



**NOTICE OF  
PLANNING COMMISSION MEETING  
Thursday, February 26, 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 regular **Planning Commission Meeting on Thursday, February 26, 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. Preliminary Plans for Rosegate at Cedar Hills Development, located at approximately 4600 West and Cedar Hills Drive in the SC-1 Commercial Zone
4. Final Plans for Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone

**SCHEDULED ITEMS**

5. Approval of Minutes from the January 22, 2015 Planning Commission Meeting
6. Discussion on Preliminary Plans Rosegate at Cedar Hills Development, located at approximately 4600 West and Cedar Hills Drive in the SC-1 Commercial Zone
7. Discussion on the Final Plans for Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone
8. Discussion on Water Conservation, Xeriscaping Policies
9. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects
10. Committee Assignments and Reports

**ADJOURNMENT**

11. Adjourn

Posted this 23rd day of February, 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.



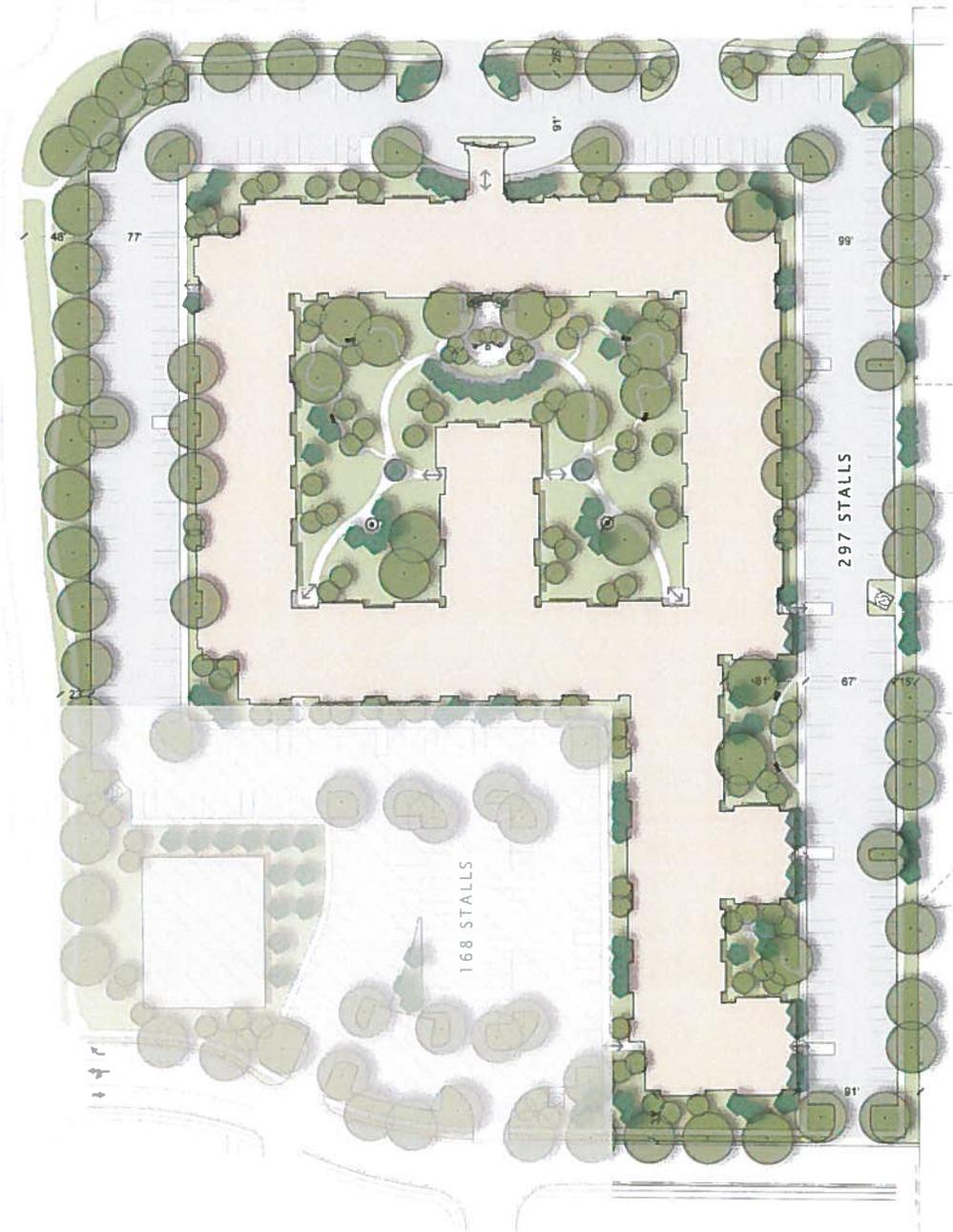
# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	2/26/2015

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on plans for Rosegate at Cedar Hills development
<b>APPLICANT PRESENTATION:</b>	Cory Shupe, Blu Line; Doug Young
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> Cory Shupe and Doug Young have brought a conceptual project back to the Site Plan Review Committee for a second review, and the SPRC agreed that the project should move forward to the Planning Commission for conceptual discussion, as conceptual approval has already been granted for the project. The proposed project is located on the Smart property, 4600 W Cedar Hills Dr. The project involves the construction of a congregate care facility for elderly or disabled persons. The reason for the redesign was that the previous layout had the congregate care center spread over the Neighborhood Retail sub-district and the Mixed-use Office/Retail sub-district and this type of facility is not listed as a conditional use in the Neighborhood sub-district.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Conceptual site plan for the congregate care facility, building rendering	
<b>RECOMMENDATION:</b> Staff recommends that the Planning Commission familiarize themselves with the project, as it relates to the City's Design Guidelines, as well as code. The Planning Commission should also be ready to make any recommendations to the presenters as it relates to the conceptual site plan, and consider the proposal to move forward to preliminary planning.	
<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>	2/26/2015

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on the plans for the "Lakeview Trails" subdivision.
<b>APPLICANT PRESENTATION:</b>	Mike Geddes, Dan Wilson
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager

**BACKGROUND AND FINDINGS:**

The "Lakeview Trails" subdivision is located on Canyon Road at approximately 10150 N. The proposed subdivision is located within the H-1 zone, but qualifies as a Planned Residential Development (see code 10-6B). These plans have been submitted to an outside engineering firm to review submissions. The submittals include plats showing the infrastructure improvements, a geotechnical study as well as the required storm water management plan. Staff is in the process of reviewing the packet and will make recommendations to the Planning Commission based on any findings.

**PREVIOUS LEGISLATIVE ACTION:**

Planning Commission granted conceptual approval 9/25/2014

**FISCAL IMPACT:**

N/A

**SUPPORTING DOCUMENTS:**

Site plan, grading plan, utility plan, road and utility profiles, geotech study, storm water study, slope analysis.

**RECOMMENDATION:**

Staff recommends that the Planning Commission review the submission for the "Lakeview Trails" subdivision for code compliance, and make any recommendations necessary.

**MOTION:**

To recommend/not recommend the preliminary plans for the "Lakeview Trails" subdivision to the City Council.



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	2/26/2015

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Water Conservation Discussion
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> The mayor, city council, and staff would like to continue water conservation efforts city wide. Some topics recently discussed which may assist in conservation efforts include: <ul style="list-style-type: none"><li>- Xeriscaping alternatives for residential and commercial lots</li><li>- Rebate incentives for water reduction efforts</li><li>- Grant applications for metering projects</li><li>- Additional education efforts through video media</li></ul> The city council may review past efforts and discuss additional programs or policy changes which may produce measurable water savings.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> Varies	
<b>SUPPORTING DOCUMENTS:</b> N/A	
<b>RECOMMENDATION:</b> Staff recommends that the Planning Commission discuss additional efforts to reduce water consumption. If policy changes are preferred, such as modification to the landscape ordinance, staff requests further direction.	
<b>MOTION:</b> No motion necessary, discussion item only.	

## XERISCAPING CODE

Current City Code: 10-5-27

C. Defined: The term "landscaping" shall mean and include the installation of any combination of turf (including either sod or seeded area), planter beds, gardens, trees and shrubs, statuary, boulders, rock areas or other customary landscape features that occupy the entire unpaved portion of the front yard area.

1. Irrigation System: Where the landscaping includes turf and other plant materials that require the application of irrigation water in order to be sustained, an irrigation system shall be installed and designed to provide adequate quantities of water to those areas requiring irrigation.
2. Xeriscape Permitted: Nothing in this section shall be construed to prohibit the use of drought tolerant vegetation (xeriscape), and nonvegetative materials. Provided, however, failure of an owner to install and maintain landscaping within the front yard area under the guise that the vegetation and bare ground that occur naturally on the site constitutes xeriscaping shall not qualify as conforming with the provisions of this section.

### DRAPER CITY

- Be sealed by a landscape architect licensed to practice in the State of Utah (control for issues such as slopes and erosion control)
  - \*Using plant materials with comparatively low moisture requirements (State plant list reference)
  - \*Using native and adapted plant species (diverse, drought tolerant - Utah Native Plant Society)
  - \*Planting and designed slopes to minimize runoff
  - \*Use of drip/trickle irrigation systems to conserve water (Mandatory for xeriscaping)
  - \*Using mulch in planting areas to reduce weed growth

### LEHI

At least 50% of the xeriscape area must contain plants, trees and shrubs (area percentage should be discussed)

If rock mulch is used, the areas should contain rocks of differing sizes and include use of boulders

### EAGLE MOUNTAIN

Xeriscaping shall not be allowed unless a licensed landscape architect designs the landscape plan to prevent harmful runoff and erosion

Xeriscaping shall in no case cover more than 75 percent of landscaped area

Weeds shall not be permitted to reach a height of more than six inches at any time or to otherwise create a fire hazard to structures or habitat for disease, insect vectors, or vermin. Weed described under the Utah Noxious Weed Act, defined by the State Weed Committee of the state of Utah and by Utah County. (Code contains list)

## MAPLETON

- 30% or more of the parkway surface be covered with...
- Organic Mulch....
- A weed barrier shall be required...
- On parkways that include a slope greater than 2:1...

### Other items:

- Incentives for people to xeriscape
- Who reviews landscape plans?
- Include Cedar Hills City park strips



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	2/26/2015

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on Commercial Design Guidelines
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> As part of the process of updating and reviewing the Commercial Design Guidelines, we will be reviewing each section of the Guidelines, and making recommendations to the City Council and soliciting feedback. We will be reviewing all of the changes discussed to this point, as well as discussion section four.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Guidelines for the Design and Review of Planned Commercial Development Projects (6/19/2009A), Proposed Guidelines with discussed changes (to be provided).	
<b>RECOMMENDATION:</b> Staff recommends that the Planning Commission familiarize themselves with the guidelines and find areas in the guidelines that need to be addressed and updated.	
<b>MOTION:</b> No motion necessary, discussion item only.	