



## CEDAR HILLS

PLANNING COMMISSION MEETING  
Thursday, January 31, 2008 7:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

NOTICE is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a Public Hearing in connection with a Planning Commission Meeting on Thursday, January 31, 2008, beginning at 7:00 p.m.

### PLANNING COMMISSION MEETING

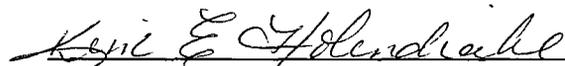
1. Call to Order
2. Appoint Chair and Vice Chair

### SCHEDULED ITEMS

3. Approval of Minutes from the January 9 2008, Special Planning Commission Meeting
4. Review/Action/Recommendation on the Final Plat for the Debra Kay Subdivision
5. Review/Action/Recommendation on Preliminary Subdivision Plat for St. Andrews Estates, PRD, Located Between 10950 North and 10570 North along the East Side of Canyon Road (Golf Course Hole 15)
6. Review/Recommendation on a Canyon Commercial Zone Located at Approximately 10900 North Canyon Road
7. Review Fencing Ordinance
8. Committee Assignments and Reports
  - a. Traffic Safety and Livability Oversight Committee
  - b. Parks and Trails Committee

### ADJOURNMENT

9. Adjourn

  
\_\_\_\_\_  
Kim E. Holindrake, City Recorder

- 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 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 and staff
- Supporting documentation for this agenda is posted on the City's Web Site at [www.cedarhills.org](http://www.cedarhills.org) or contact the City Recorder at [keholindrake@cedarhills.org](mailto:keholindrake@cedarhills.org).

# CERTIFICATE OF POSTING

STATE OF UTAH     )  
                                  ) §  
COUNTY OF UTAH   )

I, Kim E. Holindrake, do hereby certify that I am the duly appointed, qualified and acting City Recorder for the City of Cedar Hills, Utah. I do further certify that a true and correct copy of the Cedar Hills Planning Commission Agenda for the meeting held on Thursday, January 31, 2008, at 7:00 p.m. was posted at the Cedar Hills City Offices at 3925 W Cedar Hills Drive at least 24 hours prior to such meeting. I do further certify that said Agenda was provided to the nearby entities, to the media (New Utah) at least 24 hours prior to such meeting and posted on the City's Web Site a [www.cedarhills.org](http://www.cedarhills.org).

DATED this 28th day of January, 2008.



*Kim E. Holindrake*  
\_\_\_\_\_  
Kim E. Holindrake  
City Recorder



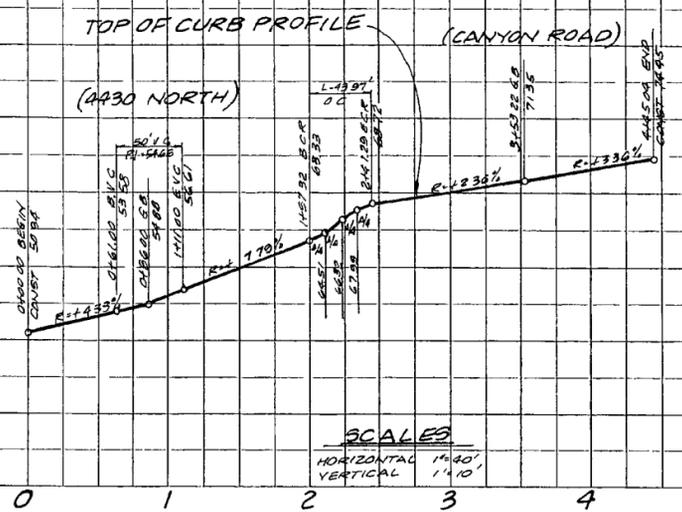
# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Greg Robinson, Assistant to the City Manager
<b>DATE:</b>	1/28/2008

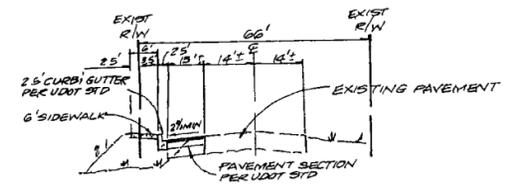
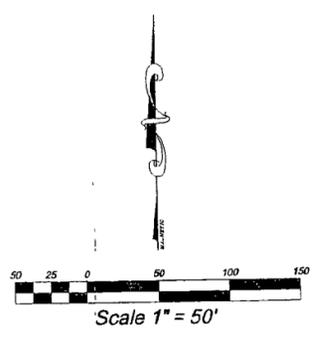
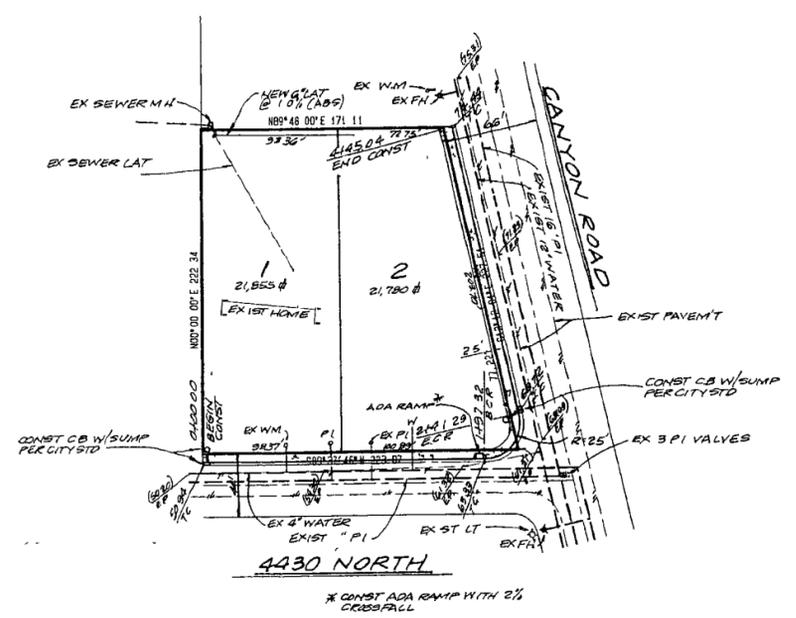
## Planning Commission Agenda Item

<b>SUBJECT:</b>	Final Action of Debra Kay Subdivision
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant to the City Manager, Planning
<b>BACKGROUND AND FINDINGS:</b>	
<p>The Debra Kay Subdivision is here to receive final approval. The preliminary approval conditions included: 1. Property dedication to the satisfaction of the city, city is satisfied with the language of the dedication. 2. Show building envelopes; while the building envelope is small, it does meet the city's code. 3. Drainage calculations to be submitted to the city, I wasn't able to confirm whether the city engineer has received these. 4. Water Rights to be submitted to the city; these still have not been received.</p> <p>Applicants will need to be reminded that the city will require improvements to be installed.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
<p>October 21, 2003 – Site Plan Review          November 4, 2003 – Site Plan Review          June 28, 2007 – Received Concept Approval          September 27, 2007 – Received Preliminary Approval          November 29, 2007 – Received Concept/Preliminary Approval for new design</p>	
<b>FISCAL IMPACT:</b>	
N/A	
<b>SUPPORTING DOCUMENTS:</b>	
Debra Kay Plat and Construction Drawings	
<b>RECOMMENDATION:</b>	
Recommend approval of the subdivision subject to above items.	
<b>MOTION:</b>	
Approve/not approve the subdivision of the Debra Kay Subdivision subject to...	

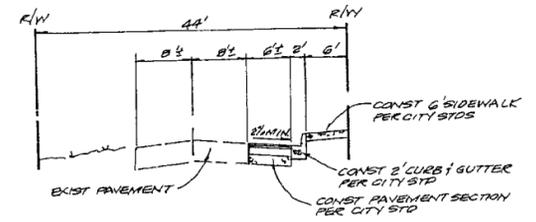




SCALES  
 HORIZONTAL 1"=40'  
 VERTICAL 1"=10'



CANYON ROAD  
 LOOKING NORTH



4430 NORTH  
 LOOKING WEST

BENCH MARK		REVISIONS		F.J. Clark & Associates		DEBRA KAY	
Rev	Date	Description	App'd	CEDAR HILLS		UTAH	
1	11/16/07	REVISED LOT LAYOUT		Drawn by	FJC	Scale	1"=50'
				Distributed by	FJC	Date	9/3/07
				Checked by		Approved by	Sheet No
							1 OF 1

6654 West 9680 North  
 Highland, Utah 84003  
 (801) 492-1307

Plans prepared under the direction of

Debra Kay

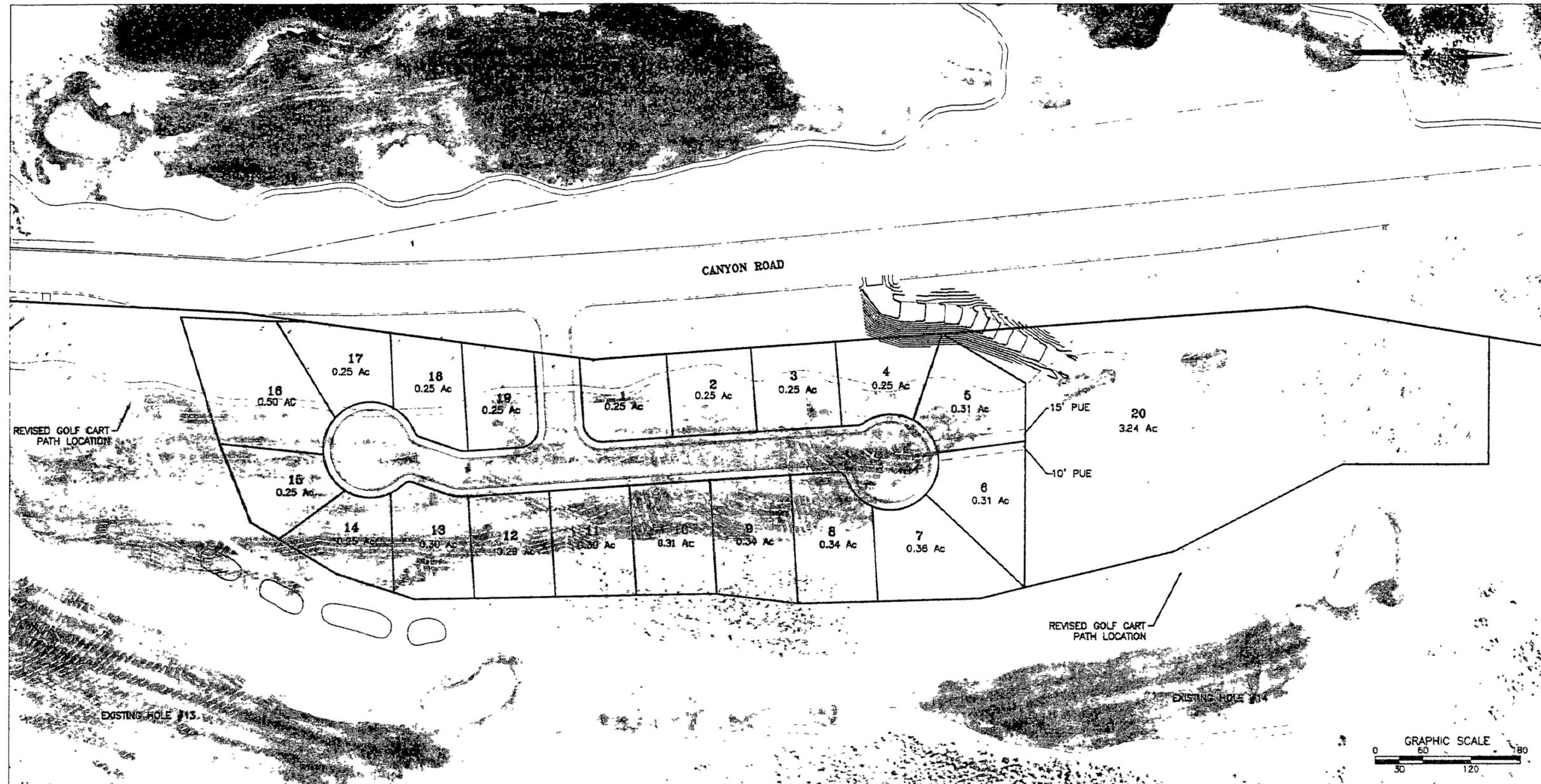


# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Greg Robinson, Assistant to the City Manager
<b>DATE:</b>	1/28/2008

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Preliminary Subdivision Plat for St Andrews Estates (Hole 15)
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant to the City Manager, Planning
<b>BACKGROUND AND FINDINGS:</b> This subdivision is an amendment to Plat H of the Cedars at Cedar Hills, and will be a 20 lot Subdivision with a 3-acre commercial lot on the north end of the development. This subdivision has been modified to reflect the design concerns of the Planning Commission about a separate access for commercial and residential uses. The subdivision meets current city code. There were concerns in the previous Commission meeting about the site design, including architecture and landscaping, of the commercial development; those concerns are best addressed in the commercial zoning and also during the site approval process.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> There are no anticipated costs to the city or to the CDA	
<b>SUPPORTING DOCUMENTS:</b> St Andrews Estates Preliminary Plat layout, with complete Preliminary Site Plans to be emailed	
<b>RECOMMENDATION:</b> Approve St Andrews Estates preliminary subdivision plat	
<b>MOTION:</b> To approve/not approve the St Andrews Estates Preliminary Subdivision Plat subject to and recommend that the City Council approve the St Andrews Estates Subdivision	



**ST. ANDREWS SUBDIVISION  
CONCEPT 17**

**CIVIL SCIENCE**  
DESIGN - SURVEY - PLANNING - RECORD  
 6150 East Clubhouse Drive  
 Littleton, CO 80120  
 PHONE (303) 778-1200, FAX (303) 778-1201



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Greg Robinson, Assistant to the City Manager
<b>DATE:</b>	1/28/2008

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Canyon Commercial Zone
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant to the City Manager, Planning
<b>BACKGROUND AND FINDINGS:</b>	
<p>The City Council has asked the Planning Commission to begin the process of creating a new commercial zone. It was requested that this zone should be limited to the 3-acre area on the north side of the St. Andrews Estates Subdivision. More specific input has been requested of the council with one response attached, with further input expected.</p> <p>The zone should be low impact commercial uses such as, office and reception centers, with all uses being conditional. The design should shield any and all residential uses, and should include adequate parking especially since there are no nearby overflow parking locations, and Canyon Road is a major traffic corridor. The design should have a more residential feel rather than a commercial feel.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
January 9, 2008 Tabled item for future meeting	
<b>FISCAL IMPACT:</b>	
N/A	
<b>SUPPORTING DOCUMENTS:</b>	
<ul style="list-style-type: none"> <li>Preliminary Commercial Zone Outline</li> <li>Councilman Kirk email regarding his recommendations</li> </ul>	
<b>RECOMMENDATION:</b>	
Review Council's direction and staff outline and make recommendations to staff about the wording of the Canyon Commercial Zone	
<b>MOTION:</b>	
Direct staff to make recommended additions and create a final draft of the Canyon Commercial Zone for the next Planning Commission Meeting	



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Greg Robinson, Assistant to the City Manager
<b>DATE:</b>	1/28/2008

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Review of the Cedar Hills Fencing Ordinance
<b>APPLICANT PRESENTATION:</b>	Brady Pitcher, Northland Design Group
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant to the City Manager, Planning
<b>BACKGROUND AND FINDINGS:</b> City Council directed staff to bring this item before the Planning Commission for your review and consideration  Mr Pitcher is working for Mr Tom Fry, a resident living in Red Pine Cove, and is requesting the city to review a change in the city's fencing ordinance. The areas that Mr Pitcher is interested in changing include 1. Open rail requirement for properties adjacent to trails. 2. Material requirement of vinyl fencing. Mr Pitcher is prepared to present his request to the Planning Commission.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Northland submittals for commissioners review Applicable city fencing ordinance	
<b>RECOMMENDATION:</b> Review and consider modifications	
<b>MOTION:</b> Direct staff to make recommended changes to the current fencing ordinance and return to the following Planning Commission Meeting for review and for the required public hearing Or Recommend no change in the current fencing ordinance	

**10-5-18: FENCES:**

**A Intent** It is the intent of this section to establish minimum standards for the placement and height of fences for the purpose of facilitating safety of pedestrians and motor vehicle users in connection with ingress and egress to private drives and parking areas, and to more adequately protect the health, safety and general welfare of the population

**B Definitions And Terms** For the purpose of facilitating the implementation of this section, the following terms are hereby defined and further identified on the following figures 4-6-18A, 4-6-18B and 4-16-18C

**CLEAR VISION AREA** That portion of a corner lot or parcel as defined within and subject to the provisions of section 10-5-7 of this chapter

**FENCE** Any constructed tangible barrier, lattice work, screen, wall, or any continuous growth of shrubs, vines, trees or other vegetative material

**OPEN FENCE** Means and includes any fence that is forty percent (40%) or more open and measured as an eight foot (8') width by the maximum fence height being proposed, including fence posts/pillars and rails

**OPTIONAL ENCLOSURE AREA** Means and includes the portion of the street side enclosure area beginning at the point fifteen feet (15') from the lip of curb and gutter to the required side setback excluding the clear vision area, all of the required front setback area and further identified in figure 4-6-18A

**REAR SIDE ENCLOSURE AREA** Means and includes all yard area of a lot other than the area within the street side enclosure area and further identified in figure 4-6-18A

**STREET SIDE ENCLOSURE AREA** Means and includes, as applicable

1 **Corner Lot** All of the required front setback area and also all of the required side setback area adjacent to a street and further identified in figure 4-6-18A

2 **Interior Lot** All of the required front setback area of a lot and further identified in figure 4-6-18A

**C Fence Height And Placement****1 Street Side Enclosure Area**

a No fence shall be constructed or maintained at a height greater than three feet (3'), within any portion of the street side enclosure area, provided however, an open fence may be constructed at a height no greater than four feet (4')

b Where there is uncertainty regarding the location of the lip of curb and gutter (i.e., lots adjacent to undedicated streets), the location of the street side enclosure area shall be determined by the city engineer

2 Optional Enclosure Area Within the portion of a lot designated as optional enclosure area, any fence may be constructed, subject to all of the following

- a The maximum height of the fence shall be not more than six feet (6')
- b Driveway safe vision area Where the closest portion of any vehicular driveway on the same or an adjacent lot is located within twelve feet (12') of a fence, the height of the fence shall be modified to conform to subsection C1 of this section
- c Where the adjacent lot is vacant, the location of the closest portion of a vehicular driveway shall be assumed to be six feet (6') from the common lot boundary
- d The entire portion of the street side enclosure area situated between the lot boundary and any proposed fence within the optional enclosure area shall be landscaped The landscape treatment shall include, but not be limited to
  - (1) A combination of turf and other plant materials,
  - (2) An adequate sprinkler irrigation system, and
  - (3) The placement of street trees distributed at the rate defined on the "list of acceptable street trees" as defined in figure 4-6-18B Trees installed in conformance with this requirement shall be limited to the species set forth and shall have a caliper of not less than one inch (1")
- e The request for approval of a fence within the optional enclosure area shall include a plan, drawn to scale, and show the proposed landscape treatment of the area between the property line and fence, together with a bond or other assurance acceptable to the city for the purpose of ensuring the installation of the landscape features
- f Clear vision area Notwithstanding any provision of this subsection, any fence, including any appurtenant pillar or post, or similar screening material, situated within the clear vision area of a corner lot or parcel shall comply with the requirements for such area as set forth under section 10-5-17 of this chapter In the event of conflict, the provisions of the more strict shall apply

3 Rear/Side Enclosure Area Within the portion of a lot designated as rear/side enclosure area, the maximum height of any fence shall be six feet (6'), excluding the required front setback area

#### D Exceptions To Height Requirements

- 1 Public Utility Facilities Fences required by state law or policy to enclose public utility installations and schools shall be exempt from the height requirements, but shall meet other pertinent state and local requirements
- 2 Tennis Courts, Sport Courts, Batting Cages, Etc Fence type enclosures for uses such as tennis courts, sport courts, swimming pools, ball diamond backstops, batting cages, etc , may be erected to a height greater than six feet (6') but not more than eighteen feet (18'), provided

- a Such enclosure does not constitute a part of a fence enclosing a property
- b All portions of the enclosure shall be located within the rear/side enclosure area of the lot
- c The enclosure shall be set back from the property line of the lot to which it is appurtenant and also the main building upon said lot for a distance of not less than ten feet (10')

3 Retaining Walls Where a retaining wall protects a cut or fill slope along a property line separating two (2) parcels, the owner of the parcel at the top of the retaining wall shall be entitled to construct a fence at the top of the retaining wall in conformance with the requirements of this section. The owner of the property at the bottom of the retaining wall shall be entitled to construct a fence to the same elevation as the top of a fence constructed or proposed to be constructed along the top of the retaining wall

4 Pillars Where a fence proposes the use of pillars, said pillars shall be allowed to extend up to eighteen inches (18") above the allowable height of the fence and a minimum spacing of six feet (6') between pillars

## E General Requirements

1 Construction Materials All fences shall be constructed of substantial material and the design and construction shall be consistent with the quality of dwellings and other improvements within the surrounding area

2 Barbed Wire Fences Prohibited It shall be unlawful for any person to erect or cause to be erected or to maintain any barbed wire fence along or adjacent to any public street within a residential zone

3 Building Permit Required, Zoning Administrator To Approve, Appeal Before commencing construction, plans for all fences shall first be submitted to and approved by the zoning administrator. Where, in the opinion of the zoning administrator, a proposed fence does not conform to the criteria applicable for the proposed fence, or other requirement of this section, or would have the effect of creating an unsafe condition, the zoning administrator shall deny such application. Any applicant aggrieved by a decision of the zoning administrator may appeal the decision to the board of adjustment who shall have the authority to reverse, affirm or modify any decision of the zoning administrator

4. Double Frontage Lots The placement of fences within the rear lot portion of any double frontage lot shall conform to the standards for fences within the optional enclosure area (subsection C3 of this section) and the clear vision area (section 10-5-17 of this chapter), where applicable (Ord 4-16-2002A, 4-16-2002)

## F Special Provisions Relating To Fences Adjacent To Public Parks, Trails And Certain Major Streets

1 Intent It is the intent of this subsection to establish certain standards for the construction of fences adjacent to public parks, public trail corridors and certain major traffic arteries that are highly visible to the public for the purpose of achieving a coordinated appearance and

consistent quality in design and construction of such facilities

2 Applicability The provisions of this subsection shall apply to those certain portions of dwelling lots and other parcels located within the boundaries of the street/parkway fence overlay zone The territory included within the street/parkway fence overlay zone shall be as set forth on that certain map, figure 4-6-18C, of this section All fences located within the boundaries of the street/parkway fence overlay zone or any segment thereof shall be designed, constructed and maintained in accordance with the provisions of this subsection

3 Fences Adjacent To Parks The following standards shall apply to all fences constructed in the back yard or side yard area abutting upon park property

- a Material The fence shall be white, tan, or gray vinyl, of any style or shape
- b Height The maximum height is six feet (6') The height shall be measured from natural grade
- c Placement The fence shall be constructed on the property line Exceptions may be granted by the city manager or designee for topographical issues
- d Exception Standards may be altered upon request by a group of adjacent property owners upon a finding by the city council that the request is consistent to the objectives of this subsection

4 Fences Adjacent To Trail Corridors The following standards shall apply to all fences constructed in the back yard area or side yard area abutting upon trail property

- a Material The fence shall be white, tan, or gray vinyl, of any style or shape
- b Type The fence shall be an open fence
- c Height The maximum height is six feet (6') The height shall be measured from natural grade
- d Placement The fence shall be constructed on the property line Exceptions may be granted by the city manager or designee for topographical issues
- e Exception Standards may be altered upon request by a group of adjacent property owners upon a finding by the city council that the request is consistent to the objectives of this subsection

5 Fences Adjacent To Major Street Corridors The following standards shall apply to all fences constructed in the back yard area abutting a major street corridor, as defined by those streets having a right of way of sixty six feet (66') or more in width

- a The fence shall be white, tan, or gray vinyl, of any style or shape Exception May be a stamped concrete wall along Canyon Road adjacent to Juniper Heights and Red Oaks subdivisions
- b The fence shall be an open fence This does not apply to the stamped concrete wall

along Canyon Road only adjacent to Juniper Heights and Red Oaks subdivisions

c The maximum height is six feet (6') The height shall be measured from natural grade

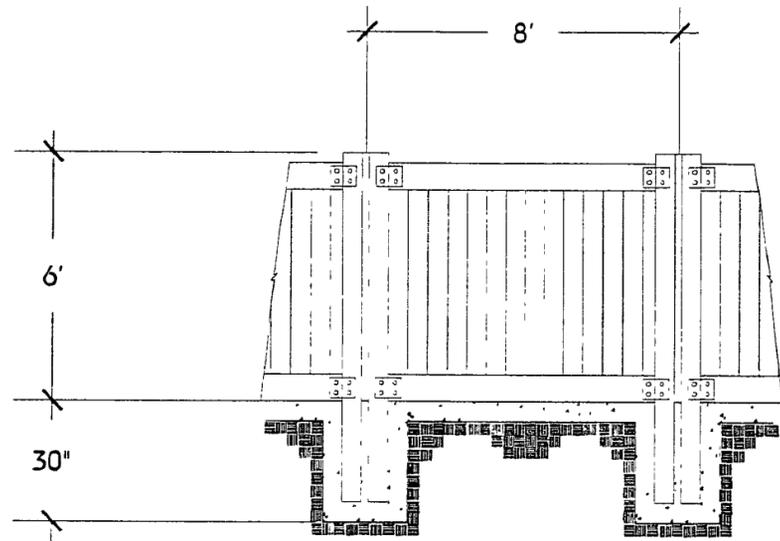
d The fence shall be constructed on the property line Exceptions may be granted by the city manager or designee for topographical issues

6 Permit Required, Enforcement Any person proposing the construction of a fence, within or along the area identified in the street/parkway fence overlay zone shall submit a plan therefor to the zoning administrator Approval to construct a proposed fence shall be secured from the zoning administrator in accordance with the provision of subsection E3 of this section.

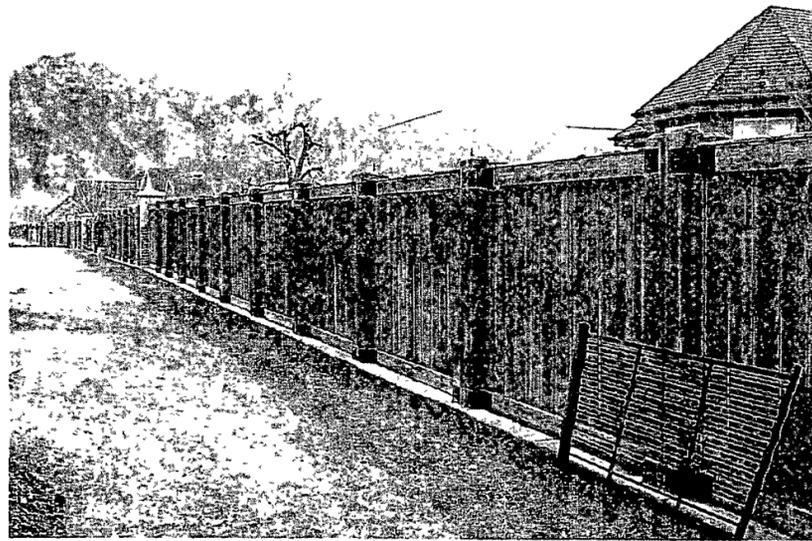
## 7 Exceptions

a Planned Residential Or Commercial Developments No fencing of any type or style is allowed surrounding or within a planned residential or commercial development without the prior recommendation of the planning commission and approval of the city council The city council is authorized to grant approval on any type or style of fence within any planned residential or commercial development (Ord 8-15-2006B, 8-15-2006)

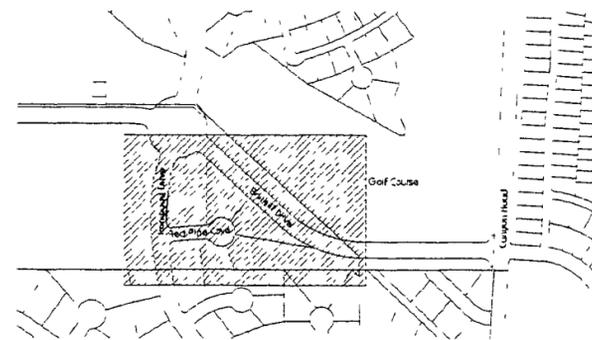
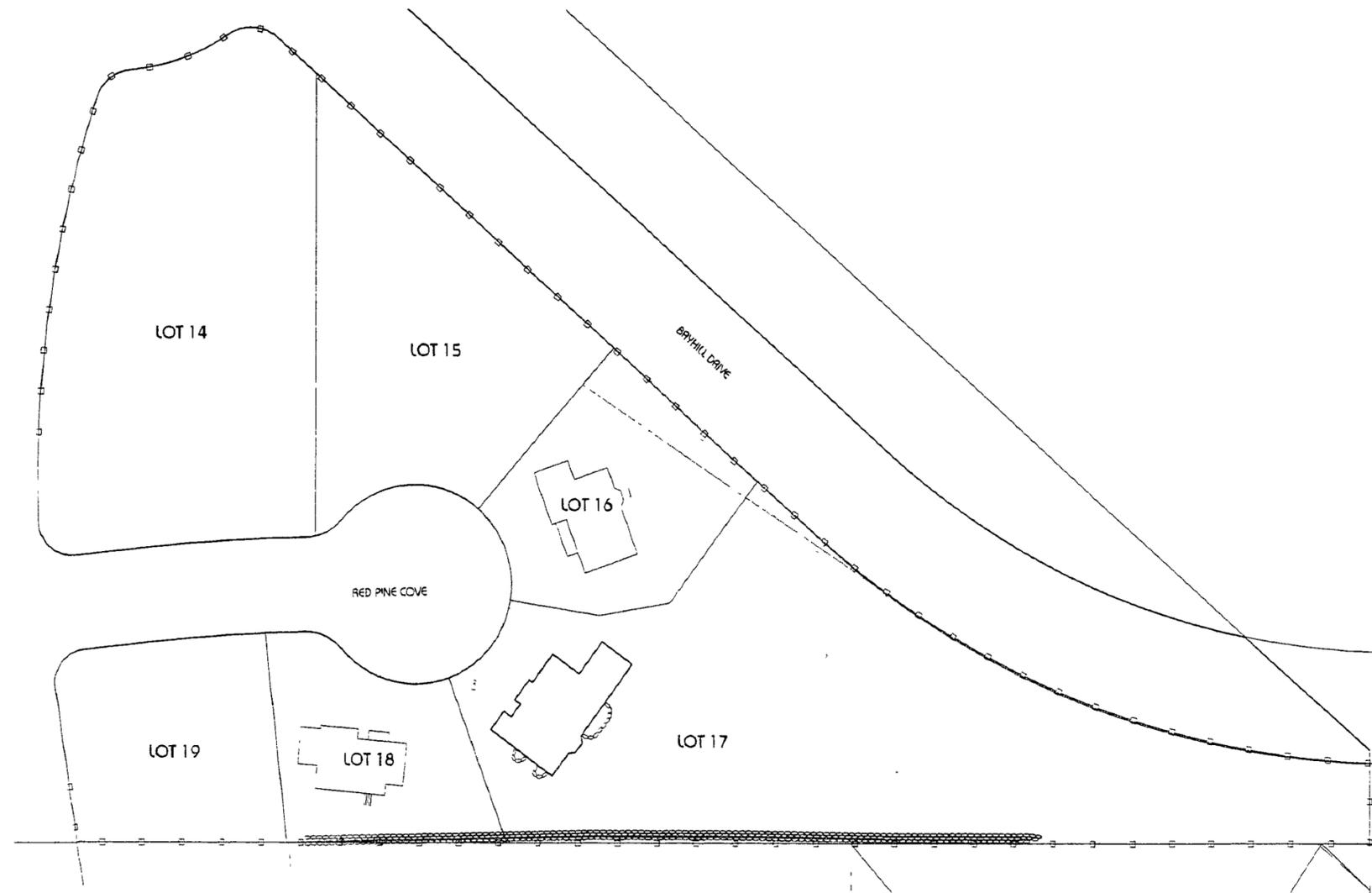
G General Exceptions Any homeowner that may experience an undue hardship or safety issue may request a variance to this section if they are located on the east side of the trail corridor between Cedar Hills Drive and Redwood Drive The variance may be given by the city manager or designee, after consulting with the zoning administrator (Ord 5-20-2003A, 5-20-2003)



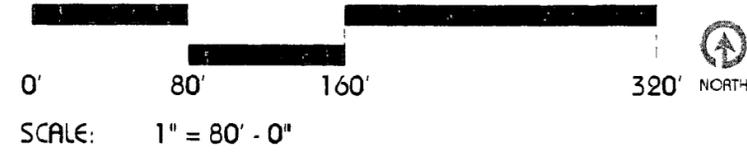
CEDAR FENCE SECTION



CEDAR FENCE SAMPLE



VICINITY MAP

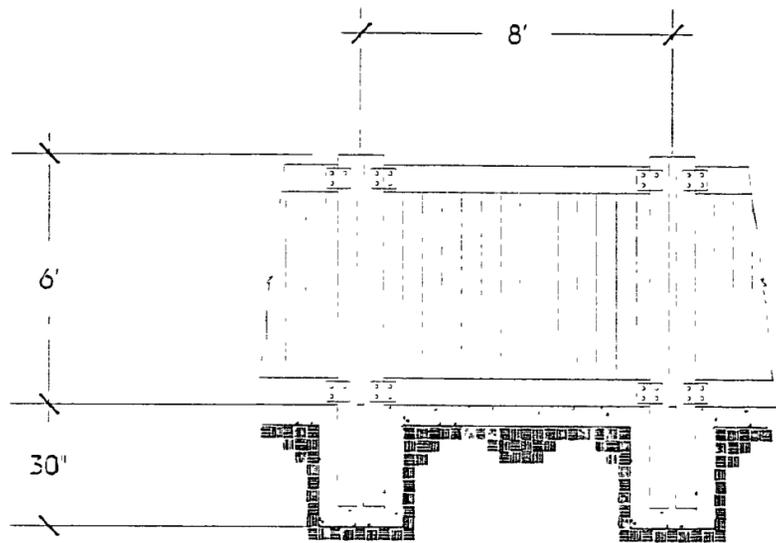


FENCE STYLE VARIANCE REQUEST

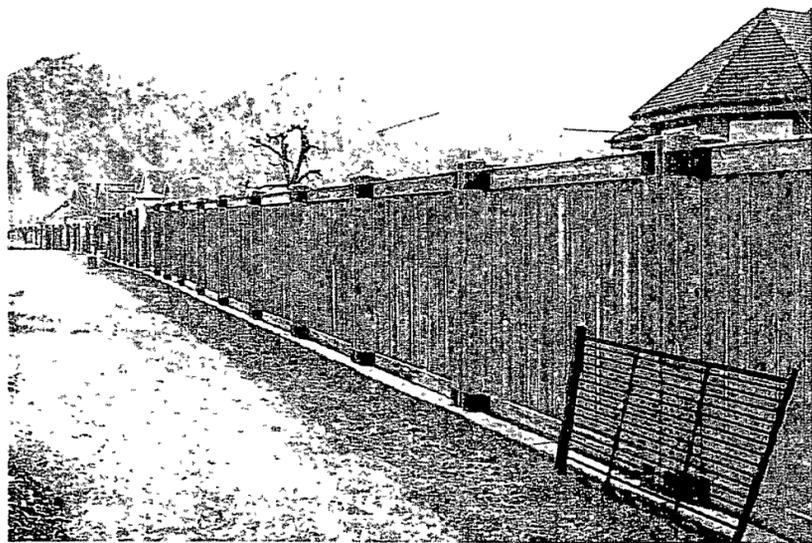
# Fry Residence

4069 West Red Pine Cove  
Juniper Heights Subdivision

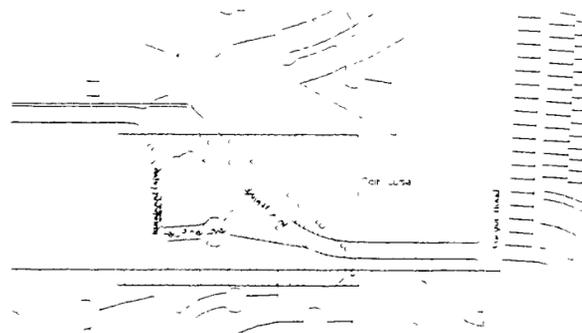
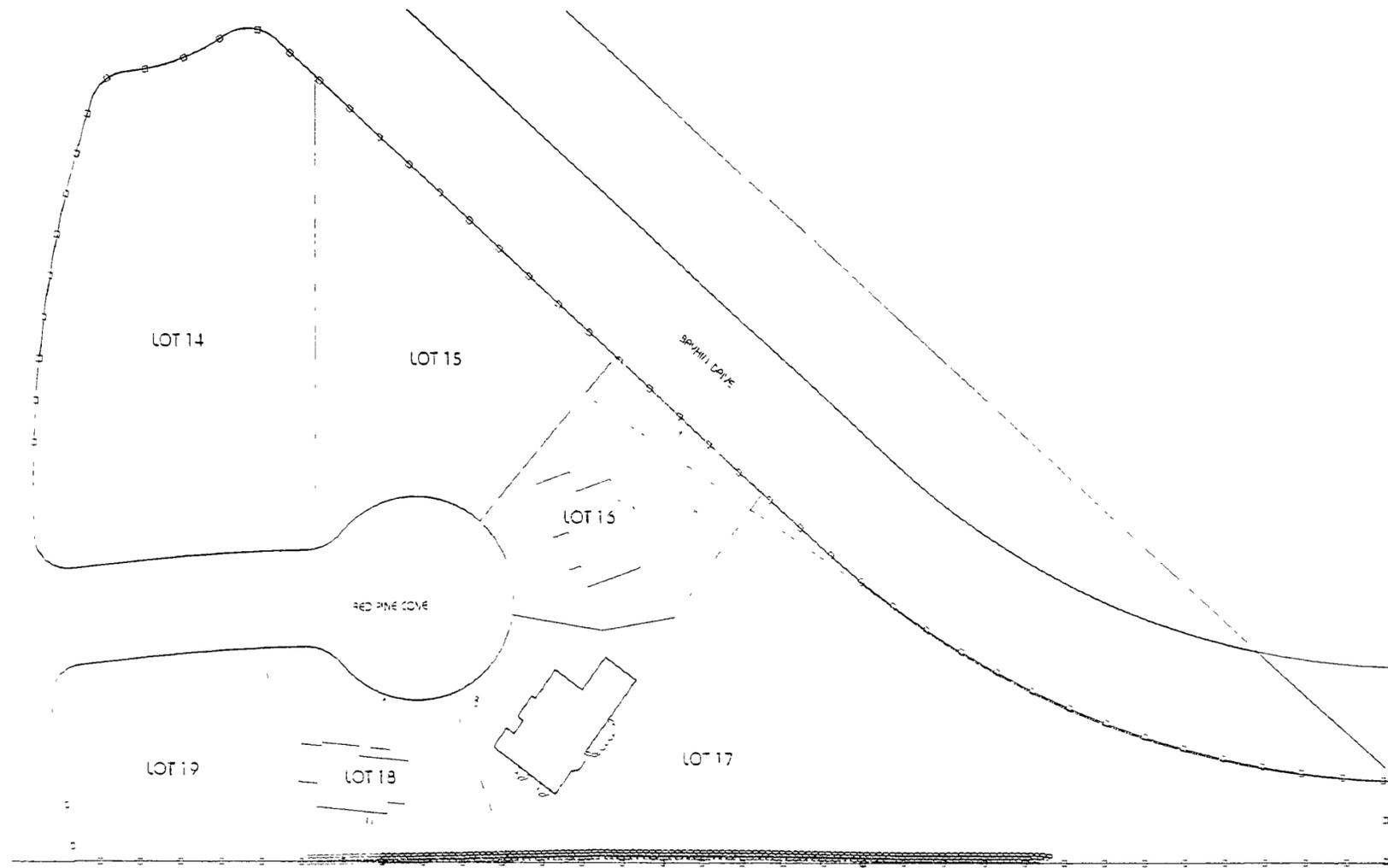
**northland**  
DESIGN GROUP  
land planning | landscape architecture | landscape design  
404 N 900 W, Suite 200, American Fork, UT 84003  
801.763.0179 office | 801.763.0180 fax | partners@northland-design.com



CEDAR FENCE SECTION



CEDAR FENCE SAMPLE



VICINITY MAP

