



**PLANNING COMMISSION MEETING**  
**Tuesday, January 28, 2020 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, January 28, 2020 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. Appointment of Chair and Vice Chair
3. 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**

4. Approval of the Minutes from the October 29, 2019 and the November 26, 2019 Planning Commission Meetings
5. Discussion on Fences Adjacent to Public Parks, Trails and Certain Major Streets
6. Discussion on Design Standards for Driveways and Slopes
7. Discussion on Building Heights for Accessory Structures
8. Discussion on Commercial and Residential Landscaping Requirements

**ADJOURNMENT**

9. Adjourn

Posted this 24th day of January, 2020

/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, City Manager
<b>DATE:</b>	1/28/2020

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on Fences adjacent to public parks, trails, and certain major streets.
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Jenny Peay, Planning Associate
<b>BACKGROUND AND FINDINGS:</b> There has been a request from the Mayor to have staff go through the process of updating the language in city code relating to fences adjacent to public parks, trails, and certain major streets. Ultimately, the process will go through the Planning Commission and the City Council, including public hearings to solicit resident input.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Cedar Hills City Code 10-5-18, 11-7-13	
<b>RECOMMENDATION:</b> Staff recommends that the Planning Commission familiarize themselves with the code and find areas that need to be addressed and updated.	
<b>MOTION:</b> No motion necessary, discussion item only.	

## 10-5-18: FENCES:

### F. Special Provisions Relating To Fences Adjacent To Public Parks, Trails And Certain Major Streets:

1. Intent: It is the intent of this subsection to establish certain standards for the construction of fences adjacent to public parks, public trail corridors and certain major traffic arteries that are highly visible to the public for the purpose of achieving a coordinated appearance and consistent quality in design and construction of such facilities.
2. Applicability: The provisions of this subsection shall apply to those certain portions of dwelling lots and other parcels located within the boundaries of the street/parkway fence overlay zone, or parcels adjacent to current or planned parks or trail corridors. The territory included within the street/parkway fence overlay zone shall be as set forth on that certain map, figure [4-6-18C](#) of this section. All fences located within the boundaries of the street/parkway fence overlay zone or any segment thereof shall be designed, constructed and maintained in accordance with the provisions of this subsection.
3. Special Fencing Standards: The following standards shall apply to all fences constructed on applicable parcels: (Ord. 11-18-2008B, 11-18-2008)
  - a. Material: The fence shall be white, tan, or gray vinyl, of any style or shape. Wrought iron fencing is permissible, provided it shall be black or brown in color.
  - b. Type: Where trail segments are greater than one hundred thirty feet (130') in length and less than thirty feet (30') in width, no fence bordering the trail segment shall be constructed or maintained at a height greater than four feet (4'); however, an open fence may be constructed at a height no greater than six feet (6'). When the trail segment is adjacent to a major street corridor, according to the parkway fence overlay map, fence standards as specified elsewhere in this section apply with planning commission approval. (Ord. 06-17-2014A, 6-3-2014)
  - c. Height: The maximum height is six feet (6'). The height shall be measured from natural grade.
  - d. Placement: The fence shall be constructed on the property line. Exceptions may be granted by the city manager or designee for topographical issues.

### G. General Exceptions:

1. Planned Residential Or Commercial Developments: No fencing of any type or style is allowed surrounding or within a planned residential or commercial development without the prior recommendation of the planning commission and approval of the city council. The city council is authorized to grant approval on any type or style of fence within any planned residential or commercial development.
2. Altering Standards; Appeals: Standards may be altered upon request by a group of adjacent property owners upon a finding by the city manager or designee, after consulting with the zoning administrator, that the request is consistent to the objectives of this section.
  - a. Appeals to the city manager's decision on exceptions may be made to the city council within thirty (30) days of the city manager's decision. (Ord. 11-18-2008B, 11-18-2008)

## 11-7-13: FENCES ADJACENT TO PARKS AND TRAILS:

Where a subdivision borders upon an existing or proposed city park, trail, or major street corridor, a fence conforming with the standards of subsection [10-5-18F](#) of this code shall be constructed along the common boundary between the lots and park, trail, or major street corridor areas. (Ord. 8-15-2006D, 8-15-2006)



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	1/28/2020

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on clarification to language relating to design criteria for driveways and slopes per city standards.
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Jenny Peay, Planning Associate
<b>BACKGROUND AND FINDINGS:</b> Both staff and the American Fork Fire Marshal have requested that staff go through the process of updating language in city code addressing design requirements for driveway slopes. Clarifying the language in the city code relating to design criteria for driveways will help assist homeowners and the building department when submitting a building permit. The AF Fire Marshal also indicated some concerns with homes having steep driveway grades. Steep driveways without the addition of stairs create a hazard for public safety crews should there need to respond in the home. Ultimately, the process will go through the Planning Commission and the City Council, including public hearings to solicit resident input.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Cedar Hills City Code 10-6B-7 and 11-5-2	
<b>RECOMMENDATION:</b> Staff recommends that the Planning Commission familiarize themselves with the code and find areas that need to be addressed and updated.	
<b>MOTION:</b> No motion necessary, discussion item only.	

## 10-6B-7: DESIGN CRITERIA:

I. Cut And Fill Slopes; Street And Drive Grades: The grade of all public or private streets, or common drives or private driveways within a PRD, shall conform to the requirements for subdivisions. No public or private street providing access to a development cluster or any common drive or private driveway within the PRD shall be constructed in a location or in such a manner that results in the creation of a slope face that exceeds the critical angle of repose or is greater than five feet (5'). (Ord. 3-4-2003C, 3-4-2003)

## 11-5-2: DESIGN REQUIREMENTS:

A. Scope: The layout and design of all subdivision projects shall be in accordance with city standards as directed by the planning commission or its authorized representative.

B. Special Design Requirements In H-1 Zone<sup>2</sup>: The following design standards shall apply to subdivisions within the H-1 zone; provided, that where the provisions of this subsection conflict with other provisions of this title, these provisions shall prevail:

### 1. General Design Criteria:

- a. Each lot in the subdivision shall comply with the minimum requirements for a zoning lot as set forth under the zoning ordinance, including, but not limited to, the minimum size, width, buildable area, frontage, access, utility and special requirements.
- b. The design shall recognize and accommodate all significant environmental conditions known or identified in the technical reports.

### 2. Streets:

- a. Wherever possible, street alignments should be parallel to contours, in valleys or along ridges, and the street system should be designed to produce minimal impact with environmental constraints (i.e., large cut faces, extensive removal of natural vegetation, concentration of drainage waters).
- b. Streets shall not be located on land having a slope greater than thirty percent (30%), except that the city may approve the placement of streets in such locations provided:
  - (1) It has been demonstrated to the satisfaction of the city that the placement of the roadway in the proposed location is necessary for the proper development of the area and there is no feasible alternate alignment that conforms with the slope requirement;
  - (2) No cut or fill slope created as part of the construction of the street shall exceed the critical angle of repose; and
  - (3) It has been demonstrated that the plan provides adequate measures to ensure that all disturbed surfaces will be stabilized, erosion hazard eliminated, vegetation restored and other environmental hazards accommodated. (Ord. 1-13-93B, 1-13-1993)

- c. No public street, common drive or private street shall have a grade greater than eight percent (8%), except that the city council may approve a grade of up to twelve percent (12%) for "short stretches" where, in the opinion of the city council, compliance with the eight percent (8%) standard would result in excessive cut or fill slopes. For purposes of this section, "short stretches" shall be construed to mean a distance of less than five hundred feet (500') or fifty percent (50%) of any street segment (portion of a street located between 2 intersecting streets), whichever is less. Cul-de-sacs or dead end streets shall have a maximum grade of eight percent (8%) and the bulb or turnaround portion at the end of the street segment shall have a maximum grade of four percent (4%).
- d. All public streets, common drives, private streets and private driveways shall be designed and constructed in accordance with city standards. (Ord. 3-4-2003B, 3-4-2003)
- e. Sidewalks of not less than four feet (4') in width shall be constructed adjacent to all streets; provided, that on minor streets that provide access to lots on one side only, the city may waive the requirements for the construction of a sidewalk on the nonaccess side.
- f. Where the road is located in a cut or fill area, the graded roadbed shall extend not less than three feet (3') beyond the curb face or edge of sidewalk, as applicable, on the fill side and two feet (2') on the cut side.
- g. Cul-de-sac shall have a maximum length of one thousand feet (1,000') and shall be terminated with a suitable turnaround having a diameter of not less than one hundred ten feet (110'). (Ord. 1-13-93B, 1-13-1993)
- h. Cul-de-sacs or dead end streets shall have a maximum average daily traffic (ADT) of two hundred fifty (250) trips or less. City owned facilities or parcels having access via cul-de-sacs or dead end streets shall be exempt, and trips generated by city use shall not be included in the maximum ADT because the city may close public facilities in the event of a safety or emergency situation. (Ord. 5-18-2010A, 5-18-2010)

### 3. Grading:

- a. All land surface having a slope of thirty percent (30%) or greater shall remain in its natural state and shall not be graded or otherwise disturbed, except for the planting of additional vegetation, the addition of sprinkler irrigation systems, the establishment of required fire breaks or access easements, or when such disturbance is specifically provided for under the approved plan. (Ord. 1-13-93B, 1-13-1993)
- b. No grading, filling or excavation of any kind shall be commenced without first having obtained a grading permit from the city engineer, who shall not issue such permit until the final grading and drainage plan, endorsed by a licensed civil engineer, submitted as a part of the preliminary plat, is approved by the planning commission. (Ord. 1-13-93B, 1-13-1993; amd. 2004 Code)
- c. Fill areas shall be prepared by removing organic material such as vegetation, rubbish and other material that is determined by the city engineer detrimental to proper compaction or otherwise not conducive to stability. No rock or similar irreducible material with a maximum diameter greater than twelve inches (12") shall be used as a fill material in fills that are intended to provide structural strength.
- d. All rough street and site grading shall be completed prior to the installation of utilities.

- e. Fills shall be compacted to at least ninety five percent (95%) of AASHTO T180 density for those areas intended as structural foundations, including roadways.
- f. The surface of cut slopes shall be no steeper than two and one-half ( $2\frac{1}{2}$ ) horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.
- g. The surface of fill slopes shall be not steeper than two (2) horizontal to one vertical.
- h. Slope easements will be provided of sufficient width on both sides of a street so that tops and toes of cut and fill slopes shall be set back from the slope easement boundary a distance of ten feet (10').
- i. Borrowing for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the hillside area of the zone.
- j. Cut slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with existing topography to the maximum extent possible.

#### 4. Drainage:

- a. Required stormwater runoff collection facilities shall be designed so as to retain on site the stormwater runoff resulting from a 100-year frequency storm for a sufficient length of time so as to prevent flooding and erosion.
- b. Required stormwater runoff collection facilities shall be so designed as to divert surface water from cut faces or sloping surfaces of a fill. French drains are not acceptable.
- c. Curb, gutter and pavement designs shall be such that water on roadways is prevented from flowing off the roadways.
- d. Natural drainage shall be riprapped or otherwise stabilized to the satisfaction of the city engineer below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion.
- e. Waste material from construction, including soil and other solid waste materials, shall not be deposited within a natural or manmade drainage course, nor within irrigation channels.
- f. Sediment catchment ponds shall be constructed downstream from each development, unless sediment retention facilities are otherwise provided.

#### 5. Vegetation And Revegetation:

- a. Every effort shall be made to conserve topsoil that is removed during construction for later use on areas requiring vegetation or landscaping, e.g., cut and fill slopes.
- b. New planting shall be protected with organic cover.

c. All disturbed soil surfaces shall be stabilized and revegetated. Plans for the revegetation of all disturbed slopes shall be submitted as part of the grading and drainage plan.

6. Fire Protection:

a. The placement of buildings on lots shall be such that adequate clearance of hazardous, flammable vegetative cover may be accomplished.

b. The city may require the dedication of easements for firebreaks for safety of built up areas. Such easement shall provide access for firefighting personnel and equipment and shall be dedicated for this specific purpose by being recorded in the office of the county recorder.

c. The inability to provide fire line water pressure and fire flows consistent with the standards set by the city fire code shall be justification for denial of a subdivision request.

7. Access Easements: The city may require the dedication of easements adjacent to the borders of lots adjoining public lands for the purpose of providing public access to said public lands. Said easements may be those required for fire safety set forth under subsection B6 of this section. (Ord. 1-13-93B, 1-13-1993)



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	1/28/2020

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on clarification to language relating to Dwelling Requirements for maximum building height on accessory structures 10-4B-8.
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager
<b>BACKGROUND AND FINDINGS:</b> Staff requests that clarification be made to language in city code relating to Dwelling Requirements for maximum building height on accessory structures 10-4B-8. Ultimately, the process will go through the Planning Commission and the City Council, including public hearings to solicit resident input.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Cedar Hills City Code 10-4B-8.	
<b>RECOMMENDATION:</b> Staff recommends that the Planning Commission familiarize themselves with the code and find areas that need to be addressed and updated.	
<b>MOTION:</b> No motion necessary, discussion item only.	

ARTICLE B. R-1-15,000 RESIDENTIAL ZONE

**10-4B-8: DWELLING REQUIREMENTS:**

C. Height Of Building:

1. The maximum height of any dwelling shall be thirty five feet (35') in height as measured to the ridgeline of the roof. The maximum height of any accessory building shall be twenty feet (20') to the ridgeline of the roof, an additional five feet (5') in building height may be granted by the Zoning Administrator for lots exceeding the minimum square footage requirement by a factor of two (2), should the proposed accessory building comply with the building setback requirements of a main dwelling in the underlying zone. At no time shall an accessory structure exceed twenty five feet (25') in height. Both the dwelling and the accessory building height shall be measured from the highest finished grade of the ground surface adjacent to the foundation of the structure from the front elevation to the ridgeline.



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	1/28/2020

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on Commercial and Residential landscaping requirements
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager
<b>BACKGROUND AND FINDINGS:</b> There have been requests to have staff go through the process of updating language in city codes related to percentage for commercial and residential landscaping, park strips, xeriscaping, water conservation, and permitted types of landscaping. Ultimately, the process will go through the Planning Commission and the City Council, including public hearings to solicit resident input.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Cedar Hills City Code 6-4-4, 10-6A-4, 10-5-27, and 10-6-15.	
<b>RECOMMENDATION:</b> Staff recommends that the Planning Commission familiarize themselves with the codes and find areas that need to be addressed and updated.	
<b>MOTION:</b> No motion necessary, discussion item only.	

## Chapter 4

### STREETSCAPES

#### 6-4-1: PURPOSE AND INTENT:

#### 6-4-2: DEFINITIONS:

#### 6-4-3: APPLICABLE AREA:

#### 6-4-4: LANDSCAPE REQUIREMENTS:

#### 6-4-5: EXCEPTIONS:

#### 6-4-6: APPEALS OR REQUESTS FOR EXCEPTIONS:

#### 6-4-7: CITY REPAIR OF DAMAGES:

#### 6-4-8: PENALTY:

#### **6-4-1: PURPOSE AND INTENT:**

The purpose of this chapter is to create landscaping and maintenance requirements for landscaping strips, existing in the public right of way, between the sidewalk and the curb/gutter. (Ord. 5-15-2001A, 5-15-2001)

#### **6-4-2: DEFINITIONS:**

For the purposes of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as follows:

**LANDSCAPING STRIP:** That area between the sidewalk and the curb and gutter, generally meant for the purpose of creating a landscaped buffer between the street and the sidewalk.

**LOT OR PROPERTY:** That lot or property that abuts the landscaping strip.

**STREET TREE:** Those trees that the city has explicitly designated, through this chapter, as appropriate for planting along and within public rights of way. (Ord. 5-15-2001A, 5-15-2001)

#### **6-4-3: APPLICABLE AREA:**

This chapter shall apply to all subdivisions which: a) are designed with planter strips between the sidewalk and the curb/gutter; and b) were recorded in the office of the Utah County recorder after October 15, 2000. (Ord. 5-15-2001A, 5-15-2001)

#### **6-4-4: LANDSCAPE REQUIREMENTS:**

A. Landscaping Required:

1. Landscaping Strip: Landscaping shall be required in the landscaping strip, in accordance with the requirements set forth in this chapter, for any buildable lot abutting a public right of way that has been designed with a landscaping strip.
2. Bond Posted: In order to ensure that landscaping occurs within this landscaping planter strip, the owner/builder of any lot abutting said landscaping strip shall post a cash escrow bond with the city at the same time as issuance of a building permit is requested for that same lot, in an amount deemed appropriate by the city to pay for all landscaping improvements within the landscaping planter strip. The landscaping bond shall be set by city council resolution, and reviewed and revised as necessary.
3. Bond Release: Within thirty (30) days of the landscaping completion, and inspection/approval by the city, the landscaping bond shall be released by the city back to the owner/builder of the abutting property.
4. Forfeiture Of Bond: If the landscaping is incomplete within sixty (60) days from receiving final building inspection approvals on the issued building permit, the owner/builder shall forfeit the bond and the city shall use the bond to complete the landscaping within the landscaping strip.
5. Landscaping Permanent And Public: All landscaping installed in landscaping planter strips shall be considered open to the public and owned by the public. No removal of landscaping or any modification shall be made to the landscaping within the landscaping strips without written authorization from the city.
6. Landscaping In Clear Vision Area: All landscaping shall be planted in conformance with the "clear vision area" requirements of this code.

B. Trees: Trees shall be incorporated into the landscaping within the landscaping strip in accordance with the following:

1. Number Of Trees And Spacing: The minimum number of trees installed for each property shall be calculated at the rate of one tree for every fifty feet (50') of frontage, or portion thereof. Spacing of the trees shall be in accordance with the appropriate spacing shown for each of the tree species indicated in subsection B2 of this section, with every effort being made to space the trees as evenly as possible, taking into account neighboring properties as well.
2. Approved Trees And Minimum Spacing: The following list indicates the trees that are approved for planting in landscaping strips, along with their minimum spacing requirements:

	Minimum Spacing
Norway maple	30 feet
Queen emerald maple	30 feet

Red maple	30 feet
Sugar maple	30 feet
Hedge maple	20 feet
Sycamore maple	20 feet
London plane tree	40 feet
Lindens (all species)	30 feet
Oak (all species)	35 feet
White ash	35 feet

- C. Other Landscaping: A Kentucky bluegrass or equivalent mix shall form the ground cover for all portions of the landscaping strip. No shrubs, bushes, ground cover, flower beds, planter areas, rock, or other such landscaping material shall be allowed within the landscaping strip.
- D. Irrigation: All portions of the landscaping strip shall be irrigated, in an amount appropriate for the good health of the landscaping, by a sprinkler system connected to the abutting property's main irrigation system.
- E. Time Frame: All landscaping and irrigation shall be installed within sixty (60) days from the date of final building inspection approval or occupancy, whichever occurs first.
- F. Maintenance Required: Property owners of lots abutting landscaping strips shall cause the landscaping within the landscaping strips to be maintained in good health. (Ord. 5-15-2001A, 5-15-2001)

**6-4-5: EXCEPTIONS:**  

- A. Street Tree Exceptions On Collector Class Roads: For streets designated as collector class roads by the city council and listed herein, the required street tree to be installed shall be the white ash.

<u>Collector Class Roads</u>
Ironwood Drive

B. Exceptions Granted By City Manager: Nothing herein shall be construed as to limit the city manager, or his/her designee's, ability to grant exceptions to any and all requirements of this chapter either by direct or indirect action. (Ord. 5-15-2001A, 5-15-2001)

**6-4-6: APPEALS OR REQUESTS FOR EXCEPTIONS:**  

Appeals or requests for exceptions for any of the requirements listed herein shall be made, in writing, to the city manager or his/her designee. The city manager shall hear any request for appeal or exception within forty five (45) days of receipt of that written request and shall issue a finding to grant or deny the exception at that time. Appeals to the city manager's decision shall be made to the city council within ten (10) days of receipt of the city manager's denial of appeal. (Ord. 5-15-2001A, 5-15-2001)

**6-4-7: CITY REPAIR OF DAMAGES:**  

If any violation of the provisions of this chapter create damage to any landscaping within the public right of way, including the landscaping strip, the city shall have the authority to repair or replace damaged landscaping and the property owner shall be responsible for immediate payment for said replacement or repair. (Ord. 5-15-2001A, 5-15-2001)

**6-4-8: PENALTY:**  

Any person violating the provisions of this chapter shall be guilty of an infraction and, upon conviction, subject to penalty as provided in section [1-4-1](#) of this code. (Ord. 5-15-2001A, 5-15-2001)

**10-6A-4: SITE REQUIREMENTS:**  

It is intended that these requirements and standards will promote consistent, quality development within the SC-1 Zone.

A. Area:

1. Site Area: Each proposed development shall contain an initial site size of ten (10) contiguous acres, which shall be considered as the minimum amount necessary to constitute a logical design area; provided, however, that in the instance of lots of record containing less than ten (10) acres, the minimum initial site size shall be the entire parcel.
2. Additions: Subsequent additions to the site area containing less than the amount set forth under subsection A1 of this section may be permitted, upon a determination that the area to be added constitutes a logical extension of the initial site plan.
3. Phased Construction: A proposed development may be constructed in phases upon approval by the City Council and upon a finding that the proposed phase is consistent with the overall plan for the project,

constitutes a significant portion of the total project, and is consistent with other requirements specified in this Code.

B. **Landscaping:** The following requirements shall be followed for **landscaping** within the SC-1 zone:

All planter areas shall be edged with a concrete mow strip and landscaped. All planter shapes and walks shall be curvilinear. Landscape boulders may be used on site, but must be over two feet (2') in size. Each building shall have flowering crab (malus species) trees planted near the building. Trees may be placed on any or all sides of the building. The minimum number of these trees required for each building shall be determined by adding up the length of all building facades (linear feet), dividing by forty (40) and rounding up. All landscape shall be appropriately maintained throughout the year.

Other plants near buildings can be selected by a licensed landscape architect for compatibility to microclimate (north, south, east, west building faces). Shrubs shall be selected for color in all seasons, including winter. Trees near buildings are encouraged to have spring and/or fall color. Evergreen trees are encouraged where practical for positive aesthetic effects in winter.

To ensure consistency throughout the zone, all plants used within the zone shall be found within the following plant list:

<b>Evergreen trees:</b>		
Abies concolor	White fir	8' height minimum
Abies lasiocarpa	Alpine fir	8' height minimum
Picea engelmannii	Engelmann spruce	8' height minimum
Picea pungens	Colorado green spruce	8' height minimum
<b>Deciduous trees:</b>		
Acer platanoides	Norway maple	2 <sup>1</sup> / <sub>2</sub> " caliper minimum
Fraxinus pennsylvanica	Patmore ash	2 <sup>1</sup> / <sub>2</sub> " caliper minimum
Koelreuteria paniculata	Golden rain tree	2" caliper minimum
Prunus blireana	Blireana plum	2" caliper minimum
Acer palmatum bloodgood	Bloodgood Japanese maple	6 - 8' height minimum
Prunus subhirtella	Weeping flowering cherry	2" caliper minimum
<b>Shrubs:</b>		
Euonymus alatus compacta	Burning bush	5 gallon minimum

Evergreen trees:			
	Potentilla fruticosa	Shrubby cinquefoil	5 gallon minimum
	Prunus glandulosa	Dwarf flowering almond	5 gallon minimum
	Mahonia aquifolium	Compact Oregon grape	5 gallon minimum
	Prunus laurocerasus "Otto Luyken"	English laurel Otto Luyken	18 - 24" minimum
	Cornus sericea "Kelseyi"	Kelsey dwarf dogwood	5 gallon minimum
	Buxus koreana wintergreen	Wintergreen boxwood	5 gallon minimum
	Berberis t.a. nana	Crimson pygmy barberry	5 gallon minimum

The following requirements shall apply:

1. No less than thirty percent (30%) of any individual site shall be landscaped. Individually developed sites must provide the required thirty percent (30%) **landscaping** within that individual site. Larger planned developments must provide the required thirty percent (30%) **landscaping** for the entire site but shall not be required to provide thirty percent (30%) **landscaping** on individual pads or parcels within the planned development. So that all of the building(s) within the proposed development may be seen within a parklike setting by the community, the required thirty percent (30%) **landscaping** shall be visible and accessible to the public way and shall not be concealed by walls, fences, building layout, etc.
2. Planted areas such as yard space, planter boxes, flowerbeds, shrubbery beds and other traditional landscaped features shall qualify toward the landscaped requirement. Sidewalks shall not count toward the requirement.
3. Proposed fountains, plazas, or splash pads shall be included in the site design. The city council, with a recommendation from the planning commission, may approve a five percent (5%) reduction in **landscaping** area requirements for these features when designed as a publicly accessible gathering area. Public art features are encouraged.
4. **Landscaping** shall also be used as a screen, where other means are less appropriate, to shield Cedar Hills Drive and 4600 West from large areas of parking.
5. Landscaped areas shall not be residual in nature but shall create a cohesive network from site to site and throughout the project. Specifically, landscaped areas shall help create a parklike atmosphere with linked pedestrian corridors designed to promote pedestrian activity.
6. **Landscaping** materials and details shall contribute to the perpetuation of the established architectural theme.

7. As part of the site plan approval process, landscape plans shall be required. Such plans shall be prepared by a professional landscape architect licensed in the state of Utah. Landscape plans shall provide for landscape treatments that are consistent with the architectural theme. All landscape plans are subject to the approval of the city council, following a recommendation by the planning commission.
8. Storm drainage shall be retained on site through landscaping or other approved facilities.
9. Xeriscape plans are permitted and shall be prepared by a qualified landscape architect, and shall not constitute more than one-third ( $\frac{1}{3}$ ) of the total landscaped area.

C. Streetscapes: Cedar Hills Drive is the main thoroughfare for the community. As such, special attention and consideration shall be given to creating an attractive, distinct entrance to the City of Cedar Hills. To encourage continuity throughout the site and to provide appropriate ties to the surrounding residential areas, 4600 and 4800 West shall receive the same treatments as Cedar Hills Drive. Landscaped areas adjacent to public streets shall conform to the landscaping requirements listed in subsection B of this section.

1. Sidewalks shall be separated from Cedar Hills Drive, 4600 West and 4800 West so as to encourage pedestrian activity and other active transportation. Separations shall include landscaped berms, shrubbery or other elements that convey a sense of protection from the vehicular travel lanes. Streetscapes shall be varied between grass and planter areas and be appropriately maintained year round.
2. Sufficient planter strips shall be provided so as to allow for the planting of trees as outlined in the plant list.
3. The landscaped areas adjacent to Cedar Hills Drive and 4600 West shall serve, in part, to screen adjacent parking areas from the view of passing motorists. Trees, berms and shrubbery shall be incorporated to provide the above described screening.

At street intersections, a clear view of intersecting streets shall be maintained. Clear view of intersecting streets shall be measured as follows: extend lines along each street curb to a point of intersection and measure back sixty feet (60') along each curb. Draw a line between those two (2) points. This triangular area is the area that must have clear view of intersecting streets.

Trees closest to intersections shall be capitol flowering pear with no less than three (3) at each intersection. Trees on east-west streets between walks and curbs or within ten feet (10') of street curbs shall be burr oak (*Quercus macrocarpa*) with all branches pruned to five feet (5') from ground. Trees on north-south streets shall be London plane trees (*Platanus acerifolia*) with all branches pruned to five feet (5') from ground.

The number of trees along all streets shall be at least one tree for every thirty feet (30') of street frontage. Trees shall be two and one-half inch ( $2\frac{1}{2}$ " ) caliper minimum. Additional trees are encouraged. These additional trees shall be selected from the table below.

Berming shall be required along streets to screen parking areas and travel lanes. Berms shall not exceed three to one (3:1) in steepness. Curvilinear walks are encouraged where practical. Any planter areas

shall have a curvilinear concrete curb between plants and lawn. All planters shall be mulched three inches (3") deep and maintained with shredded fir bark. Plants for planters shall be selected from the table below.

<b>Evergreen trees:</b>		
Abies concolor	White fir	8' height minimum
Abies lasiocarpa	Alpine fir	8' height minimum
Picea engelmannii	Engelmann spruce	8' height minimum
Picea pungens	Colorado green spruce	8' height minimum
<b>Deciduous trees:</b>		
Acer platanoides	Norway maple	2 <sup>1</sup> / <sub>2</sub> " caliper minimum
Fraxinus pennsylvanica	Patmore ash	2 <sup>1</sup> / <sub>2</sub> " caliper minimum
<b>Shrubs:</b>		
Euonymus alatus compacta	Burning bush	5 gallon minimum
Juniperus tamariscifolia	Tam juniper	5 gallon minimum
Prunus cistena	Cistena plum	5 gallon minimum
Pinus mugo "mughus"	Dwarf mugo pine	18 - 24" minimum

#### 10-5-27: LANDSCAPING:

- A. Intent: It is the intent of this section to ensure the timely installation of landscaping within the front yard areas of residential lots occupied by a dwelling. (Ord. 2-17-2009B, 2-17-2009)
- B. Required: The front yard area of any existing lot containing a dwelling shall be landscaped. It shall be unlawful for the owner of any residential lot within the City to refuse to install and maintain landscaping within the front yard area of any existing residential lot containing a dwelling. The front yard area shall consist of the entire lot area from the front lot line to the face of the dwelling, or the front setback area, whichever is greater (except for approved designated parking areas). Corner lots have two (2) front setback areas. Landscaping shall be properly maintained including removing weeds and mowing turf areas. Turf grass shall not exceed six inches (6") in height. (Ord. 10-20-2009C, 10-20-2009)

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 areas 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 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. (Ord. 05-19-2015A, 5-19-2015)

D. Landscaping In New Construction; Time Limitation: In the instance of lots upon which a dwelling is being constructed, the landscape features required by this section shall be installed within twelve (12) months of issuance of a final inspection approval for the dwelling. Notice of this requirement shall be given to the utility services applicant prior to, or at the time of, final inspection approval.

E. Landscaping Of Existing Dwellings: In the instance of lots upon which a dwelling unit has already been constructed and/or occupied, the owner shall be noticed in writing of the landscape ordinance and required to install landscaping within twelve (12) months of written notice.

F. Enforcement: The Zoning Administrator is hereby charged with the responsibility for enforcement of this section. The owner of any dwelling that does not conform with the provisions of this section shall be in violation of this section, and as such, be subjected to an immediate administrative citation and a landscape installation fine as shown on the City fee schedule.

G. Appeal: The owner of any dwelling aggrieved by the issuance of an administrative citation or bond forfeiture shall have and maintain a right to appeal to the City Manager or designee, provided said appeal shall be submitted not more than thirty (30) days following the issuance of the administrative citation or forfeited bond. The City Manager or designee shall have the right, after notice to the utility services applicant and hearing on the matter, to confirm, waive or amend the terms of the administrative citation or forfeiture of bond. In considering an appeal under this section, the City Manager or designee shall ensure that the purposes and intent of this section and the City's other land use ordinances are achieved.

H. Penalty: Any public or private entity violating any of the provisions of this section, as determined by a finding by the Zoning Administrator, shall receive a fine/fee according to the City fee schedule. (Ord. 2-17-2009B, 2-17-2009)

## Chapter 6

### LARGE SCALE DEVELOPMENT

#### 10-6-15: PLANNING COMMISSION MAY SPECIFY DESIGN:

As a means of harmonizing development within the project with existing and planned development within the surrounding area, the planning commission may, as a condition of its approval, specify or require changes in the minimum and maximum height of buildings and structures, the type and style of architecture, the character and nature of landscaping, the choice of building and plant materials, the pattern of circulation, the location and siting of buildings, fences, walls, utilities, lighting and sprinkling facilities and other structures, as well as the nature and extent of drainage facilities. (Ord. 10-11-95A, 10-11-1995)