



**NOTICE OF  
PLANNING COMMISSION MEETING  
AND PUBLIC HEARING**

**Tuesday, July 28, 2015 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, July 28, 2015 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**

- Amendments to the City Code, Title 10, Relating to Animal Rights in the R-1-15,000 Zone
- Amendments to Title 10, Chapter 3, Regarding the Re-zoning of Certain Portions of Area Currently in the RR-1-20,000 to the R-1-15,000 Zone, Portions of Area Currently in the RR-1-20,000 to the H-1 Hillside Zone, the Cottages Park, Doral Park and Cedar Run Park to the PF Public Facilities Zone, and to Amend the Official Zone Map to Reflect these Zone Changes

**SCHEDULED ITEMS**

3. Review/Recommendation on Amendments to the City Code, Title 10, Relating to Animal Rights in the R-1-15,000 Zone
4. Review/Recommendation on Amendments to Title 10, Chapter 3, Regarding the Re-zoning of Certain Portions of Area Currently in the RR-1-20,000 to the R-1-15,000 Zone, Portions of Area Currently in the RR-1-20,000 to the H-1 Hillside Zone, the Cottages Park, Doral Park and Cedar Run Park to the PF Public Facilities Zone, and to Amend the Official Zone Map to Reflect these Zone Changes
5. Discussion on Amendments to Title 10, Chapter 5-5, Regarding Driveways
6. Discussion on Amendments to Title 10, Chapter 5, Regarding Signs in the Public Right of Way

**ADJOURNMENT**

7. Adjourn

Posted this 22nd day of July, 2015

/s/ Colleen A. Mulvey, City Recorder

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



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	7/28/2015

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Review/Recommendation on amending Title 10, Chapter 4, Section B to include Large Animal Units.
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b>	
<p>As part of the process of rezoning, moving large animal units into the R-1, 15,000 zone is essential to mitigating negative impacts of the proposed rezoning. The definition of large and small animal rights is as follows:</p> <p><b>ANIMAL UNITS:</b></p> <p>Large: One large animal unit shall be any of the following: two (2) cows, horses, donkeys, llamas or similar large animals; or eight (8) adult sheep; or sixteen (16) feeder lambs, or eight (8) goats, or two (2) pigs, or an equivalent combination of the above, together with the suckling offspring thereof. The maximum number of animal units allowed to be placed on any lot or parcel shall be two (2) large animal units. Each large animal unit requires ten thousand (10,000) square feet of livestock management area. Half of a large animal unit requires five thousand (5,000) square feet of livestock management area.</p> <p>Small: Small animals or fowl shall be one of any of the following: rabbit, turkey, duck, chicken, pigeon, dove, turtle, quail, or similar small animals or fowl.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
N/A	
<b>FISCAL IMPACT:</b>	
N/A	
<b>SUPPORTING DOCUMENTS:</b>	
Proposed ordinance	
<b>RECOMMENDATION:</b>	
Staff recommends that the Planning Commission make a recommendation to the City Council to allow for large animal rights to be included in the R-1 15,000 zone.	
<b>MOTION:</b>	
To recommend/not recommend to the City Council the proposed changes amending Title 10, Chapter 4B, Section 3 to allow for large animal unit to be allowed as a conditional use in the R-1 15,000 zone.	

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, AMENDING THE REQUIREMENTS RELATING TO PERMITTED USES AND ANIMAL UNITS IN THE R-1-15,000 ZONE.**

WHEREAS, pursuant to Utah Code Annotated § 10-9a-501, the City Council of the City of Cedar Hills (“City Council”) may adopt ordinances to govern the use and development of land within the City; and

WHEREAS, pursuant to Utah Code Annotated § 10-8-84, the City Council may adopt ordinances “necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City”; and

WHEREAS, the City Council, following receipt of a recommendation from the Planning Commission, has determined that it is in the best interest of the public health, prosperity, comfort, and convenience of the City of Cedar Hills, and the residents thereof, to enact certain amendments to Title 10 of the City Code dealing with permitted uses and animal units in the R-1-15,000 zone;

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

**PART I  
AMENDMENTS**

**SECTION 1.** Title 10, Chapter 4B, Section 2, of the City Code, entitled R-1-15,000 Permitted Uses, is hereby amended by adding to the definitions to read as follows:

10-4B-2: Permitted Uses: The following buildings, structures and uses of land shall be permitted upon compliance with the applicable requirements of this title:

Churches.

Customary household pets, but not including kennels.

Customary residential accessory structures

Foster care homes containing not more than four (4) foster care occupants.

Gardens, orchards and field crops.

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.

Public agency parks and playgrounds.

Single-family dwellings, conventional construction.

Small animal units. See section 10-5-33, "Small Animals Or Fowl", of this title.

**PART II  
PENALTY AND ADOPTION**

**A. CONFLICTING PROVISIONS**

Whenever the provisions of this Ordinance conflict with the provisions of any other Ordinance, resolution or part thereof, the more stringent shall prevail.

**B. PROVISIONS SEVERABLE**

This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

**C. AMENDMENT TO BE ADDED TO CITY CODE**

The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the City Code, Title 10.

**D. PENALTY**

Hereafter these amendments shall be construed as part of the Zoning Ordinance of the City Code of the City of Cedar Hills, Utah, to the same effect as if originally a part thereof, and all provisions of said regulations shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

**E. EFFECTIVE DATE**

This Ordinance shall take effect upon its passage and publication as required by law.

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF CEDAR HILLS, UTAH,  
THIS \_\_\_ DAY OF \_\_\_, 2015.**

\_\_\_\_\_  
Gary R. Gygi, Mayor

ATTEST:

\_\_\_\_\_  
Colleen A. Mulvey, City Recorder

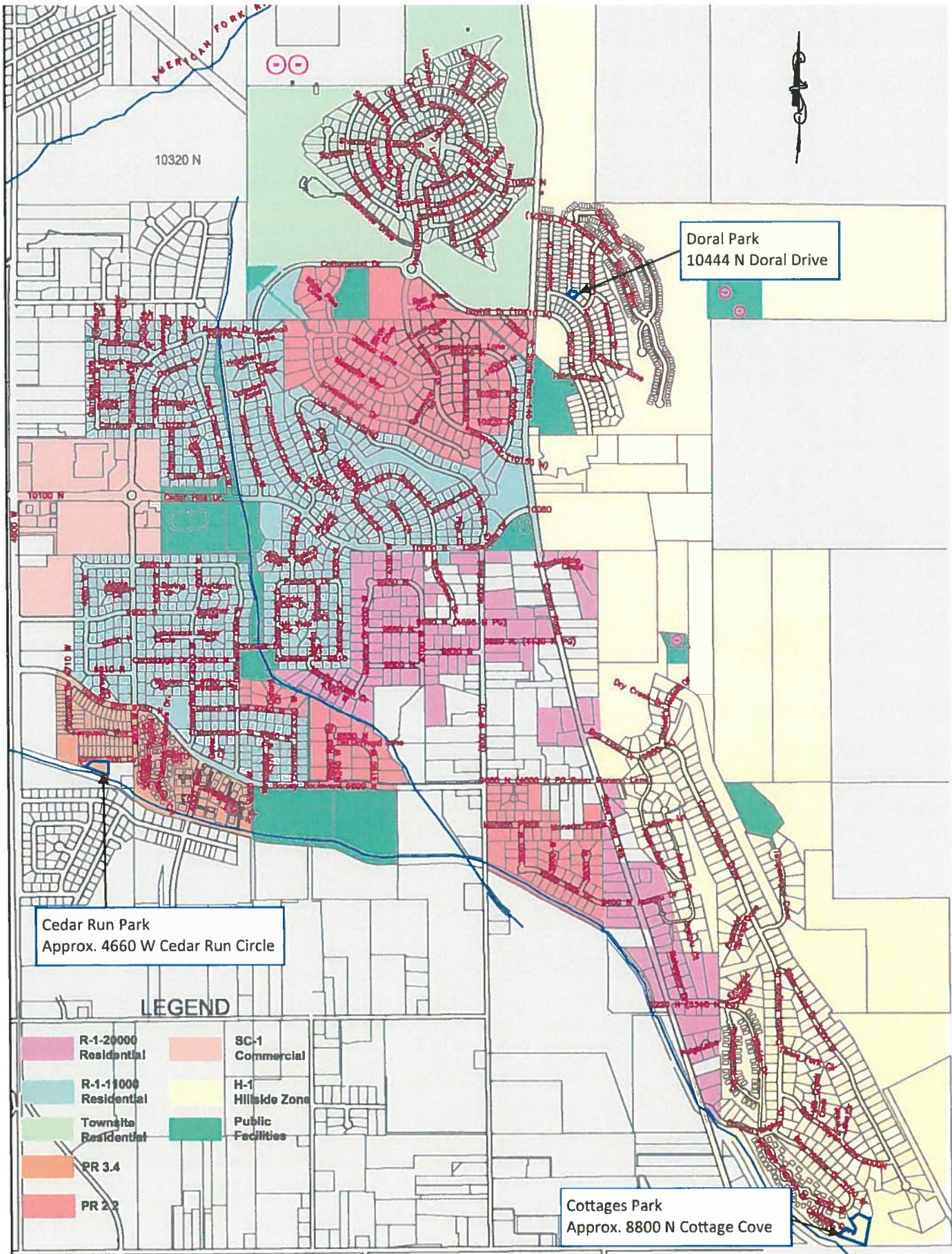


# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	7/28/2015

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Review/Recommendation on amending the zoning map for portions of the RR-1 20,000, H-1, and the P.R. 3.4 zones.
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> Staff is recommending to the Planning Commission amendments to the current zoning map. Sections of the zoning map to be amended include City of Cedar Hills properties found in the H-1 zone and P.R. 3.4 zone that are currently municipal parks, or listed in the Capital Improvements Plan to be developed as parks. It is recommended that these properties be moved from their respective current zones and be placed in the Public Facilities Zone (P.F. Zone). Additionally, staff is recommending that portions of the RR-1 20,000 zone be rezoned into the R-1 15,000 zone, as many of the lots found in area recommended for the rezoning meet the size requirements of the R-1 15,000 zone, and not the R.R. 1 -20,000 zone. After conversations with the Utah County Tax Assessors Office, there will be no change in the property tax assessment for the properties in question, as they will remain single family residential lots.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Current Zoning Map, map showing areas of proposed changes.	
<b>RECOMMENDATION:</b> Staff recommends that the Planning Commission make a recommendation to the City Council to amend the current zoning map.	
<b>MOTION:</b> To recommend/not recommend the proposed changes amending portions of the zoning map found in the RR-1 20,000, H-1, and the P.R. 3.4 zones, to be rezoned as R-1 15,000 and P.F. zones.	










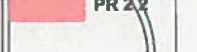
AMERICAN FORK R.

10320 N

Doral Park  
10444 N Doral Drive

Cedar Run Park  
Approx. 4660 W Cedar Run Circle

**LEGEND**

	R-1-20000 Residential		SC-1 Commercial
	R-1-1000 Residential		H-1 Hillside Zone
	Townsite Residential		Public Facilities
	PR 3.4		
	PR 2.2		

Cottages Park  
Approx. 8800 N Cottage Cove



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	7/28/2015

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on circular driveways in the side setback
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> After reviewing the City Code, 10-5-5 C6, and discussing a request from a resident, staff is recommending to the Planning Commission that the provisions found regarding circular driveways being constructed in the front setback, be extended to be included in the side setback as well. Many of these driveways are currently found in Cedar Hills, as they have been installed after a Certificate of Occupancy has been granted for the property. Staff feels that these driveways should be allowed as long as they do not infringe on the clear view area of corners or cause any other hazard to residents.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Circular Driveway Plan	
<b>RECOMMENDATION:</b> Staff is seeking input from the Planning Commission.	
<b>MOTION:</b> No motion necessary, discussion item only.	







# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	7/28/2015

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on signs in the public right-of-way
<b>APPLICANT PRESENTATION:</b>	n/a
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> Staff has been asked to prepare a discussion on signage in the public right-of-ways. Currently, staff uses the round-a-bout located at 4600 N Cedar Hills Dr to inform residents of the various programs, activities, and events that are happening throughout the community. There was a period when staff was asked to not place signage in the round-a-bout, as a result, recreational activities saw 15-30% declines in participation rates. This decrease in participation revenue totaled over \$9,000. Any proposed change to the sign ordinance would need to go through the Planning Commission for review/recommendation as it is in Title 10 of City Code and is considered a land use issue.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> Sign ordinance § 10-5-26 was adopted by ordinance 8-16-2011	
<b>FISCAL IMPACT:</b> Potential changes to recreation revenues	
<b>SUPPORTING DOCUMENTS:</b> See Cedar Hills Municipal Code § 10-5-26	
<b>RECOMMENDATION:</b> Staff recommends that the Planning Commission review City Code 10-5-26: Signs as it relates to the use of public right-of-ways for signage and make any suggestions for the Council to consider.	
<b>MOTION:</b> No motion necessary, discussion item only.	