



**NOTICE OF
PLANNING COMMISSION MEETING
Thursday, March 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, March 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. Final Plans for Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone
4. Lot Areas and Width Requirements for Churches
5. Xeriscaping Policies

SCHEDULED ITEMS

6. Approval of Minutes from the February 26, 2015 Planning Commission Meeting
7. Review/Recommendation on Code Changes to Lot Areas and Width Requirements for Churches
8. Review/Recommendation on Xeriscaping Code
9. Discussion on Zone Changes
10. Discussion on the General Plan Survey
11. Committee Assignments and Reports

ADJOURNMENT

12. Adjourn

Posted this 23rd day of March, 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:	3/26/2015

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on code changes regarding lot size requirements for churches.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS:	<p>Current City Code requires that a church being built in zones R-1 11,000, R-1 15,000, H-1, RR-1 20,000 be built on 2.5 acres. Code requires that churches have 2.5 acres of land and that the parcel have 200 feet of width. After discussing this provision with the City Attorney, the opinion that the City received was that if this provision were to be challenged, it could be found to be arbitrary and capricious, and it was recommended that the City review this code.</p>
PREVIOUS LEGISLATIVE ACTION:	Legislation creating the ordinance setting forth the size/width requirements was passed 2/17/1998
FISCAL IMPACT:	N/A
SUPPORTING DOCUMENTS:	N/A
RECOMMENDATION:	Staff recommends that the Planning Commission make necessary changes to the proposed code, and recommend for the City Council to review.
MOTION:	To recommend/not recommend to the City Council the proposed changes regarding church area and width requirements.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	3/26/2015

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Xeriscape code
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

City Council has directed staff and the Planning Commission to review water conservation policies. Last month the Planning Commission discussed xeriscaping in our city code, and reworked the definition.

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, xeriscape 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 area requiring irrigation. Xeriscaped areas shall be watered only using drip/trickle irrigation systems, or other similar systems used to reduce water consumption.

2. Xeriscape: A landscaping method that employs the use of drought tolerant plants and techniques in order to conserve water. Nothing in this section shall be construed to prohibit the use of drought tolerant vegetation, and non-vegetative 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.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

Staff recommends that the Planning Commission make necessary changes to the proposed code, and recommend for the City Council to review.

MOTION:

To recommend/not recommend the proposed code defining 'xeriscape', and modifying City Code 10-5-27.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	3/26/2015

Planning Commission Agenda Item

SUBJECT:	Discussion on potential zone changes
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Multiple areas of the City zone map may need to be updated for various reasons that may include new public facilities, parks, commercial ground or areas that may better fit into a different zone. Staff is seeking the input of the Planning Commission on making these zone changes.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Staff recommends that the Planning Commission make recommendations on where possible/potential zone changes within the City may be.	
MOTION: No motion necessary, discussion item only.	