



**PLANNING COMMISSION MEETING
Tuesday, February 25, 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, February 25, 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. 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 January 28, 2020 Planning Commission Meeting
4. Review/Recommendation and Public Hearing on Concept/Preliminary Plan Approval for Swig in the Cedar Hills Gateway Commercial Project, located at approximately 9980 North & 4700 West in the SC-1 Commercial Zone
5. Review/Recommendation and Public Hearing for Approval of Rhinehart Land Subdivision Plat B, located at approximately 10040 North & 4800 West in the SC-1 Commercial Zone
6. Discussion on Fences Adjacent to Public Parks, Trails and Certain Major Streets
7. Discussion on Permitted and Conditional Uses in the SC-1 Commercial Zone

ADJOURNMENT

8. Adjourn

Posted this 21st day of February, 2020

/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:	February 25, 2020

Planning Commission Agenda Item

SUBJECT:	Review/Action on Conceptual Plan for the Gateway Plat A, Lot 9 Subdivision, Located at Approximately 9980 N 4700 W in the SC-1 Commercial Zone; AND Review/Recommendation and PUBLIC HEARING on the Preliminary Plans for the Gateway Plat A, Lot 9 Subdivision, Located at Approximately 9980 N 4700 W in the SC-1 Commercial Zone.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS:	
<p>A submission has been made to develop a Swig on land that was approved as part of Lot 6 of the Cedar Hills Gateway Subdivision. The proposal subdivides lot six and creates a new lot nine. Staff met with the project owners as part of the Site Plan Review Committee. Staff's concerns came down to addressing two issues, the flow of traffic and the building elevations. The concerns with the flow of traffic is to design a drive thru system that minimizes any impact on the adjacent Taco Bell drive thru. Staff is concerned about two drive throughs backing into each other. This concern can be addressed by manipulating the site plan to stack the Swig drive thru in a manner that gives maximum room for Taco Bells queue while still giving the Swig enough space to properly stack their drive thru. The second concern centered on the building elevations. The original proposal for the building was a land sea cargo container retrofitted to comply with building code. Given the requirements of the SC-1 Zone code, this type of exterior elevation does not comply. After meeting with the project owners, staff expressed concerns, and the current proposal does show a building with a brick elevation and uses other materials to accent the building. The developer is seeking both conceptual and preliminary approval; as of this writing, staff has not received a detailed plan set that satisfies the preliminary plan requirements. As a result, staff is recommending that the Planning Commission approve the concept plans, and table the preliminary decision</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
Swig Elevations, Gateway Lot 9 Site Plan, Concept Plat Gateway	
RECOMMENDATION:	
To approve the concept plan, and to table the preliminary plan decision until a detailed plan set is submitted and reviewed by staff and the City Engineer.	
MOTION:	
To approve/not approve the concept plan for the Gateway Plat A, Lot 9 Subdivision, located at Approximately 9980 N 4700 W.	
To recommend/not recommend the preliminary plan for the Gateway Plat A, Lot 9 Subdivision, located at Approximately 9980 N 4700 W, subject to the following conditions {LIST ANY APPLICABLE CONDITIONS}.	



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin; City Manager
DATE:	February 25, 2020

Planning Commission Agenda Item

SUBJECT:	Review/Action on Conceptual Plan for the Rhinehart Subdivision, Located at Approximately 10040 N 4800 W in the SC-1 Commercial Zone; AND Review/Recommendation and PUBLIC HEARING on the Preliminary Plans for the Rhinehart Subdivision, Located at Approximately 10040 N 4800 W in the SC-1 Commercial Zone.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin

BACKGROUND AND FINDINGS:

The owner of this parcel is seeking to subdivide for future development. No buildings or structures are planned at this time. The current proposal is to divide the undeveloped portion of the land from the developed portion (Hart's Gas Station) in order to sell or lease to a future buyer. The subdivision would create a new lot that is about two acres in size. Frontage improvements have been installed as part of the development of the Cedar Canyon Subdivision and the Gateway Subdivision. As such, these costs will need to be reimbursed as part of any future project. The only public improvements that would be required are the sidewalk improvements along North County Blvd. Because no utility improvements are being proposed, there are no engineered drawings to review. Staff has requested the submission of a detail sheet showing the installation of the sidewalk along North County Blvd.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed Rhinehart Land Subdivision

RECOMMENDATION:

To review the proposal, grant conceptual and preliminary approval, subject to the submission of a sidewalk plan along North County Blvd. to be reviewed and approved by the City Engineer.

MOTION:

To approve/not approve the concept plan for the Rhinehart Subdivision, located at Approximately 10040 N 4800 W.

To recommend/not recommend the preliminary plan for the Rhinehart Subdivision, located at Approximately 10040 N 4800 W., subject to the following conditions {LIST ANY APPLICABLE CONDITIONS}



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	February 25, 2020

Planning Commission Agenda Item

SUBJECT:	Discussion on Amendments to Cedar Hills Code related to §10-5-5.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Jenny Peay, Planning Associate

BACKGROUND AND FINDINGS:

Staff is requesting that Planning Commission consider amending city code §10-5-18 section (F); Special Provisions Relating to Fences Adjacent to Public Parks, Trails and Certain Major Streets. There has been a request by Mayor Rees to have staff go through the process of updating this portion of city code. Residents with homes bordering applicable parcels have also expressed a desire to have the ability to fully enclose rear yards bordering trails. Residents feel a lack of privacy, safety, and noise when patrons are using trails which border these properties.

Current city code language prohibits residents from installing a 6' foot privacy fence along certain trail segments. 10-5-18 F3b - 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').

On January 28, 2020; Staff presented updating this language to the planning commission as a discussion item only and to receive feedback. Staff would also request the ability for CUP's permits to be an administrative decision as staff reviews and identifies any safety hazards or adverse effects fences would create for surrounding property owners.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed amendments to code §10-5-18 section (F) and §11-7-13

RECOMMENDATION:

Review proposed code, make necessary modifications for recommendations to the City Council.

MOTION:

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 **along property lines** on applicable parcels: (Ord. 11-18-2008B, 11-18-2008) **Before commencing construction, plans for all fences and walls shall first be submitted to and approved by the Zoning Administrator.**
 - a. Material: ~~The fence~~ **Vinyl fencing** shall be white, **dark brown**, tan, or gray vinyl, of any style or shape. Wrought iron **or painted metal** fencing is permissible, provided it shall be black or brown in color. **Decorative concrete and masonry walls fencing are subject to approval by the planning commission.**
 - 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)~~
b. Type: All fences shall be constructed of substantial material and the design and construction shall be consistent with the quality of dwellings and other improvements with the surrounding area. Where trail segments are greater than one hundred thirty feet (130') in length and less than thirty feet (30') in width, an open style fence is preferred. However, a six foot (6') privacy fence may be permissible upon the approval of the Planning Commission Zoning Administrator if fence does not create a public safety issue or adversely affect the rights of surrounding property owners.
 - c. Height: The maximum height is six feet (6'). The height shall be measured from natural grade. **Security fencing near or around public facilities may exceed height and material restrictions, based on compatibility and safety.**
 - d. Placement: **Property owners should only install fencing on their property. If the property lines are not clearly marked the property owner shall have a surveyor determine and mark the**



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin; City Manager
DATE:	February 25, 2020

Planning Commission Agenda Item

SUBJECT:	Discussion on Permitted and Conditional Uses in the SC-1 Commercial Zone
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: Staff would like to discuss the table of conditional and permitted uses found in 10-6A-3, specifically as it relates to the mixed-use district. Proposals have been made to develop within this district that don't meet the provisions of the current code but are worthy of deliberation and consideration of amending.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Permitted and conditional use table found in 10-6A-3, Cedar Hills Zoning Map	
RECOMMENDATION: To review the current table, and consider proposals for amending	
MOTION: No motion necessary, discussion item only	

10-6A-3: PERMITTED AND CONDITIONAL USES:

All uses shall be consistent with the character and purpose of the district within which they are located. No building, structure or land shall be used and no building or structure shall be hereafter erected, except as allowed in the districts as shown in the SC-1 land use table below. Uses listed in the Cedar Hills Land Use Code Numbers document that are not listed in the SC-1 land use table are prohibited.

The SC-1 land use table lists permitted, conditional, and exceptional uses. The numbers in the use column and the description of the use are listed in the Cedar Hills Land Use Code Numbers document. The most specific match for a given number shall be used. If a use is not specifically designated, or if the cell for a use and district is blank, that use is prohibited in that district. "P" means the use is permitted, "C" means the use is conditional, and "E" means the use is exceptional, meaning not permitted except for existing approved uses or those that have been approved prior to the year 2016.

Regardless of the entries in the SC-1 land use table, all uses for land within one hundred feet (100') of residential uses in adjoining zones shall be conditional.

Conditional uses listed in the Retail District in the SC-1 land use table shall only be permitted if they predominantly generate on-site sales, unless approved by the City Council after a recommendation by the Planning Commission. Public facilities are excepted from this requirement.

For the process and standards used in the granting of conditional uses see section [10-5-37](#) of this title.

SC-1 LAND USE TABLE

Use	Description	Retail	Mixed-Use	Office
1121	Two family dwelling (duplex) detached		C	
1122	Two family dwelling (duplex), attached to 1 or more duplexes		C	
1123	Two family dwelling (duplex), attached to a commercial use		C	
1131	Multiple family dwelling containing three or four family residences, detached		C	
1133	Multiple family dwelling containing three or four family residences, attached to a commercial use		C	
1292	Disabled assisted living facility		C	C
1293	Senior housing or congregate care		C	C

1294	Senior assisted living		C	E
5230	Paint, glass, and wallpaper	C	C	
5240	Electrical supplies and lighting stores	P	P	
5251	Hardware stores	P	P	
5310 - 5312	Shopping centers, department stores, and discount department stores	P	P	
5330	Variety stores (dollar stores)		P	
5391 - 5392	Dry goods and general stores (yarn shops, linen shops, boutiques, craft stores, fabric stores)	P	P	
5400	Food (groceries, meat and fish, fruits and vegetables, candy and confectionery, dairy products, bakeries)	P	P	
5520	Tires, batteries and accessories	C		
5530	Gasoline service stations	C		
5600	Apparel and accessories (clothing, shoes, tailoring, cosmetics, leather goods)	P		
5700	Furniture, home furnishings, and equipment (furniture, household appliances, musical instruments, office equipment)	P	P	
5810	Restaurants (food consumed on premises)	P	P	
5813	Drive-through and fast food restaurants	C		
5910	Drug stores and pharmacies	P	P	
5930	Antiques and secondhand merchandise	P	P	
5940	Books, stationery, art and hobby stores	P	P	
5950	Sporting goods, bicycles and toys	P	P	
5969	Farm and garden supplies	C	C	
5970	Jewelry	P	P	

5991	Florists	P	P	P
5992 - 5999	Miscellaneous retail (newspapers, cameras, gifts, optical, paper products, pet supplies)	P	P	
6111	Banking services	E		
6121	Savings and loans associations	E		
6122	Credit unions	E		
6130 - 6190	Security brokers, insurance agents, real estate services		P	P
6221	Portrait photography		P	P
6230	Beauty and barber services	P	P	P
6250	Apparel repair, alteration and cleaning pickup services, shoe repair services	C	P	
6297	Gymnasiums, athletic clubs, body-building studios, spas, health clubs, aerobic centers, etc.		C	
6375	Indoor climate controlled storage (only allowed in the Retail/Mixed-Use Overlay)	C	C	
6416 - 6417	Auto washing	C		
6511	Physicians' offices and services		P	P
6512	Dental offices and services		P	P
6520	Legal services		P	P
6530	Engineering, architectural, and planning services		P	P
6540	Research services		P	P
6550	Data processing services		P	P
6590	Professional services		P	P
7110	Cultural activities (libraries, museums, art galleries)	C	P	C

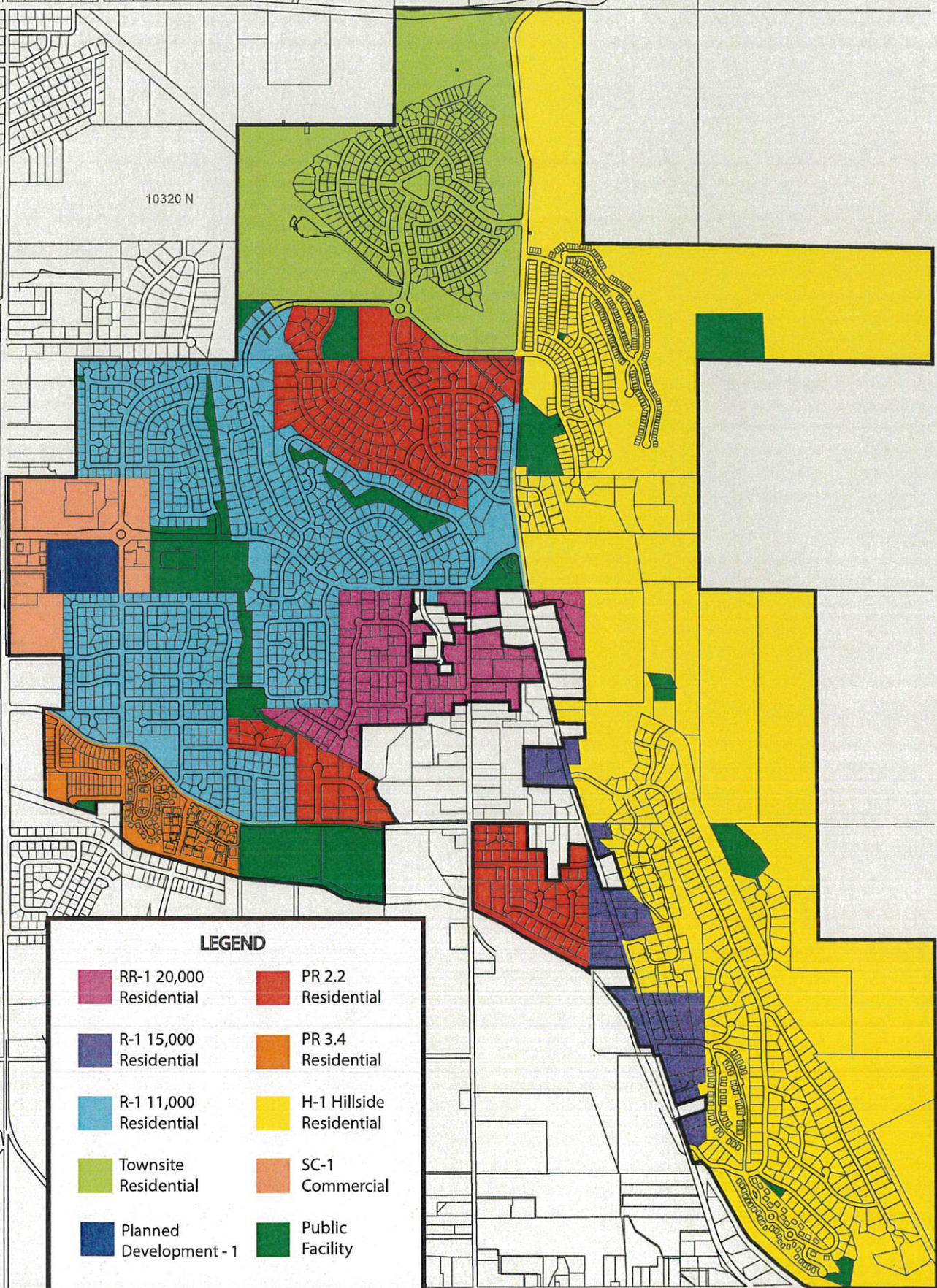
7212	Motion picture theaters (indoors)	C		
7392	Miniature golf	C		
7413	Tennis courts		C	
7414	Ice skating	C	C	
7417	Bowling alleys	C	C	
7424	Recreation and community centers	C	C	
7430	Swimming pools	C	C	
7611	Developed park land, general recreation	C	C	
7621	Developed park land, leisure and ornamental	C	C	
8110 - 8130, 8180	Agriculture	E	E	
8221	Veterinarian services		C	

(Ord. 03-06-2018A, 3-6-2018)

City of Cedar Hills

October 2016

10320 N



LEGEND

- | | |
|---|--|
|  RR-1 20,000 Residential |  PR 2.2 Residential |
|  R-1 15,000 Residential |  PR 3.4 Residential |
|  R-1 11,000 Residential |  H-1 Hillside Residential |
|  Townsite Residential |  SC-1 Commercial |
|  Planned Development - 1 |  Public Facility |