



**NOTICE OF
PLANNING COMMISSION MEETING**

Thursday, April 25, 2013 7:00 p.m.

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a regular **Planning Commission Meeting on Thursday, April 25, 2013, beginning at 7:00 p.m.** at the City Office Building, 10246 N Canyon Road, 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. Concept/Preliminary Plat for Bridgestone, Plat D, located at approximately 4500 West and Harvey Boulevard
4. Final Plat for Bridgestone, Plat F & G, located at approximately 4500 West and Harvey Boulevard

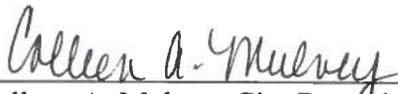
SCHEDULED ITEMS:

5. Approval of Minutes from the March 28, 2013 Planning Commission meeting
6. Discussion with Kirk Young on Smart Property located in the SC-1 Commercial Zone
7. Review/Recommendation on Concept/Preliminary Plat for Bridgestone, Plat D
8. Review/Recommendation on Final Plat for Bridgestone, Plat F & G
9. Review/Recommendation on Residential Rental Properties Business Licensing Code
10. Committee Assignments and Reports

ADJOURNMENT

11. Adjourn

Posted this 23rd day of April, 2013



Colleen A. Mulvey, 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, 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:	4/25/2013

Planning Commission Agenda Item

SUBJECT:	Presentation on development concept for commercial district and Smart property.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Kirk Young from Project Utah has met with the Mayor, City Manager, and City Planner to discuss the development of the Smart property and the commercial district in Cedar Hills. The focal point of Project Utah's involvement would be the development of a congregate care facility for individuals ages 55+. Additionally, the proposal includes the development of the commercial property to include amenities such as restaurants, shopping, and entertainment.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: n/a	
RECOMMENDATION: n/a	
MOTION: This item is a discussion item only. No motion is necessary at this time.	



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	4/25/2013

Planning Commission
Agenda Item

SUBJECT:	Bridgestone Plat D, F & G Development Final Construction Plans
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS:	
<p>Garbett Homes / Bridgestone Cedar Hills, LC has submitted a final construction plan for Bridgestone Amended Plats F & G and Lots 49 through 52 in Plat D. The plan includes 44 homes as 4-plex townhomes on approximately the same footprint as they were originally plated, but with new building floor plans. The new design will have an attached 2-car garage for each unit on the ground level. There are two unit types, both are two-story units, one of approx. 1,634 square feet plus an unfinished basement, and the other is approx. 1,741 square feet plus an unfinished basement. The one exception to this new building design are Lots 65 through 68 in Bridgestone Plat F (the existing foundation), on these new lots they will complete the 4-unit building as originally designed.</p>	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT:	
n/a	
SUPPORTING DOCUMENTS:	
Submitted plans and renderings.	
RECOMMENDATION:	
Staff recommends the Commission approve the final construction plans for approval	
MOTION:	
To approve the final construction plans to go before the City Council	



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	4/25/2013

Planning Commission Agenda Item

SUBJECT:	Discussion / Review on residential rental properties and licensing.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Scott McMahon, Zoning Administrator
BACKGROUND AND FINDINGS:	Staff requesting input on proposed residential rental property business licensing code
PREVIOUS LEGISLATIVE ACTION:	n/a
FISCAL IMPACT:	n/a
SUPPORTING DOCUMENTS:	Copy of proposed code
RECOMMENDATION:	n/a
MOTION:	This item is a discussion item only. No motion is necessary at this time.

Title 3, Chapter 1, Article H

Rental Dwelling Unit

APPLICABILITY:

In addition to all rules and regulations set forth in Chapter 1 of this title, the regulations contained in this section shall apply to rental dwelling licenses.

DEFINITIONS:

OWNER: The person(s) or entity having ownership.

RENTAL DWELLING UNIT: Any non-owner occupied individual dwelling unit that is used for or designated for use as a home or residence by one or more persons and available to be rented, loaned, leased or hired out, with or without consideration to be used or occupied as a home or residence.

LICENSE REQUIRED:

- A. It shall be unlawful for any person, as owner, lessee or agent thereof, to own, keep, conduct, operate or maintain any rental dwelling unit within the city without a valid license issued pursuant to this chapter.
- B. If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to obtain the business license for a rental dwelling unit.
- C. A business license for a rental dwelling unit is not transferable between persons or structures.
- D. A business license for a rental dwelling unit shall not be required for a rental dwelling unit which is ordinarily owner occupied but is temporarily rented because:
 1. The owner is placed in the hospital, nursing home, assisted living center, or similar facility, or
 2. The owner has a bona fide, temporary absence of three (3) years or less for activity as temporary job assignments, sabbaticals, or voluntary service. Indefinite periods of absence from the dwelling shall not qualify for this exemption.

APPLICATION FOR LICENSE:

All applications for a rental dwelling license shall be made in writing upon the forms provided by the city. In addition to the information required by chapter 1 of this title, an application for a rental dwelling license shall also show:

- A. The street address of each rental dwelling unit owned by the applicant within the city.
- B. A valid e-mail address and phone number for the owner and property manager of each rental dwelling unit.
- C. The maximum number of occupants per rental dwelling unit.
- D. A signed statement certifying the rental dwelling unit's compliance with applicable safety and building codes.

LICENSE FEES:

- A. Required: Owners of rental dwelling units or multiple family dwelling units shall pay the general business license fee. Owners of multiple rental dwelling units shall be required to obtain only one regulatory business license for the operation and maintenance of those rental dwelling units.
- B. Any licensee who acquires or sells any rental dwelling unit within the city after licensure but before renewal shall amend the license within thirty (30) days of acquisition or sale of the rental dwelling unit and shall pay the fees required by this title.
- C. Time Of Payment: The base business license fee shall be paid at the time of application for a new or renewal license.
- D. Failure: Failure to timely make a payment required pursuant to a payment plan as described above may result in the suspension or revocation of the license and the imposition of penalty fees as set forth in this title.

REVIEW AND APPROVAL PROCEDURES:

The process for review and approval of an application for a rental dwelling license shall be in accordance with chapter 1 of this title.

EFFECT OF LICENSE ISSUANCE:

The issuance of a rental dwelling unit license shall not have the effect of changing the legal status of a rental dwelling, including but not limited to: a) legalizing an illegally created dwelling unit, use, or other circumstances; or b) recognizing the nonconforming use, structure or other nonconformity.

INSPECTIONS:

- A. The business license official or their designee shall be permitted to make an inspection of any rental dwelling unit to enforce any of this title or any other applicable statute or ordinance, and may enter the building or may enter upon the premises during regular business hours; or, if there are no regular business hours, the business license official or their designee shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If the property owner or other responsible person refuses to allow an inspection, the business license official or their designee may obtain and execute a search warrant.

- B. No owner, occupant, or any other person having charge, care, or control of any building or premises shall fail or neglect, after proper request is made as herein provided, to properly permit entry therein by the business license official or their designee for the purpose of inspection and examination to ensure compliance with this title.

PENALTY:

Any person or party violating any of the provisions of this chapter shall be guilty of a class B misdemeanor and subject to penalty as provided in section 3-1-18 of this code. Each separate day a person violates any provision of this chapter shall be a separate violation.