



**NOTICE OF
SPECIAL PLANNING COMMISSION MEETING
AND PUBLIC HEARING
Tuesday, May 12, 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 **Special Planning Commission Meeting on Tuesday, May 12, 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

3. Decision to allow the proposed congregate care facility, Rosegate at Cedar Hills, located at 4600 W and Cedar Hills Drive, to traverse the Neighborhood Retail Development and the Mixed-Use Office Retail Development sub-districts of the SC-1 Commercial zone in the SC-1 Commercial Zone

SCHEDULED ITEMS

4. Approval of Minutes from the March 26, 2015 Planning Commission Meeting and the April 14, 2015 Special Planning Commission Meeting
5. Review/Recommendation on allowing the proposed congregate care facility, Rosegate at Cedar Hills, located at 4600 W and Cedar Hills Drive, to traverse the Neighborhood Retail Development and the Mixed-Use Office Retail Development sub-districts of the SC-1 Commercial zone in the SC-1 Commercial Zone
6. Discussion on Rezoning Property
7. Discussion on Scheduling a Special Meeting to Review the Commercial Guidelines

ADJOURNMENT

8. Adjourn

Posted this 8th day of May, 2015

/s/ Colleen A. Mulvey, City Recorder

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



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	5/12/2015

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on conditional uses within the SC-1 Subzones
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

Blu Line and Doug Young presented their preliminary plans for the Rosegate facility during the last Planning Commission meeting. Based on the feedback received, the plans have been modified to accommodate concerns regarding open space, scale of the building, and the architecture. The developers are seeking a recommendation from the Planning Commission to proceed to the City Council with a site plan that would have the congregate care facility traverse to sub-zones, where it is not listed as a conditional use in the neighborhood sub-zone. The developer has proposed multiple options for accommodating their request, such as using the adjusted site plan to incorporate more retail into the site plan. Additionally, this modification could serve to reduce the scale of the building, and alleviate some of the concerns that the Planning Commission had regarding the public's access to the open space.

PREVIOUS LEGISLATIVE ACTION:

Planning Commission granted conceptual approval on Jan 21, 2015

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Site plan rendering

RECOMMENDATION:

Staff recommends that the Planning Commission consider the Rosegate congregate care site plan proposal for recommendation to the City Council.

MOTION:

To recommend/not recommend the site plan proposal for Rosegate, located at 4600 W Cedar Hills Drive to the City Council, allowing the developer to proceed with the preliminary plans with a finding of fact that in order to meet the intent of the SC-1 subzones, mixed-use office/retail and neighborhood subzones, that it is necessary for the proposed congregate care facility to traverse these two subzones, in an effort to maximize open space and reduce the scale of the building thereby meeting the intent of the SC-1 zone, and Design Guidelines for Commercial Development, subject to...



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	5/12/2015

Planning Commission Agenda Item

SUBJECT:	Discussion on rezoning
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: <p>In the March Planning Commission, staff was directed to look into the number of lots that would be created by changing a number of lots from the R-1 20,000 zone to the RR-1 15,000 zone. The change in zoning would create added density spread out over the affected lots. The approximate number of lots that would be created would be anywhere from 8-10 based on how subdivisions occurred. One of the changes that would need to be included in the rezoning would be granting R-1 15,000 the same Large Animal Rights that currently exist in the R-1 20,000 zone. Large Animal Rights are based on square footage of lots, and the amount of land dedicated to the animal.</p> <p>10-2-1: ANIMAL UNITS:</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>	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Rezoning map to be provided	
RECOMMENDATION: Staff recommends that the Planning Commission consider the proposal for rezoning and provide staff with direction on how to proceed.	
MOTION: No motion necessary, discussion item only.	