

PLANNING COMMISSION MEETING AND PUBLIC HEARING

Thursday, March 29, 2012 6:00 p.m.

Public Works Building

10246 N Canyon Road, 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 its Regular Planning Commission Meeting on Thursday, March 29, 2012, beginning at 6:00 p.m.

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 on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item)

PUBLIC HEARING(S)

3. Amendments to the City Code, Title 10, Chapter 6, Article B, Section 5, Dwelling Units Per Structure

SCHEDULED ITEMS

4. Approval of Minutes from the March 14, 2012, Special Planning Commission Meeting and Public Hearing
5. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 6, Article B, Section 5, Dwelling Units Per Structure
6. Committee Assignments and Reports

ADJOURNMENT

7. Adjourn

Posted this 27th day of March, 2012.

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:	3/29/2012

Planning Commission Agenda Item

SUBJECT:	Amendments to the City Code, Title 10, Chapter 6, Article B, Section 5, Dwelling Units Per Structure
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager

BACKGROUND AND FINDINGS:

The City Council has asked that the Planning Commission review city code regarding the maximum dwelling units per structure. Due to an oversight by staff regarding the review of Bridgestone Plat C prior to approval, it was discovered that the proposed plat changes included structures that exceeded the maximum dwelling units per structure. Code requires 6 DU per structure and their plans had 2 structures with 8 DU per structure, but the changes did not change or exceed the original density of the plat.

The circumstances of this plat prompted the City Council to request that we look at making adjustments to our code that would allow the Planning Commission and City Council to approve a plat with unique conditions that still meets the intent of the city code. Staff is recommending a change to 10-6B-5 that is similar to something that we already have in our code that allows the Planning Commission and City Council the ability to approve plats of this nature. This change is intended to be used on an extremely limited basis and not intended to become the norm for maximum dwelling units per structure.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

10-6B-5b: The city council, subject to the prior recommendation of the planning commission, may approve an increase in the maximum dwelling units per structure for one or more structures within a PRD project at variance with the above standard, upon a finding that such variance is appropriate for the proper development of the lot and that such increase will not result in the establishment of a hazardous condition.

MOTION:

To recommend/not recommend approval of the Amendments to the City Code, Title 10, Chapter 6, Article B, Section 5, Dwelling Units Per Structure...