



**NOTICE OF
PLANNING COMMISSION MEETING
Tuesday, September 24, 2019 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, September 24, 2019 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)

SCHEDULED ITEMS & PUBLIC HEARINGS

3. Approval of the minutes from the July 10, 2019 Special Planning Commission Meeting
4. Review/Recommendation and Public Hearing on Amendments to City Code Title 10, Chapter 5-5 related to Driveways
5. Review/Recommendation and Public Hearing on Amendments to City Code title 10, Chapter 5-9 related to Recreational Vehicles and Mobile Homes

ADJOURNMENT

6. Adjourn

Posted this 20th day of September, 2019

/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, City Manager
DATE:	9/24/2019

Planning Commission
Agenda Item

SUBJECT:	Review/Recommendation on Amendments to Cedar Hills Code related to driveways §10-5-5.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Jenny Peay, Planning Associate
BACKGROUND AND FINDINGS: Staff would like the Planning Commission to consider amending city code §10-5-5 as to include residential driveway approach in front setback area. Staff also requests that a secondary driveway be included in this section. Residential driveway approach would allow residents the option to extend driveway approach to a maximum of 30' feet. Extended driveway areas would be required to maintain 50% landscaped area. A secondary driveway option would allow residents additional off-street parking and would accommodate homes containing an ADU with additional parking spaces. Secondary driveways would be required to meet conditions for width, spacing, and landscaping for interior and corner lots.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Proposed amendments to code 10-5-5	
RECOMMENDATION: Review proposed code, make necessary modifications for recommendations to the City Council	
MOTION: To recommend/not recommend the proposed amendments to Cedar Hills Municipal Code §10-5-5, relating to DEVELOPMENT IN REQUIRED SETBACK AREA (REQUIRED YARD AREA . C. Front Setback Area (Front Yard Area), subject to the following modifications {LIST ANY APPLICABLE CHANGES}.	

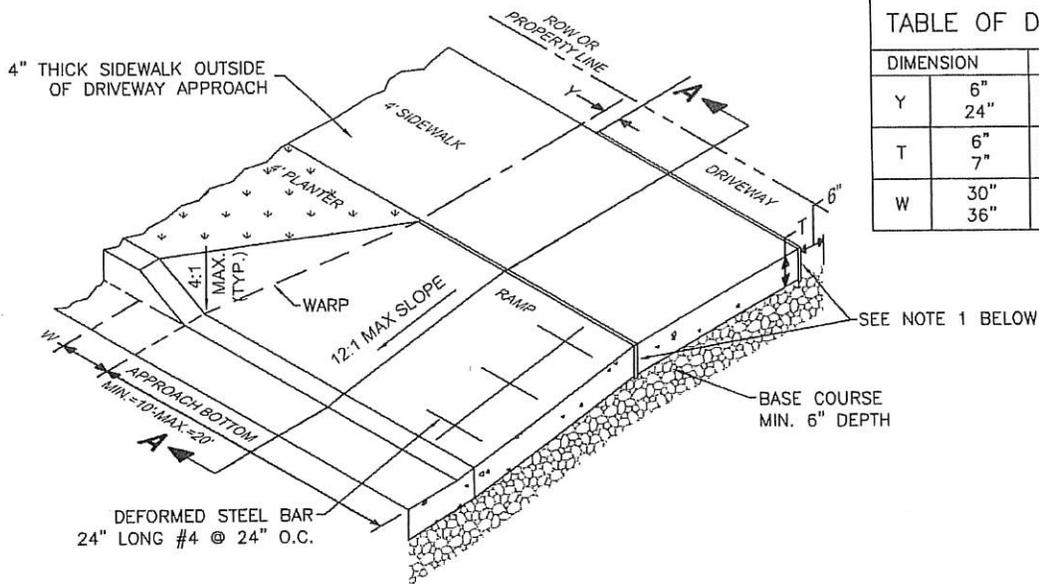


TABLE OF DIMENSIONS		
DIMENSION		ZONE
Y	6" 24"	RESIDENTIAL COMMERCIAL
T	6" 7"	RESIDENTIAL COMMERCIAL
W	30" 36"	RESIDENTIAL COMMERCIAL

ISOMETRIC VIEW

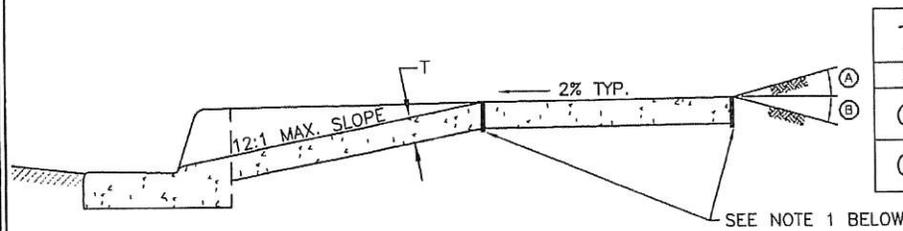


TABLE OF DIMENSIONS		
DIMENSION		ZONE
(A)	≤ 10% ≤ 6%	RESIDENTIAL COMMERCIAL
(B)	≤ 10% ≤ 8%	RESIDENTIAL COMMERCIAL

SECTION A-A

GENERAL NOTES:

1. PLACE EXPANSION-CONTRACTION JOINTS (JOINT FILLER MATERIAL) THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.



CEDAR HILLS

STANDARD
DRAWING NO.

209

FLARED DRIVEWAY APPROACH
PLANTER STRIP

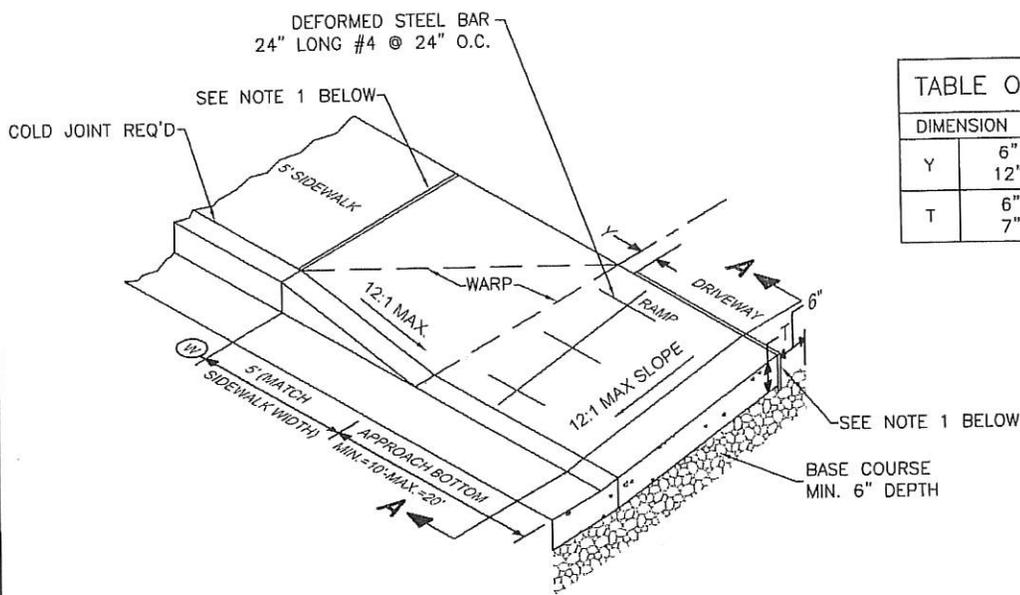


TABLE OF DIMENSIONS		
DIMENSION	ZONE	
Y	6"	RESIDENTIAL
	12"	COMMERCIAL
T	6"	RESIDENTIAL
	7"	COMMERCIAL

ISOMETRIC VIEW

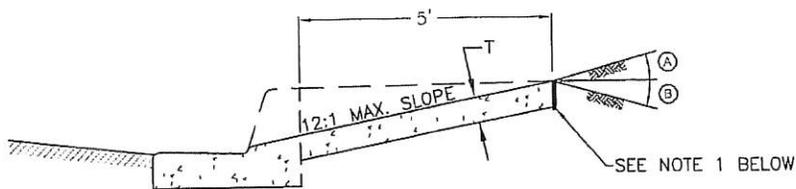


TABLE OF DIMENSIONS		
DIMENSION	ZONE	
(A)	≤ 10%	RESIDENTIAL
	≤ 6%	COMMERCIAL
(B)	≤ 10%	RESIDENTIAL
	≤ 8%	COMMERCIAL

SECTION A-A

GENERAL NOTES:

1. PLACE EXPANSION-CONTRACTION JOINTS (JOINT FILLER MATERIAL) THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.

FLARED DRIVEWAY APPROACH
COMBINATION CURB, GUTTER & SIDEWALK



CEDAR HILLS

STANDARD
DRAWING NO.

210

**10-5-9: RECREATIONAL VEHICLES AND MOBILE HOMES PROHIBITED;
EXCEPTIONS:**

It shall be unlawful to place any recreational vehicle or mobile home on any lot or parcel of land in the area covered by the zoning map and/or to use the same for human habitation (Ord. 6-20-78A, 6-20-1978).

10-5-5: DEVELOPMENT IN REQUIRED SETBACK AREA (REQUIRED YARD AREA):

All required setback area (required yard area) of a lot shall be open and unobstructed, except for the following uses and projections:

C. Front Setback Areas (Front Yard Areas):

1. A fence or wall constructed in accordance with the provisions of sections [10-5-17](#) and [10-5-18](#) of this chapter.
2. Uncovered steps leading to the main building; provided, however, that they are not more than four feet (4') in height and do not cause any danger or hazard to traffic by obstructing the view of the street or intersection. Any portion of any steps, covered or uncovered, that are more than four feet (4') above grade must maintain the required setback line.
3. Eaves or cornices projecting not more than two feet (2').
4. A bay window or chimney not over ten feet (10') long projecting not more than two feet (2'). (Ord. 7-7-98A, 7-7-1998)
5. A driveway leading to a properly located garage or parking area; providing for or making possible the parking of automobiles. ~~The city shall not allow any curb cuts or approve any driveways except for entrance and exit driveways leading to properly located parking areas. (Ord. 10-20-2015B, 10-20-2015)~~

A. The city shall not allow any curb cuts or approve any driveways except for entrance and exit driveways leading to properly located parking areas. (Ord. 10-20-2015B, 10-20-2015)

B. The maximum width of a Residential driveway approach shall not exceed thirty feet (30'). Such lots with extended driveways areas shall maintain 50% front yard landscaping.

C. Secondary Driveway: A secondary driveway may be allowed in residential areas under the following conditions:

1. The width of the secondary driveway shall not exceed twenty four feet (24').
2. Spacing between the primary driveway and the secondary driveway shall be a minimum ten feet (10'), with a minimum of 10' driveway approach, not including flares.
3. Corner lots; Corner lots containing a secondary driveway shall not exceed fifty percent (50%) of the combined total for front yard and side yard areas adjacent to a street.

~~7.6.~~ Circular driveways shall be permitted in required front yard areas of single-family dwellings leading to and from a properly located garage on the property subject to the following conditions: (Ord. 7-7-98A, 7-7-1998; amd. 2004 Code)

- a. Such drives shall be hard surfaced.
- b. Such drives shall not be over sixteen feet (16') in width.
- c. There shall be a landscaped area at least fifteen feet (15') in depth from the front property line to the inside of the drive.
- d. Driveway areas are not to be used for the parking or storage of any trailer, camper, motor home, boat, or other equipment at any time, nor is the area to be used for permanent parking of any vehicle.
- e. Passenger automobiles may be parked on driveways serving private residences, provided the automobile is parked completely on private property.

~~8.7.~~ Customary vegetative landscaping. (Ord. 7-7-98A, 7-7-1998)



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	9/24/2019

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to Cedar Hills Code relating to Recreational vehicles and mobile homes prohibited; exceptions §10-5-9.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Jenny Peay, Planning Associate
BACKGROUND AND FINDINGS: Staff would like the Planning Commission to consider amending city code §10-5-9 as to exclude language /or. After a meeting with city attorney, a recommendation was made to change to this portion of code.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Proposed amendments to code 10-5-9	
RECOMMENDATION: Review proposed code, make necessary modifications for recommendations to the City Council	
MOTION: To recommend/not recommend the proposed amendments to Cedar Hills Municipal Code §10-5-9, relating to Recreational vehicles and mobile homes prohibited; exceptions.	