BRIDGESTONE PLAT "F"

OVERALL UTILITY PLAN

FINAL CONSTRUCTION DRAWINGS

REV. NO.	REVISION DESCRIPTION	DATE

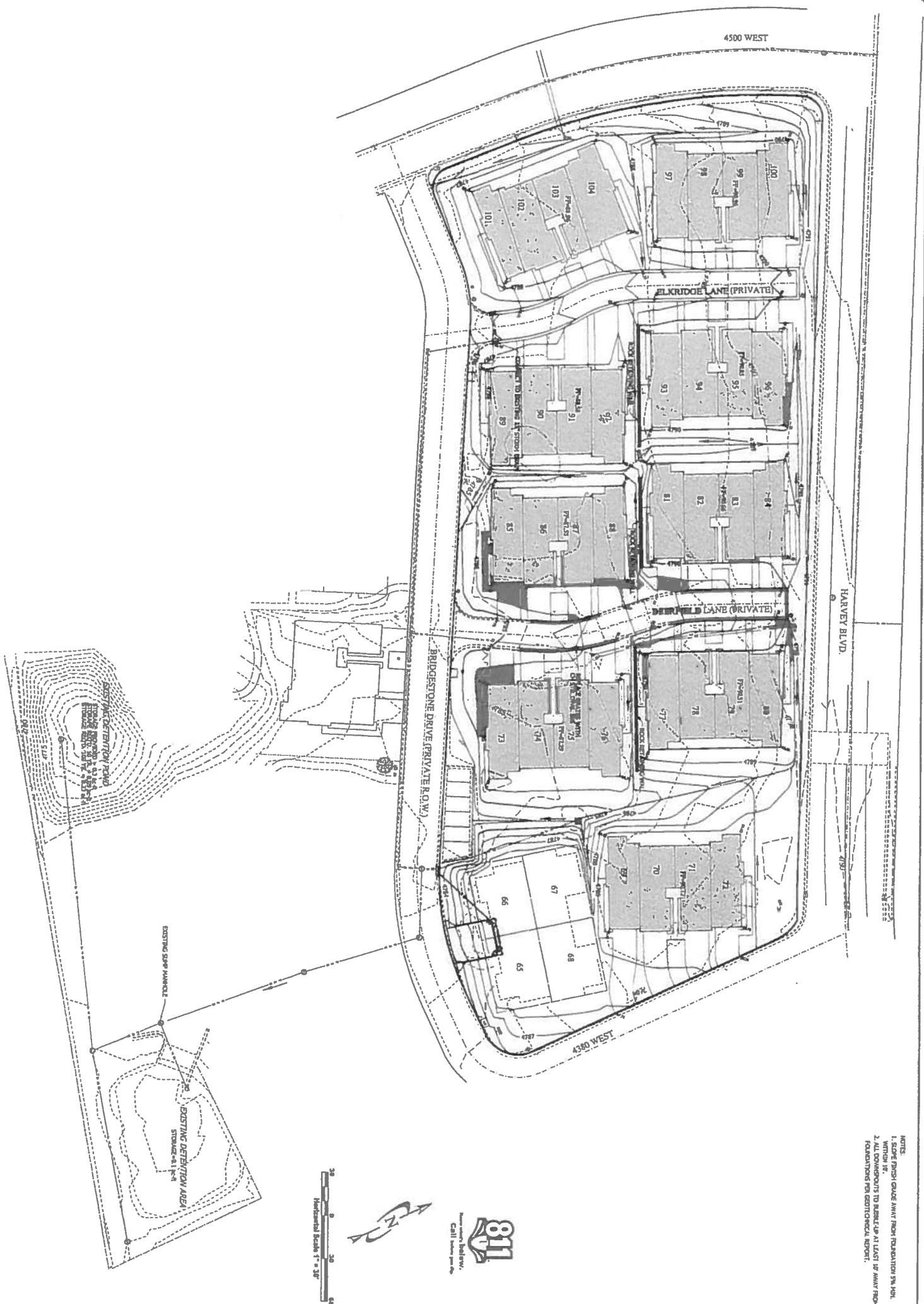
JOB NO. GAR010

DESIGNER: [Signature]

CHECKED: [Signature]

SURVEYED: [Signature]

DATE: 5/15/13



NOTES:
 1. SHOWN FROM GRADE WITH FOUNDATION FINISH.
 2. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
 FOUNDATIONS PER GEOTECHNICAL REPORT.

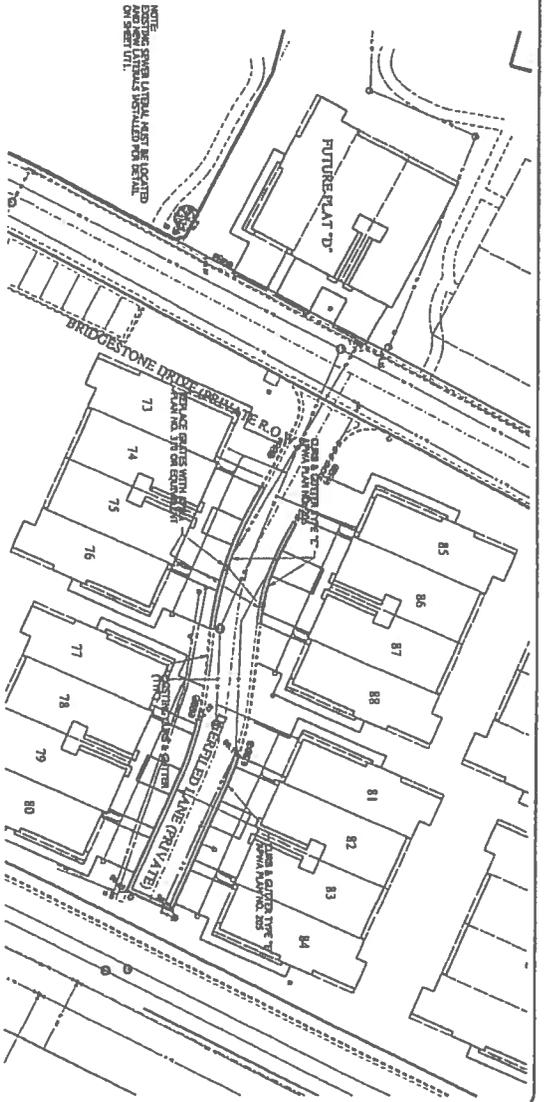
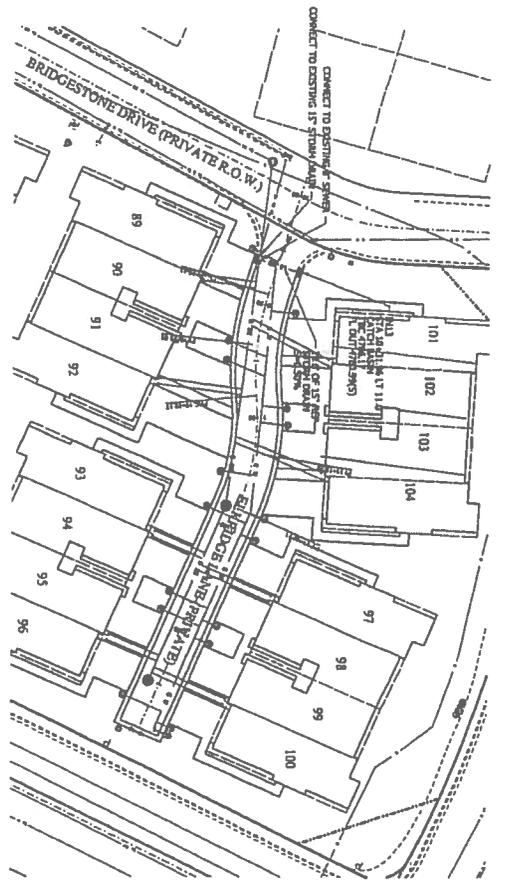
REV. NO.	REVISION DESCRIPTION	DATE

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 DESIGNED: [Signature]
 CHECKED: BK
 SURVEYED: [Signature]
 DATE: 5/13/13

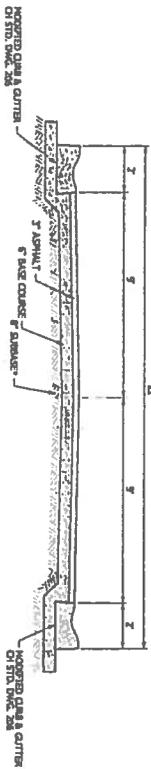
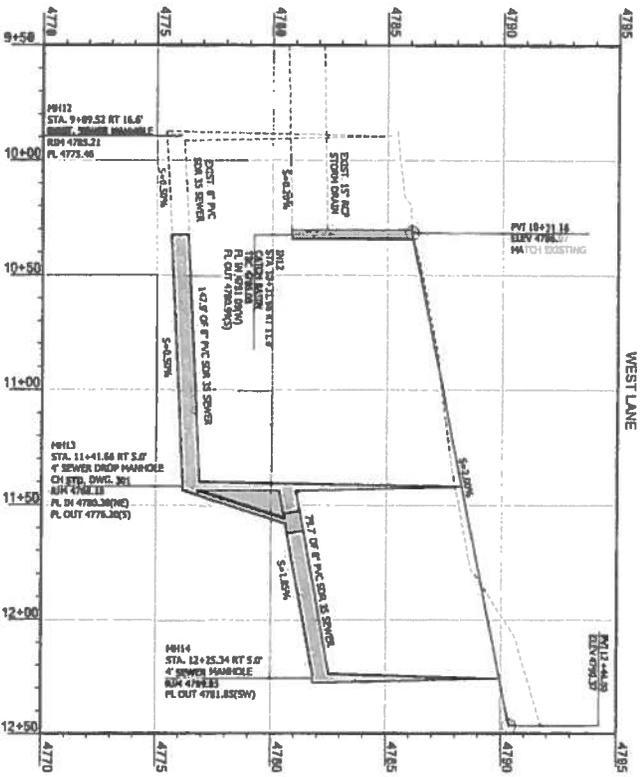
BRIDGESTONE PLAT F
OVERALL GRADING PLAN
 FINAL CONSTRUCTION DRAWINGS

PROTERRA GROUP
 1654 Rambler Ave. Suite 100, South Jordan Utah 84095
 Phone: (801) 253-8240 Fax: (801) 253-6139
 www.proterraenergy.com

GPI
 GEOTECHNICAL PROFESSIONAL INSTITUTE
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF UTAH
 NO. 72431
 DANIEL A. PROBERT
 12/13/2012



EAST LANE ROADWAY PLAN



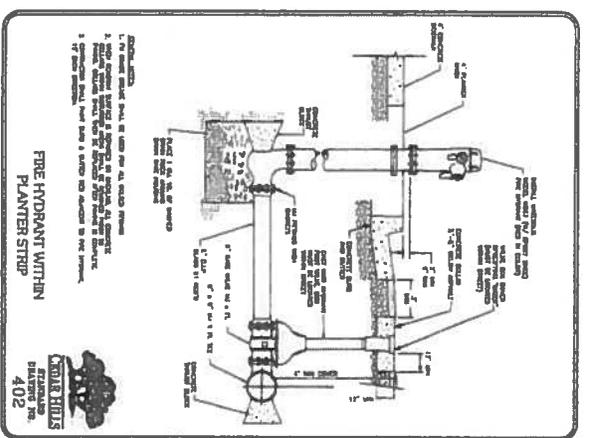
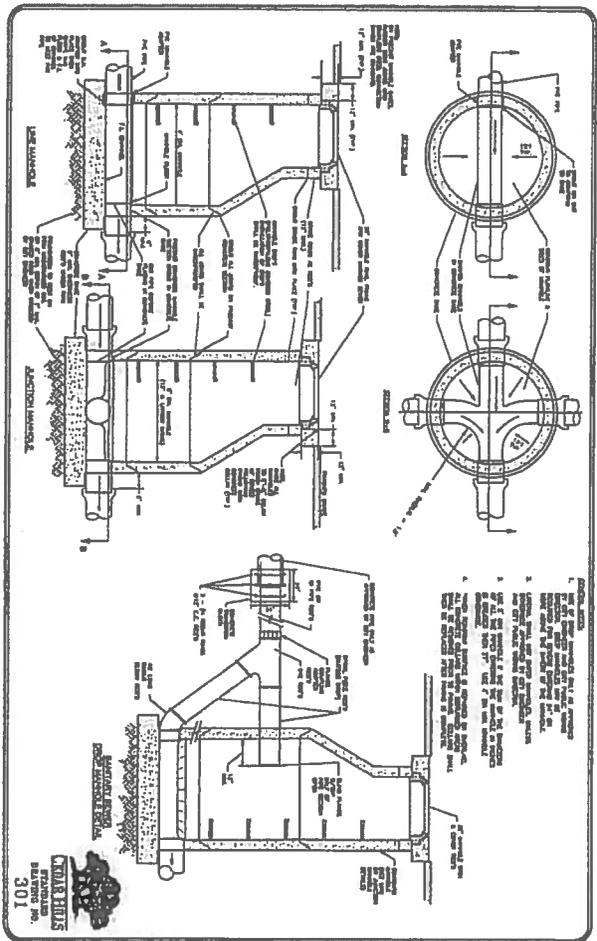
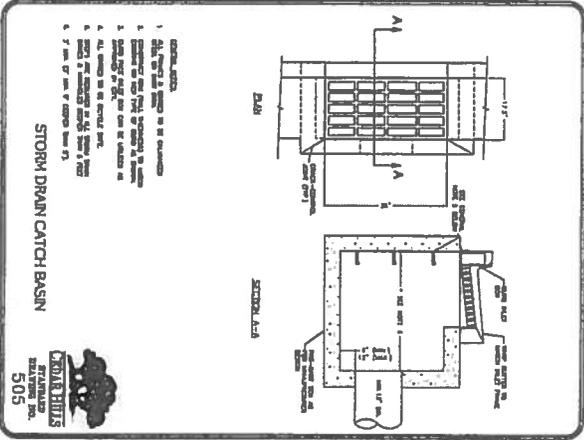
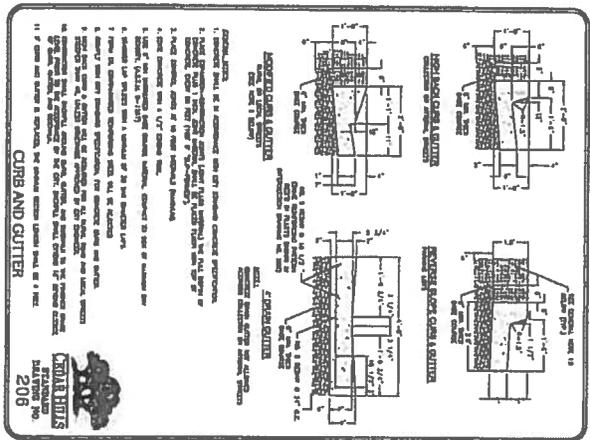
WEST LANE TYPICAL SECTION

NOTE: EXISTING GENERAL LATERAL WASTES ARE LOCATED ON SHEET U11.
 *SQUARED AND COMPACTED TO 90% DRY DENSITY
 *BASE COURSE IS 6\"/>

NOTE: EXISTING GENERAL LATERAL WASTES ARE LOCATED ON SHEET U11.



	<p>1634 Reardon Ave. Suite 18A, South Jordan Utah 84095 Phone: (801) 253-6260 Fax: (801) 253-6139 www.proterragroup.com</p>	<p>BRIDGESTONE PLAT "F" PLAN & PROFILE - WEST & EAST LANES FINAL CONSTRUCTION DRAWINGS</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="font-size: small;">REV. NO.</th> <th style="font-size: small;">REVISION DESCRIPTION</th> <th style="font-size: small;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV. NO.	REVISION DESCRIPTION	DATE				<p>JOB NO. GAR010</p> <p>DRAWN: DESIGNED: CHECKED: SURVEYED: DATE: 6/15/10</p>
REV. NO.	REVISION DESCRIPTION	DATE								



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BRIDGESTONE
DETAIL SHEET
FINAL CONSTRUCTION DRAWINGS

REV. NO.	REVISION DESCRIPTION	DATE

COLLETT ENGINEERS
REGISTERED PROFESSIONAL ENGINEER
DRAWING NO. 505

JOB NO. CAS3010
DATE: 5/15/13

DESIGN: [Signature]
CHECKED: BR
SURVEYED:
DATE: 5/15/13



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	5/23/2013

Planning Commission Agenda Item

SUBJECT:	Review / Action on residential rental properties business licensing code.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Scott McMahon
BACKGROUND AND FINDINGS: Staff has prepared a business licensing code for non-owner occupied residential rental properties after getting input from the Planning Commission.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: \$65 per business license	
SUPPORTING DOCUMENTS: Proposed Code.	
RECOMMENDATION: n/a	
MOTION: To recommend / not recommend approval of the residential rental properties business licensing code.	

Title 3, Chapter 1, Article H

Rental Dwelling Unit

APPLICABILITY:

In addition to all rules and regulations set forth in Chapter 1 of this title, the regulations contained in this section shall apply to rental dwelling licenses.

DEFINITIONS:

OWNER: The person(s) or entity having ownership.

RENTAL DWELLING UNIT: Any non-owner occupied ~~individual~~ dwelling unit that is used for or designated for use as a **single family** home or residence by one or more persons and available to be rented, loaned, leased or hired out, with or without consideration to be used or occupied as a home or residence.

LICENSE REQUIRED:

- A. It shall be unlawful for any person, as owner, lessee or agent thereof, to own, keep, conduct, operate or maintain any rental dwelling unit within the city without a valid license issued pursuant to this chapter.
 - B. If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to obtain the business license for a rental dwelling unit.
 - C. A business license for a rental dwelling unit is not transferable between persons or structures.
 - D. A business license for a rental dwelling unit shall not be required for a rental dwelling unit which is ordinarily owner occupied but is temporarily rented because:
 1. The owner is placed in the hospital, nursing home, assisted living center, or similar facility, or
 2. The owner has a bona fide, temporary absence of three (3) years or less for activity as temporary job assignments, sabbaticals, or voluntary service. Indefinite periods of absence from the dwelling shall not qualify for this exemption.
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APPLICATION FOR LICENSE:

All applications for a rental dwelling license shall be made in writing upon the forms provided by the city. In addition to the information required by [chapter 1](#) of this title, an application for a rental dwelling license shall also show:

- A. The street address of each rental dwelling unit owned by the applicant within the city.
- B. A valid e-mail address and phone number for the owner and property manager of each rental dwelling unit.
- C. The maximum number of occupants per rental dwelling unit.
- D. A signed statement certifying the rental dwelling unit's compliance with applicable safety and building codes.

LICENSE FEES:

- A. Required: Owners of rental dwelling units or multiple family dwelling units shall pay the general business license fee. Owners of multiple rental dwelling units shall be required to obtain only one regulatory business license for the operation and maintenance of those rental dwelling units.
- B. Any licensee who acquires or sells any rental dwelling unit within the city after licensure but before renewal shall amend the license within thirty (30) days of acquisition or sale of the rental dwelling unit and shall pay the fees required by this title.
- C. Time of payment: The base business license fee shall be paid at the time of application for a new or renewal license.
- D. Failure: Failure to timely make a payment required pursuant to a payment plan as described above may result in the suspension or revocation of the license and the imposition of penalty fees as set forth in this title.

REVIEW AND APPROVAL PROCEDURES:

The process for review and approval of an application for a rental dwelling license shall be in accordance with [chapter 1](#) of this title.

EFFECT OF LICENSE ISSUANCE:

The issuance of a rental dwelling unit license shall not have the effect of changing the legal status of a rental dwelling, including but not limited to: a) legalizing an illegally created dwelling unit, use, or other circumstances; or b) recognizing the nonconforming use, structure or other nonconformity.

INSPECTIONS:

- A. The business license official or their designee shall be permitted to make an inspection of any rental dwelling unit prior to any rental dwelling unit license being issued or renewed of any rental dwelling unit licenses, or to enforce any of this title or any other applicable statute or ordinance. ~~and may enter the building or may enter upon the premises during regular business hours; or, if there are no regular business hours, the business license official or their designee shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.~~ The business license official or their designee shall provide the property owner or property owner's representative and tenant a minimum of seventy-two (72) hours prior notice before the inspection. The tenant shall be allowed to be present during any inspection of the rental dwelling unit. Prior notice shall be in writing and served in person or by certified mail with return receipt. If the property owner or other responsible person refuses to allow an inspection, the business license official or their designee may obtain and execute a search warrant.

- B. No owner, occupant, or any other person having charge, care, or control of any building or premises shall fail or neglect, after proper request is made as herein provided, to properly permit entry therein by the business license official or their designee for the purpose of inspection and examination to ensure compliance with this title.

PENALTY:

Any person or party violating any of the provisions of this chapter shall be guilty of a class B misdemeanor and subject to penalty as provided in section 3-1-18 of this code. Each separate day a person violates any provision of this chapter shall be a separate violation.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	5/23/2013

Planning Commission Agenda Item

SUBJECT:	Discussion / Review on Review and approval of conditional use permits.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Scott McMahon, Code Enforcement Officer
BACKGROUND AND FINDINGS: Staff requesting input on conditional use permits, and the designated review body for specific permits.	
PREVIOUS LEGISLATIVE ACTION: Ord. 3-4-2008A	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: List of current city conditional use permits	
RECOMMENDATION: n/a	
MOTION: This item is a discussion item only. No motion is necessary at this time.	

CONDITIONAL USES

The following buildings, structures and uses of land shall be permitted upon compliance with the applicable requirements of this title and after approval has been given by the designated review agency:

Accessory apartment.

Assisted living facility for elderly persons.

Bed and breakfast facility, when approved by the planning commission, subject to the prior approval of a site plan for the use and a finding of compliance with the conditions and limitations set forth in section [10-5-25](#) of this title.

Conventional subdivision projects, subject to compliance with the applicable provisions of this zone and the city subdivision ordinance.

Fences, walls and hedges subject to the requirements of section [10-5-18](#) of this title.

Flexible design subdivision projects.

Home occupations, subject to the provisions of [title 3, chapter 1](#) of this code.

Large animal units. All barns, sheds, coops, pens, hutches, paddocks, stables, corrals or similar structures used for the enclosure, housing, or confinement of animals in a large animal unit shall be located not less than one hundred feet (100') to an existing dwelling on an adjacent lot.

Minor utility transmission lines and facilities included as an integral part of an approved subdivision or planned residential development within the zone.

Motor vehicle roads and rights of way subject to compliance with city standards for design and construction for such uses and upon approval of a site plan by the planning commission.

Planned residential developments subject to compliance with the applicable requirements of [chapter 6, article B](#) of this title.

Premises occupations, subject to the provisions of section [3-1E-1](#) of this code.

Residential facility for handicapped persons.

Single-family dwellings, conventional construction, subject to compliance with the conditions of the zone and approval of a site plan by the planning commission.

Single-family dwellings when located on an existing "lot of record", subject to compliance with the provisions of section [10-4G-8](#) of this article, relating to minimum standards for nonconforming lots, approval of a site plan in accordance with the provisions of section [10-4G-7](#) of this article, and conformance with the other applicable requirements of this zone.

Single-family dwellings when located upon a lot within an approved planned residential development or flexible design subdivision, subject to approval of a site plan in accordance with the provisions of section [10-4G-7](#) of this article and conformance with the applicable requirements of this zone.

Small animal units. See section [10-5-33](#), "Small Animals Or Fowl", of this title.

Townsite residential projects, subject to the provisions of [chapter 6, article D](#) of this title. (Ord. 1-13-93A, 1-13-1993; amd. Ord. 2-17-98A, 2-17-1998; Ord. 8-17-2000A, 8-17-2000; 2004 Code; Ord. 9-18-2007A, 9-18-2007; Ord. 7-8-2008B, 7-8-2008; Ord. 1-19-2010A, 1-19-2010; Ord. 11-9-2010B, 11-9-2010; Ord. 9-20-2011B, 9-20-2011; Ord. 1-3-2012B, 1-3-2012, eff. 2-21-2012)

Water, sewer and utility transmission lines and facilities required as an incidental part of a conventional subdivision, flexible design subdivision, planned residential development or other approved development project in the zone, and approval by the city council. (Ord. 2-17-98A, 2-17-1998; amd. 2004 Code; Ord. 9-18-2007A, 9-18-2007; Ord. 1-19-2010A, 1-19-2010; Ord. 11-9-2010B, 11-9-2010; Ord. 9-20-2011B, 9-20-2011; Ord. 1-3-2012B, 1-3-2012, eff. 2-21-2012)

Wireless telecommunication facility that conforms to the development standards shall be a conditional use in any zone.

10-6A-2: USE REQUIREMENTS:

- A. Conditional Uses: Buildings, structures and uses of land listed as conditional may be permitted within a planned commercial development project, subject to compliance with applicable requirements of this title and those contained within the document "Guidelines For The Design And Review Of Planned Commercial Development Projects", and after approval has been given by the designated review agency.

A more detailed description of the land use districts (neighborhood retail, mixed use

office/retail, and mixed use office) can be found in section 3.1 of the "Guidelines For The Design And Review Of Planned Commercial Development Projects".

<u>Use</u>	<u>Neighborhood Retail</u>	<u>Office/ Retail</u>	<u>Office</u>
Accessory buildings and facilities ¹	C	C	C
Antique shop	C	C	-
Art shop and/or artist's supplies	C	C	-
Assisted living, convalescence home	-	C	C
Automobile lube center	C	-	-
Automobile wash	C	-	-
Baby supplies	C	C	-
Bakery	C	C	-
Banks	C	C	C
Barbershop	C	C	C
Beauty parlor	C	C	C
Bicycle shop	C	C	-
Bookstore	C	C	-
Catering establishment	C	-	-
Check cashing	C	-	-
Churches	-	C	C
Clothes cleaning, dyeing and pressing, retail	C	-	-
Community services	C	C	C
Convenience market with or without gas station	C	-	-
Dance studio	C	C	C

Drive-through windows	C	C	-
Drugstore	C	C	-
Fast food establishments	C	C	-
Floral shop	C	C	-
Food sales	C	C	-
Garden supply	C	C	-
Hardware store, not including outside storage of lumber or building materials	C	-	-
Hobby and/or craft store	C	C	-
Home improvement center	C	C	-
Interior decorating store	C	C	-
Jewelry store	C	C	-
Laundry, automatic, self-help	C	C	-
Locksmith	C	C	-
Movie theater	C	C	-
Music store	C	C	-
Pet grooming without boarding	C	C	-
Pet shop	C	C	-
Photographer and/or sale of photographic supplies	C	C	-
Preschool, daycare	C	C	C
Professional office	C	C	C
Recreational facilities and uses	C	C	C
Residential, attached units	C ²	C ³	C ⁴

Restaurants	C	C	-
Sexually oriented business	C	-	-
Signage	C	C	C
Sporting goods	C	C	C

Notes:

1. Accessory buildings and facilities, such as landscape features, storage buildings and garage structures that are customarily used in conjunction with and incidental to a primary use within the project and that do not substantially alter the character of the project or use within the project.
2. When ancillary to a retail use (ancillary = subordinate, subordinate is less than 50 percent of any given structure), residential is permitted only on the second level of the structures.
3. When ancillary to a retail or office use (ancillary = subordinate, subordinate is less than 50 percent of any given structure), residential is permitted only on the second level of the structures.
4. As an independent development.

(Ord. 6-5-2007A, 6-5-2007; amd. Ord. 8-5-2008B, 8-5-2008; Ord. 2-17-2009A, 2-17-2009)

- B. Approval:** All requests shall be made to the city for the review and approval of the planning commission. The request shall include all pertinent documents pertaining to the requested land use.

The planning commission shall review and give final approval for all commercial conditional land uses based upon the "Guidelines For The Design And Review Of Planned Commercial Development Projects", the uses listed in subsection A of this section as well as any applicable information.

- C. Appeals Or Requests For Exceptions:** Appeals or requests for exceptions for any of the requirements listed herein shall be made, in writing, to the city manager or his/her designee. Appeals to the planning commission's decision shall be made within ten (10) days of receipt of the planning commission's action. Failure to request an appeal as provided shall constitute a waiver to such hearing and a waiver of the right to appeal.

Appeals to any action made by the planning commission for planned commercial development projects and specifically land uses will be heard by the city council of the City of Cedar Hills, which shall be the appeal body in this area. (Ord. 6-5-2007A, 6-5-2007)

CONDITIONAL USE PERMITS	Approving body
Accessory apartment	
Assisted living facility for elderly persons	
Bed and breakfast facility	
Conventional subdivision projects	
Fences, walls and hedges	
Flexible design subdivision projects	
Home Occupations	
Home Occupations: Preschool Legal lessons Fencing / Siding Cattery / Kennel / Grooming Software Design / IT Services / Web based services Firearm sales / Gunsmith / Blanket / Gun holster sales cleaning / Landscaping / Commercial & residential cleaning Pre natal classes / Dental and orthodontic lab Large animal units Minor utility transmission lines and facilities Motor vehicle roads and rights of way Planned residential developments Premise occupations Residential facilities for the handicapped persons Single family dwellings / conventional construction Single family dwellings / existing lot Single family dwelling / planned residential or flexible design subdivision Small animal units	Daycare / Consulting / Investments / Tutoring / Music and voice lessons / Dance lessons Construction / Trucking / Electricians / Plumbing / HVAC / Hair or Nail salons / Massage Computer repair / Catering / Food services Jewelry / T shirt Carpet cleaning / Window Personal training

Townsite residential projects	
Water, sewer and utility transmission lines and facilities	
Wireless telecommunications facilities	
	211 Rental properties
	172 Home offices
	28 Home businesses
	18 Commercial businesses
	4 Solicitor licenses