

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, March 24, 2011 6:00 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 its Regular Planning Commission Meeting on Thursday, March 24, 2011, beginning at 6:00 p.m.

PLANNING COMMISSION MEETING

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

PUBLIC HEARING(S)

4. Amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of Dwelling, Single-Family
5. Amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of Slope

SCHEDULED ITEMS

6. Approval of Minutes from the January 27, 2011, Regular Planning Commission Meeting
7. Discussion Regarding Amendments to the City Code, Title 10, Chapter 5, Supplementary Development Standards, Regarding Signs and Campaign Signs
8. Review/Recommendation Regarding the Definition of Dwelling, Single-Family
9. Review/Recommendation Regarding the Definition of Slope
10. Committee Assignments and Reports

ADJOURNMENT

11. Adjourn

Posted this 22nd day of March, 2011.

Kim E. Holindrake, 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 and the staff.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	3/24/2011

Planning Commission Agenda Item

SUBJECT:	Discussion regarding Amendments to the City Code, Title 10, Chapter 5, Supplementary Development Standards, Regarding Signs and Campaign Signs
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: Planning commission tabled this item due to the state legislature reviewing a law that could have an impact on the proposed city sign ordinance. I have not received any additional information from our city attorney regarding state legislative action.	
PREVIOUS LEGISLATIVE ACTION: January 27, 2011 – Planning Commission reviewed and tabled	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Table the sign ordinance	
MOTION: Motion to table...	



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	3/24/2011

Planning Commission Agenda Item

SUBJECT:	Discussion Regarding the Definition of Dwelling, Single-Family
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS:	
Continued from our November meeting Staff has included the recommended changes to the ordinance.	
Cedar Hills' current ordinance regarding dwelling units reads as follows:	
DWELLING, MULTIPLE-FAMILY: A building containing three (3) or more dwelling units.	
DWELLING, SINGLE-FAMILY: A detached residence designed for or occupied by one family.	
DWELLING, TWO-FAMILY: A building containing two (2) dwelling units.	
DWELLING UNIT: One or more rooms in a building designed for living purposes (bathing, eating and sleeping), and occupied by one family.	
PREVIOUS LEGISLATIVE ACTION:	
Continued from the November Planning Commission	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
N/A	
RECOMMENDATION:	
Staff recommends adding ...but not including hotels, motels, or bed and breakfast establishments. Single family dwellings may include accessory apartments; to the definition in city code 10-2-1.	
MOTION:	
Move to make a recommendation to the City Council making the following changes to City Code 10-2-1: Terms Defined, specifically to the definition of Dwelling, Single Family to read, A detached residence designed for or occupied by one family, but not including hotels, motels, or bed and breakfast establishments. Single family dwellings may include accessory apartments.	



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	David Bunker, City Engineer/PW Director
DATE:	3/24/2011

Planning Commission Agenda Item

SUBJECT:	Slope Determination Criteria
APPLICANT PRESENTATION:	David Bunker
STAFF PRESENTATION:	David Bunker, City Engineer/Public Works Director
BACKGROUND AND FINDINGS: Add the following to section 10-4D-10: Land surface slopes shall be determined by calculating the differential grade rise over a distance of 50 feet, which rise shall not exceed 15 feet (30%). Slope calculations shall be approved by the City Engineer. Exclusions including natural drainage ways, master planned collector roadways with associated cut and/or fill slopes, and non-buildable zones etc. must be mitigated via approved method.	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: Code change.	
SUPPORTING DOCUMENTS: City code section 10-4D-10.	
RECOMMENDATION: Staff recommends the Planning Commission consider the appropriate changes to Section 10-4D-10.	
MOTION: To recommend/ not recommend approval for changes to City Code 11-4D-10, an amendment regarding Slope Determination Criteria.	