



PLANNING COMMISSION MEETING
Tuesday, August 25, 2020 7:00 p.m.

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, August 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 June 30, 2020 Planning Commission Meeting
4. Review/Recommendation and Public Hearing on Preliminary Plan Approval for the Lone Peak Lofts Mixed Use Project located on the corner of Cedar Hills Drive and Redwood Drive (4600 West)
5. Review/Recommendation and Public Hearing on amendments to City Code Title 10-6A related to Conditional and Permitted Uses in the SC-1 Commercial Zone
6. Review/Recommendation on amendments to City Code, Title 10 Chapter 5 related to Fences
7. Review/Recommendation on amendments to City Code, Title 10 Chapter 6 related to Landscape Requirements

ADJOURNMENT

8. Adjourn

Posted this 21st day of August, 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:	August 25, 2020

Planning Commission Agenda Item

SUBJECT:	Review/Action on a Preliminary Plan for a Commercial Subdivision Located at Approximately 4600 W and Cedar Hills Dr.
APPLICANT PRESENTATION:	Dustin Kuttler
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

A preliminary plan has been submitted for the parcel behind Walmart, located at approximately 4600 W Cedar Hills Dr. The preliminary plan is part of the SC-1 Commercial Zone, Mixed-use Subdistrict. The parcel is about 1.52 acres in size. The proposal is to build a flex-space mixed use development. The project would include 12 residential units, as well as 9600 square feet of commercial space. The commercial space is designed to be a flexible space that can suit the needs of any type of business seeking a storefront. The Site Plan Committee met with the developer to go over issues related to the development of a preliminary plan set. Staff will present on the submitted landscape plan, traffic plan, fire review, and building elevations. As of the writing of this memo, staff is still waiting to receive the building elevations. The developer has deferred the review of the full civil plan set until after preliminary approvals are granted by the Planning Commission and the City Council. This particular subdistrict allows for a residential use to be secondary to the commercial use. There are provisions that specify density (eight units per acre), and they require at least fifty percent of the ground floor area to be commercial in nature. The purpose of the flex space is to create the basic shell of the building, and to allow the maximum flexibility of the occupant to cater the building to meet their needs. This means that the building will look finished on the exterior, but the inside commercial portion will be unfinished to allow for the buyer to place utility lines in the area that best meets their commercial needs.

PREVIOUS LEGISLATIVE ACTION:

Planning Commission gave preliminary approval in June 2020

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed site plan, and landscaping plans

RECOMMENDATION:

Review proposed development, provide necessary feedback to move project to the preliminary phase.

MOTION:

To recommend/not recommend the preliminary site plan for the Lone Peak Lofts Mixed Use Project located east of Walmart, at approximately 4600 W Cedar Hills Dr, subject to the following conditions {LIST ANY APPLICABLE CONDITIONS}.

LANDSCAPE PLANS FOR LONE PEAK LOFTS

VICINITY MAP SCALE: N.T.S.



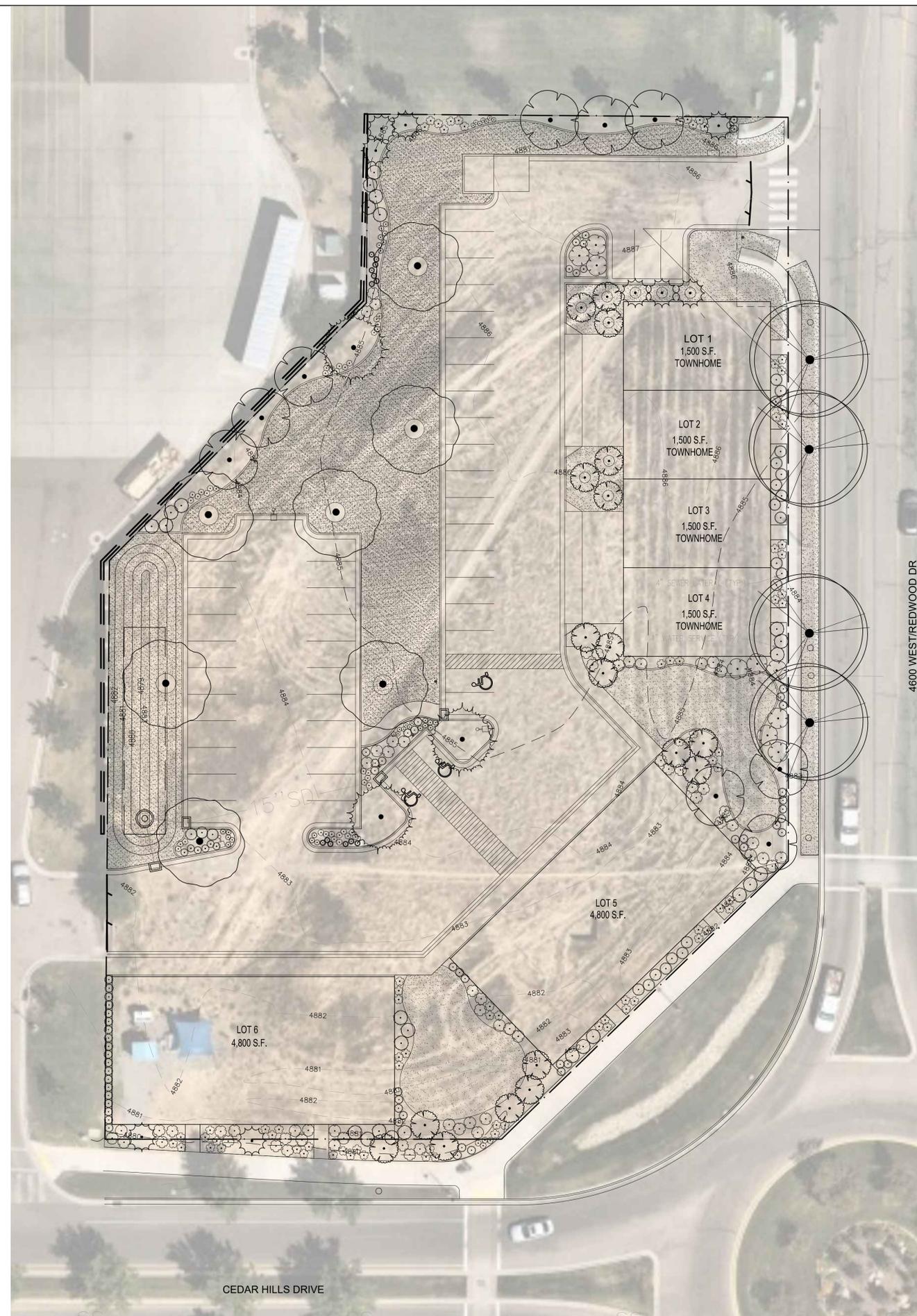
SITE INFORMATION

SITE ELEMENT	QTY	NOTES
LANDSCAPE AREA	23,570 SF	35% OF PROJECT SITE
TURF GRASS	15,631 SF	
PLANTER BEDS	5,569 SF	
LANDSCAPE TREES	51	
LANDSCAPE SHRUBS/PERENNIALS	330	

SHEET INDEX

- CV-01 - COVER SHEET
- LS-00 - LANDSCAPE NOTES & CODE REFERENCES
- LS-01 - LANDSCAPE PLAN
- LSDT-01 - LANDSCAPE DETAILS
- IR-01 - IRRIGATION PLAN & NOTES
- IRDT-01 - IRRIGATION DETAILS

APPROVAL SIGNATURE BLOCK	
REVIEWED BY:	_____
	FULL NAME AND TITLE (PLEASE PRINT)
REVIEWED ON:	_____
	MONTH/DAY/YEAR
SIGNATURE:	_____
	<small>SIGNING HERE CERTIFIES THESE PLANS HAVE BEEN APPROVED BY THE CITY</small>



OWNER/CLIENT

SKYLINE HOLDINGS GROUP
90 EAST MAIN #2
LEHI, UT 84043
PH: 801-550-3992

ENGINEER/LANDSCAPE ARCHITECT



PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
EMAIL: INFO@PEC.US.COM

PROJECT INFORMATION

LONE PEAK LOFTS
CEDAR HILLS, UT

SEAL/STAMP OF APPROVAL



PI: LA
PM: LA
DRAWN BY: JW/CG
CHECKED BY: BT
PLOT DATE: 08-11-2020

SUBMISSION DATE

PROJECT #

08-11-2020

UT 20-095

NO.	REVISION	DATE
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PLAN INFORMATION



(24"x36" SHEET)

SHEET NAME

COVER SHEET

SHEET NUMBER

CV-01

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. 4" CLEAN TOPSOIL TO BE IMPLEMENTED IN ALL VEGETATION AREAS, AND NEW PLANTER BEDS WHERE SHRUBS AND TREES WILL BE PLANTED.
4. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. ALL TREES WILL INCLUDE A TREE RING OF FIR BARK AT THREE INCHES (3") DEPTH SPANNING AT LEAST TWO FEET (2') AWAY FROM TRUNK OF TREE.
6. ALL PLANTER BEDS WILL BE MULCHED THREE INCHES (3") DEEP WITH SHREDDED FIR BARK AND MAINTAINED WITH THE SAME PRODUCT. .
7. CONTRACTOR SHALL SUPPLY A SOILS REPORT FOR ALL IMPORTED TOPSOIL TO ENSURE THAT IT IS CLEAN AND FREE OF WEEDS, CONTAMINANTS, AND UNDESIRABLE MATERIAL TO THE CITY AND OWNER.
8. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
9. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT.
10. BASE PLAN & LOCATION OF PROPOSED PLANT MATERIAL ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.

CEDAR HILLS CITY CODE

CODE NOTES
10-6A-4 SITE REQUIREMENTS:

- 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.
 - 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 TREES REQUIRED FOR EACH BUILDING SHALL BE DETERMINED BY ADDING UP THE LENGTH OF ALL BUILDING FACADES, DIVIDED BY FORTY, AND ROUNDED UP. (REQUIRED TREES FOR LOTS 1-4: 9 TREES; REQUIRED TREES FOR LOT 5: 8; REQUIRED TREES FOR LOT 6: 8.
 - ALL PLANTS USED FOLLOW CEDAR HILLS PLANT LIST.
 - NO LESS THAN THIRTY PERCENT (30%) OF ANY INDIVIDUAL SITE SHALL BE LANDSCAPED.
- C. STREETSCAPES:
- SPECIAL ATTENTION AND CONSIDERATION SHALL BE GIVEN TO CREATING AN ATTRACTIVE, DISTINCT ENTRANCE TO THE CITY OF CEDAR HILLS (ALONG CEDAR HILLS DRIVE)...4600 AND 4800 WEST SHALL RECEIVE THE SAME TREATMENTS AS CEDAR HILLS DRIVE.
 - SUFFICIENT PLANTER STRIPS SHALL BE PROVIDED SO AS TO ALLOW FOR PLANTING OF TREES AS OUTLINED IN THE PLANT LIST.
 - 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...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 STREET 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 PLACE 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 1/2") CALIPER MINIMUM.
- D. PARKING:
- ALL PARKING ISLANDS SHALL BE PLANTED WITH AT LEAST ONE SKYLINE HONEY LOCUST TREE (GLEDITSIA TRIACANTHOS 'SKYLINE' PER FOUR HUNDRED (400 SQ. FT OF PLANTER, WITH A MINIMUM OF ONE P0ER PLANTER. A TREE RING OF FIR BARK (3" DEPTH) SHALL BE FORMED WITH AT LEAST A 2' RADIUS AROUND THE3 TREE. TREES SHALL BE 3" CALIPER MIN., HAVING ALL BRANCHES PRUNED WITHIN 7' OF THE GROUND. ISLANDS SHALL BE BERMED SLIGHTLY AND PLANTED WITH KENTUCKY BLUEGRASS (POA PRATENSIS) SOD.

OWNER/CLIENT

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LEHI, UT 84043
PH: 801-550-3992

ENGINEER/LANDSCAPE ARCHITECT



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OFFICE: 801-495-4240
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PROJECT INFORMATION

LONE PEAK LOFTS
CEDAR HILLS, UT

SEAL/STAMP OF APPROVAL



PI: LA
PM: LA
DRAWN BY: JW/CG
CHECKED BY: BT
PLOT DATE: 08-11-2020

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PLAN INFORMATION



(24"x36" SHEET)

SHEET NAME

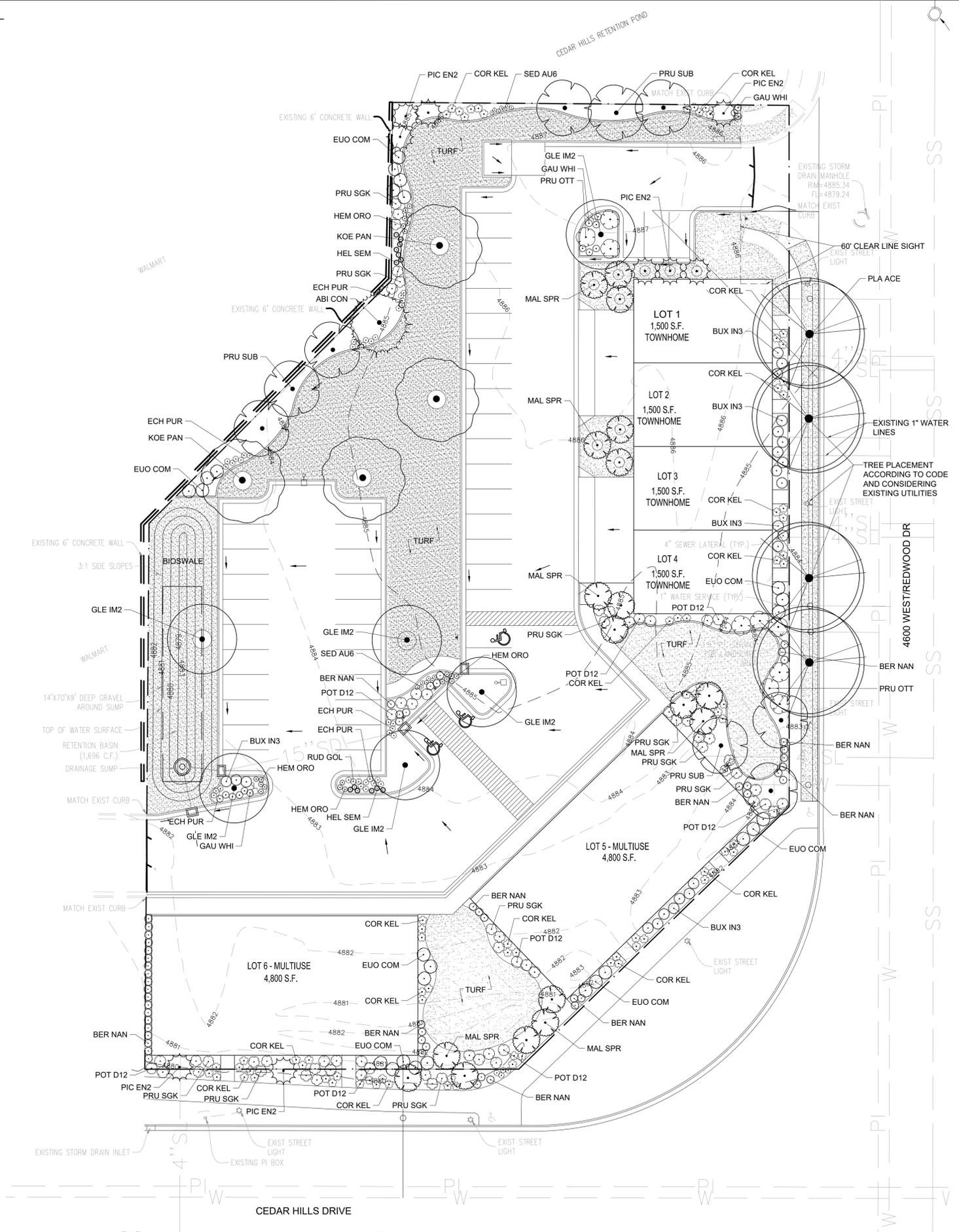
LANDSCAPE NOTES
AND CODE REFERENCES

SHEET NUMBER

LS-00

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ABI CON	ABIES CONCOLOR / WHITE FIR		2.5" CAL	1
	GLE IM2	GLEDTISIA TRIACANTHOS INERMIS 'IMPCOLE' TM / IMPERIAL HONEYLOCUST		3" CAL	6
	KOE PAN	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE		2.5" CAL	4
	MAL SPR	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		2.5" CAL	18
	PIC EN2	PICEA ENGLEMANNII / ENGLEMANN SPRUCE		6' HT	9
	PLA ACE	PLATANUS X ACERIFOLIA / LONDON PLANE TREE		2.5" CAL	4
	PRU SUB	PRUNUS SUBHIRTILLA / HIGAN CHERRY		2.5" CAL	9
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	BER NAN	BERBERIS THUNBERGII 'NANA' / CRIMSON PYGMY BARBERRY	5 GAL	52	
	BUX IN3	BUXUS SINICA INSULARIS 'WINTERGREEN' / WINTERGREEN KOREAN LITTLELEAF BOXWOOD	5 GAL	23	
	COR KEL	CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	5 GAL	79	
	EUO COM	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL	26	
	POT D12	POTENTILLA FRUTICOSA 'DAKOTA SUNSPOT' / SHRUBBY CINQUEFOIL	5 GAL	33	
	PRU SGK	PRUNUS GLANDULOSA / FLOWERING ALMOND	5 GAL	33	
	PRU OTT	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	5 GAL	9	
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	HEL SEM	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	13	
ANNUALS/PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	ECH PUR	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL	32	
	GAU WHI	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA	1 GAL	15	
	HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	21	
	RUD GOL	RUDBECKIA FULGIDA 'GOLDSTRUM' / BLACK EYED SUSAN	1 GAL	9	
	SED AU6	SEDUM SPECTABILE 'AUTUMN JOY' / STONECROP	1 GAL	14	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	POA PRA	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	13,008 SF	



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PLAN INFORMATION

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
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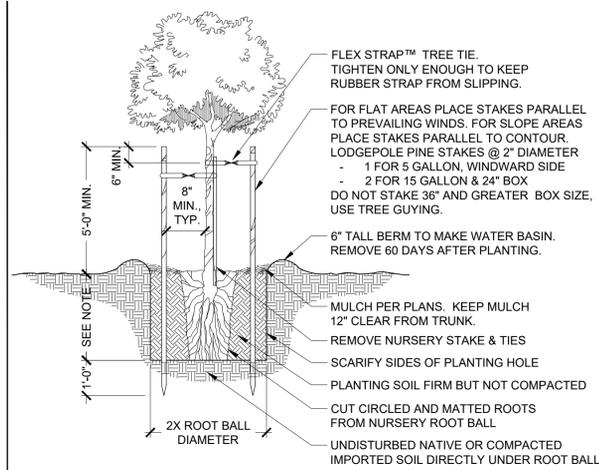
NORTH

SHEET NAME (24"x36" SHEET)

LANDSCAPE PLAN

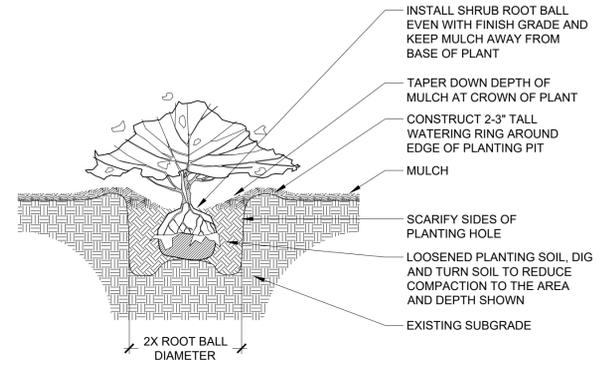
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LS-01



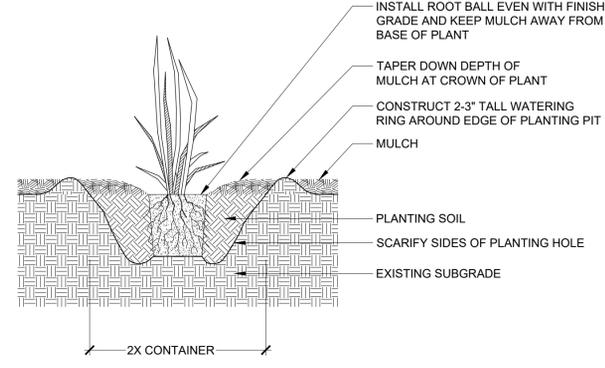
- NOTES:
1. PLANT PIT DEPTH TO BE 1" LESS THAN ROOT BALL DEPTH. CROWN BOTTOM OF PIT SO THAT TREE WILL SIT AT 3" ABOVE GRADE.

1 TREE PLANTING
1/2" = 1'-0" P-UT19064-11



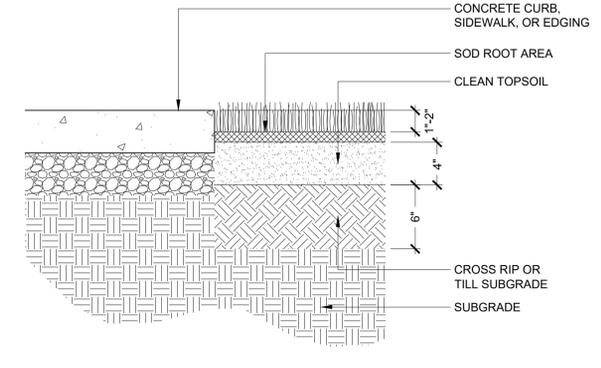
- NOTES:
1. EXCAVATE SHRUB PITS AS ROUND PLANTING HOLES.

2 SHRUB PLANTING
1/2" = 1'-0" P-UT19064-09



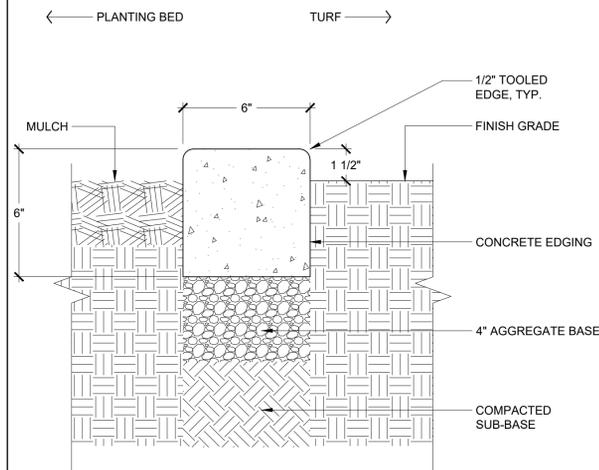
- NOTES:
1. EXCAVATE ORNAMENTAL GRASS/PERENNIAL PITS AS ROUND HOLES.

3 PERENNIAL/ORNAMENTAL GRASS PLANTING
3/4" = 1'-0" P-UT19064-08

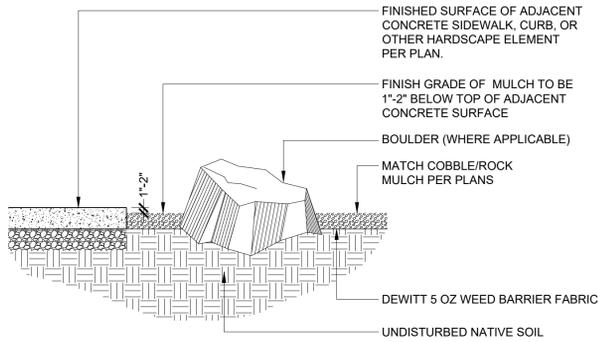


- NOTES:
1. ENSURE FINISH GRADE IS 1"-2" BELOW TOP OF CURB, WALK, OR EDGING.
 2. SOD SHALL BE 100% KENTUCKY BLUEGRASS OR CITY APPROVED EQUAL.

4 SOD AND SEED PLANTING
1 1/2" = 1'-0" P-UT19064-10



5 CONCRETE EDGING
3" = 1'-0" P-UT19064-12



- NOTES:
1. KEEP TOP OF MULCH 1'-2" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL MULCH AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
 2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING MULCH.

6 COBBLE MULCH
3/4" = 1'-0" P-UT19064-07

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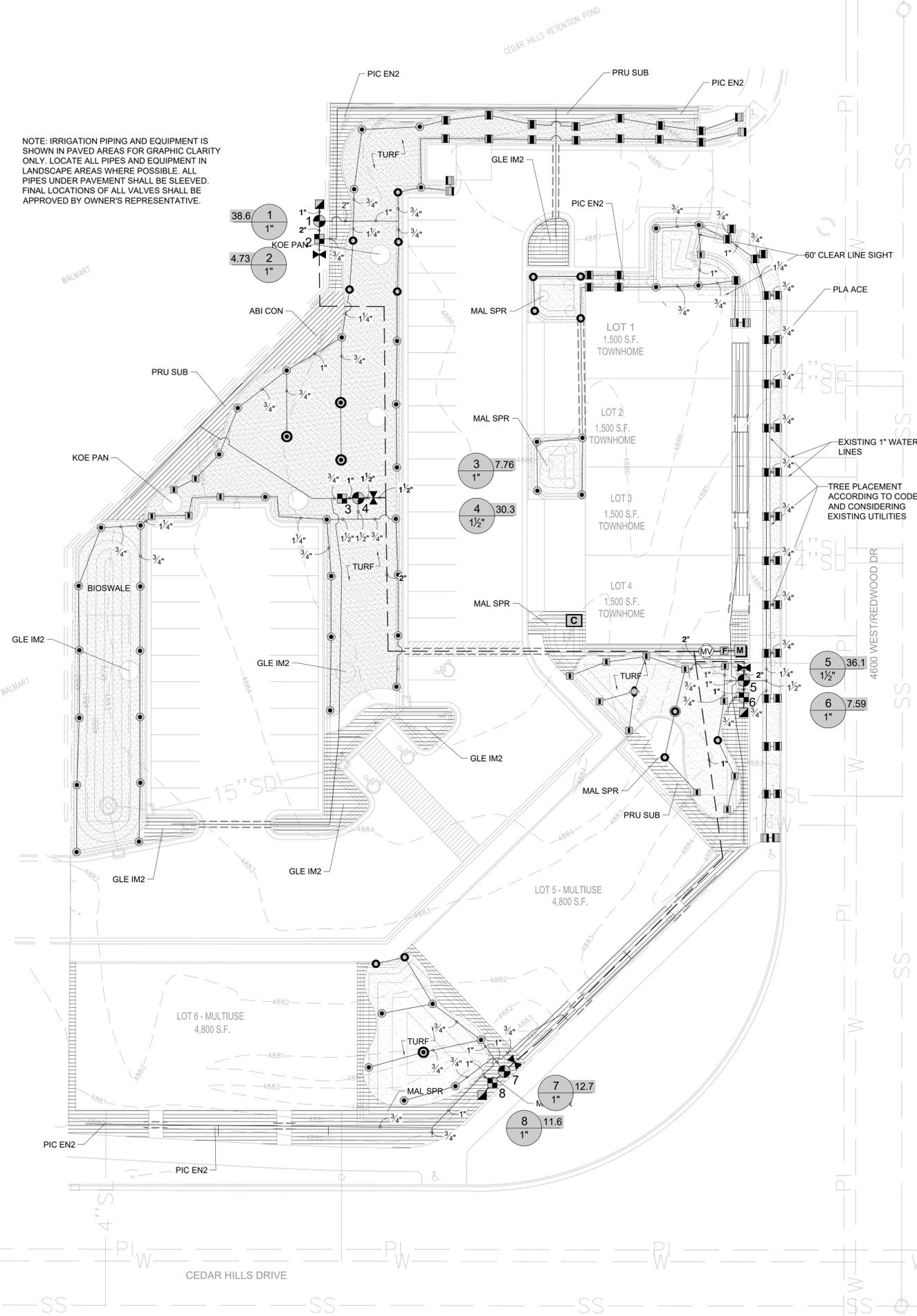
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 NORTH

LANDSCAPE DETAILS

LSDT-01

NOTE: IRRIGATION PIPING AND EQUIPMENT IS SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED. FINAL LOCATIONS OF ALL VALVES SHALL BE APPROVED BY OWNER'S REPRESENTATIVE.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
R-VAN-LCS R-VAN-RCS	RAIN BIRD R-VAN-STRIP RD-06-SAM-P45 TURF ROTARY, 5' X 15' (LCS AND RCS), 5' X 30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	55	40
R-VAN14 R-VAN14-360	RAIN BIRD R-VAN14 RD-06-SAM-P45 TURF ROTARY, 8' - 14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	18	40
R-VAN18 R-VAN18-360	RAIN BIRD R-VAN18 RD-06-SAM-P45 TURF ROTARY, 13' - 18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	14	40
R-VAN24 R-VAN24-360	RAIN BIRD R-VAN24 RD-06-SAM-P45 TURF ROTARY, 17' - 24' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	50	40
	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM.	4	
	AREA TO RECEIVE DRIPLINE NETAFIM TILCY-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	7,129 S.F.	
	RAIN BIRD PESB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	4	
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	3	
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE 1/4" - 3"	4	
	RAIN BIRD EFB-CP 1-1/2" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/ SELF-FLUSHING FILTER SCREEN, GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.	1	
	RAIN BIRD ESP8LXME-LXMM-LXMPED WITH (01) ESPLXMSM4 12 STATION CAPABLE COMMERCIAL CONTROLLER, MOUNTED ON A POWDER-COATED METAL PEDESTAL.	1	
	AMIAI 1.5-S-STEEL SCREEN AMIAI 1-1/2" SUPER MANUAL PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT, ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI.	1	
	WATER METER 1-1/2" CONNECT TO P.I. SERVICE LINE.	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	3,007 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	527.9 L.F.	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	183.6 L.F.	
	Valve Callout Valve Number Valve Flow Valve Size		

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information: CONNECT TO P.I. SERVICE LINE.

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available: 47.65 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 70.00 psi
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20.00 ft
Pressure Available: 67.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 38.61 gpm
Flow Available at POC: 47.65 gpm
Residual Flow Available: 9.04 gpm

Pressure Req. at Critical Station: 51.69 psi
Loss for Fittings: 0.32 psi
Loss for Main Lines: 3.24 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 0.00 psi
Loss for Master Valve: 2.13 psi
Loss for Water Meter: 3.11 psi
Critical Station Pressure at POC: 60.49 psi
Pressure Available: 67.00 psi
Residual Pressure Available: 6.51 psi

NOTE: FIELD VERIFY P.I. CONNECTION LOCATION AND PSI.

IRRIGATION NOTES:

- ALL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" MUST BE SCHEDULE 80 OR BETTER.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
- PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
- MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. LOCATE AUTOMATIC VALVE BOXES IN LAWN AREA.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
- INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
- CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
- WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL GROUND AND CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
- SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
- CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
- IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS. PLANS ARE DIAGRAMATIC IN SOME AREAS AND MAY SHOW ELEMENTS OUTSIDE OF PROPERTY LIMITS. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL ELEMENTS ON THE PROPERTY OF THE OWNER.
- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS WHILE AVOIDING OVERSPRAY ONTO BUILDINGS AND HARDSCAPES.
- IRRIGATION CONTRACTOR SHALL PROVIDE AN AS-BUILT IRRIGATION PLAN UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
- INSTALL A FLUSH CAP AT THE END OF EACH DRIP LINE FOR MAINTENANCE.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.

OWNER/CLIENT

SKYLINE HOLDINGS GROUP
90 EAST MAIN #2
LEHI, UT 84043
PH: 801-550-3992

ENGINEER/LANDSCAPE ARCHITECT



PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
EMAIL: INFO@PEC.US.COM

PROJECT INFORMATION

LONE PEAK LOFTS
CEDAR HILLS, UT

SEAL/STAMP OF APPROVAL



PI:	LA
PM:	LA
DRAWN BY:	JW/CJG
CHECKED BY:	BT
PLOT DATE:	08-11-2020

SUBMISSION DATE PROJECT #

08-11-2020 UT 20-095

NO.	REVISION	DATE
1	####	####
2	####	####
3	####	####
4	####	####
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PLAN INFORMATION

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(24"x36" SHEET)

SHEET NAME

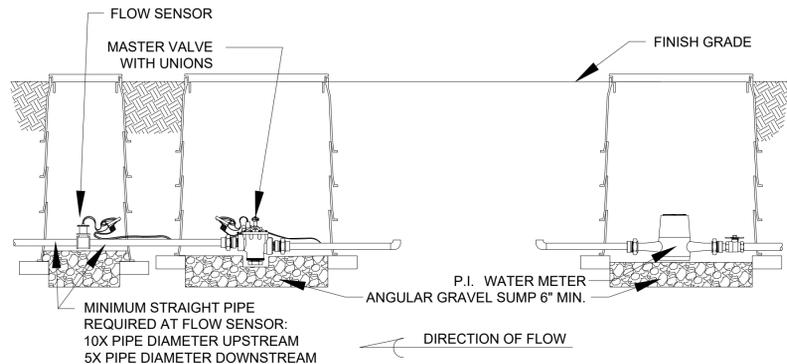
IRRIGATION PLAN

SHEET NUMBER

IR-01

NOTES:

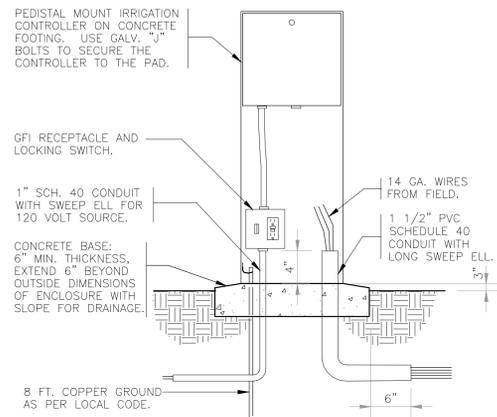
1. INSTALL COVER TO MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO SIZE.
2. ALL FITTINGS TO BE BRASS UNLESS OTHERWISE NOTED.



1 POINT OF CONNECTION

N.T.S.

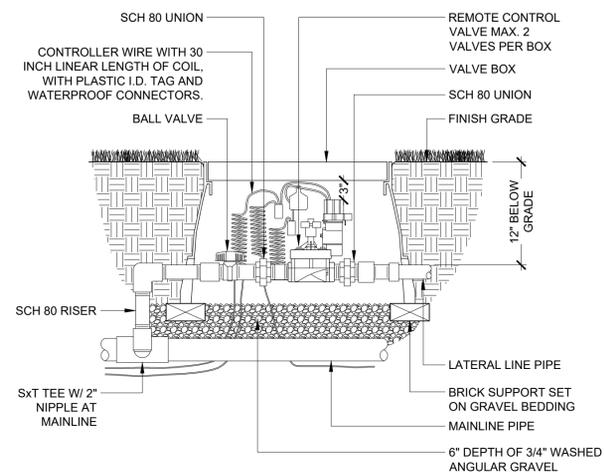
DETAIL-FILE



2 PEDESTAL MOUNT CONTROLLER

1\"/>

P-UT19064-IRRI-16

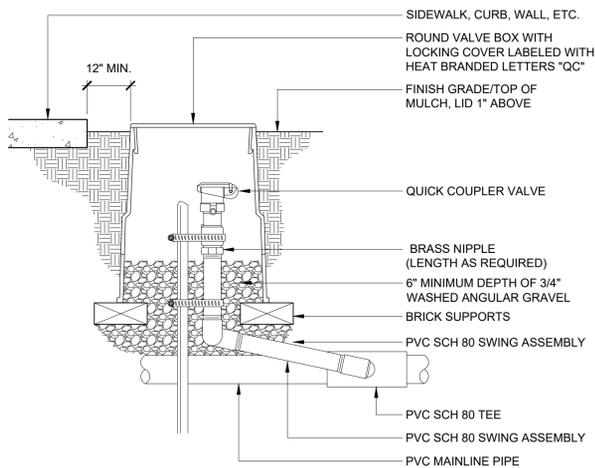


3 REMOTE CONTROL VALVE

1 1/2\"/>

P-UT19064-IRRI-08

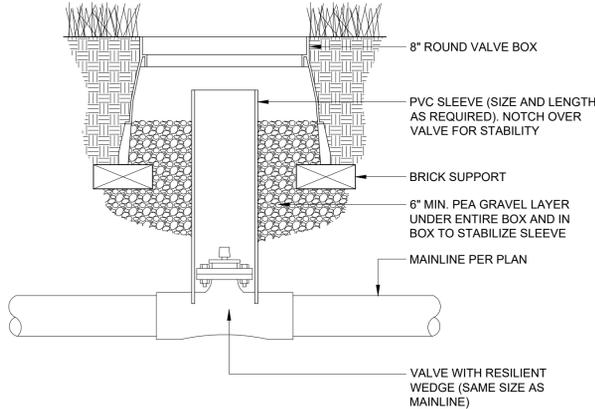
- NOTES:**
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.



4 QUICK COUPLER VALVE

1 1/2\"/>

P-UT19064-IRRI-07



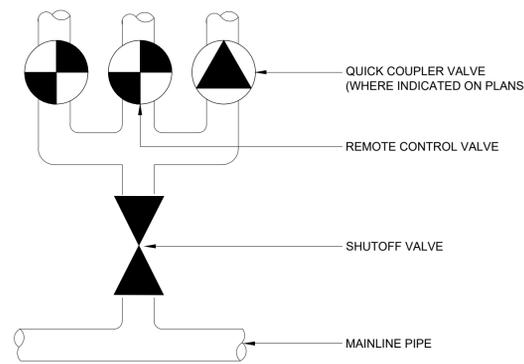
5 GATE VALVE

3\"/>

P-UT19064-IRRI-06

NOTES:

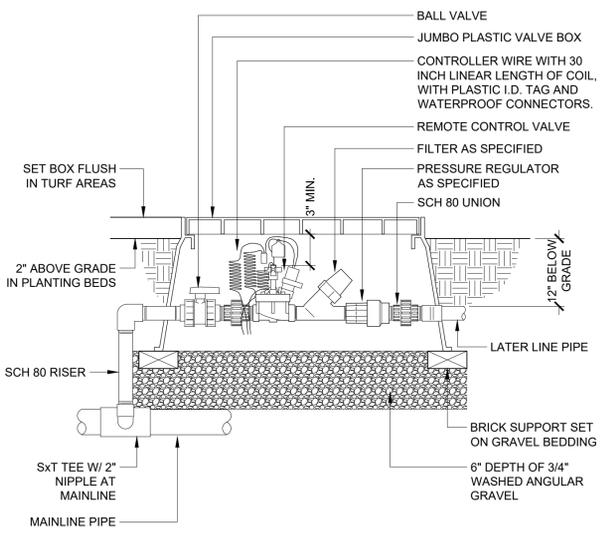
1. GROUP VALVES TOGETHER & PROVIDE ONE (1) SHUTOFF VALVE, LINE SIZE PER GROUP



6 VALVE MANIFOLD

3\"/>

P-UT19064-IRRI-09

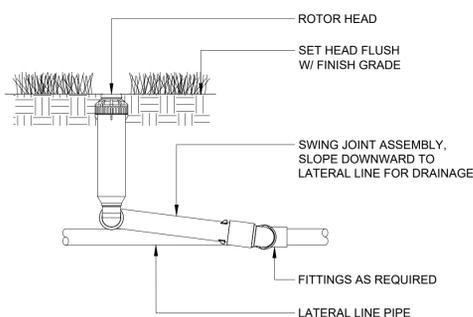


7 DRIP CONTROL VALVE

1 1/2\"/>

P-UT19064-IRRI-01

- NOTES:**
1. INSTALL 2\"/>

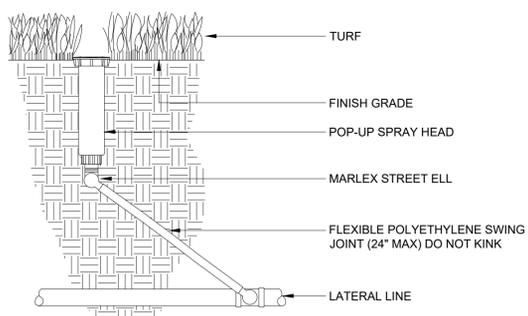


8 ROTOR HEAD

3\"/>

P-UT19064-IRRI-05

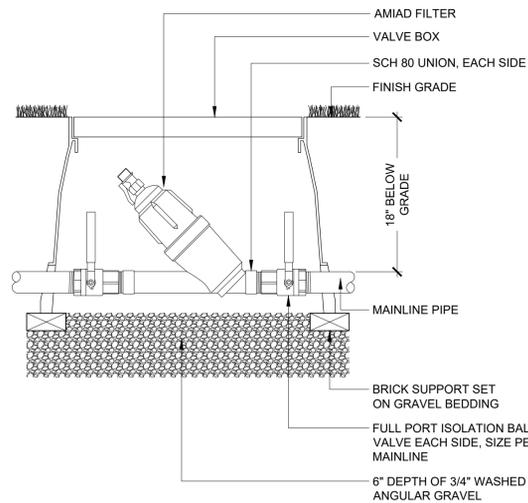
- NOTES:**
1. INSTALL 2\"/>



9 TURF POP-UP SPRAY HEAD

3\"/>

P-UT19064-IRRI-04



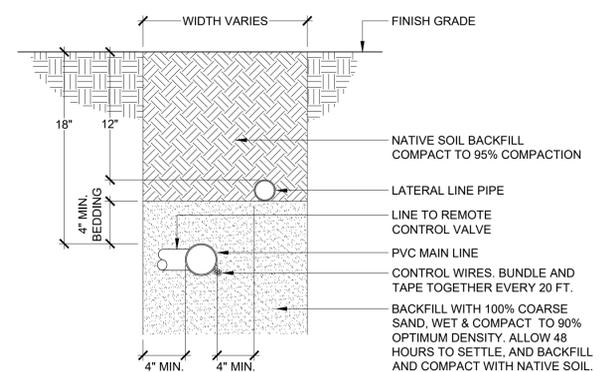
10 IRRIGATION FILTER

1 1/2\"/>

P-UT19064-IRRI-02

NOTES:

1. MAIN LINE SHALL BE PLACED AT A DEPTH OF 24\"/>
2. MAINLINE AND LATERAL PIPE UNDER ANY PAVED SURFACE SHALL BE SLEEVED WITH A PIPE THAT IS TWO PIPE SIZES LARGER THAN THE IRRIGATION LINE.
3. ALL CONTROL WIRES UNDER ANY PAVED SURFACE SHALL BE PLACED IN CONDUIT.



11 PIPE TRENCH SECTION

1 1/2\"/>

P-UT19064-IRRI-10

OWNER/CLIENT

SKYLINE HOLDINGS GROUP
90 EAST MAIN #2
LEHI, UT 84043
PH: 801-550-3992

ENGINEER/LANDSCAPE ARCHITECT



PROJECT ENGINEERING CONSULTANTS
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CEDAR HILLS, UT

SEAL/STAMP OF APPROVAL



PI: LA
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DRAWN BY: JW/CG
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PLOT DATE: 08-11-2020

SUBMISSION DATE PROJECT #

08-11-2020 UT 20-095

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(24"x36" SHEET)

SHEET NAME

IRRIGATION DETAILS

SHEET NUMBER

IRDT-01



CITY OF CEDAR HILLS

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

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Permitted and Conditional Uses in the SC-1 Commercial Zone
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS:	
<p>The City has received an application to occupy a building that was constructed in 2015 as part of the Amsource development. The building in question has remained vacant since it's construction. The proposed use, the first application the City has ever received for this property, does not comply with the permitted/conditional use list in the retail district of the SC-1 Zone. The proposed amendment to the code would allow the Planning Commission and the City Council to approve applications for projects that may not be listed under the permitted/conditional use table under two conditions:</p> <ul style="list-style-type: none"> -The building has been vacant for a period of four years -The proposed use is listed as either a conditional or permitted use in an adjacent district 	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
Proposed language to amend 10-6A-3	
RECOMMENDATION:	
To review the current table and consider amending language in the code.	
MOTION:	
To recommend/not recommend the proposed changes to the conditional and permitted use table, by adopting/not adopting the language presented by staff {SUBJECT TO THE FOLLOWING CHANGES}.	

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.

In the event that an approved commercial building in the SC-1 Zone has been constructed but remains vacant for a period greater than four (4) years from the time of receiving a certificate of occupancy, the City Council may grant a conditional use permit, with the Planning Commission's recommendation, to allow for uses not listed in the specific district. However, the proposed use must be listed as either a conditional or permitted use in an adjacent district.

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



CITY OF CEDAR HILLS

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

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to Cedar Hills Code §10-5-18, related to Special Provisions Relating to Fences Adjacent to Public Parks, Trails and Certain Major Streets.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Jenny Peay, Planning Associate

BACKGROUND AND FINDINGS:

Residents with homes bordering applicable parcels have expressed a desire to have the ability to fully enclose rear yards bordering trails. Residents have articulated that they feel a lack of privacy, safety, and excessive noise when patrons are using these trails. The recent opening of Harvey Park has also increased pedestrian traffic along this trail.

On January 28, 2020, February 25, 2020, and June 30, 2020; Staff presented updating fencing language to the Planning Commission for discussion and feedback. Staff is also requesting the ability for CUP permits to be an administrative decision as staff reviews and identifies any safety hazards or adverse effects fences would create for surrounding property owners.

On June 30, 2020, the Planning Commission tabled the proposed fencing code to further address potential safety issues. Lieutenant Josh Christensen of the American Fork Police Department was asked to review potential safety issues along city trails and will be in attendance to discuss safety concerns and answer questions relating to safety in areas of city trails.

Staff has reviewed recommendations from the Planning Commission and is requesting the 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.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed amendments to code §10-5-18 sections (B) Definitions and Terms, (E) General Requirements, and (F) Special Provisions Relating to Fences Adjacent to Public Parks, Trails and Certain Major Streets.

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 §10-5-18, and section (F); Special Provisions Relating to Fences Adjacent to Public Parks, Trails and Certain Major Streets, subject to the following modifications {LIST ANY APPLICABLE CHANGES}.

10-5-18: FENCES:

- A. Intent: It is the intent of this section to establish minimum standards for the placement and height of fences for the purpose of facilitating safety of pedestrians and motor vehicle users in connection with ingress and egress to private drives and parking areas, and to more adequately protect the health, safety and general welfare of the population.
- B. Definitions And Terms: For the purpose of facilitating the implementation of this section, the following terms are hereby defined and further identified on the following figures [4-6-18A](#), [4-6-18B](#) and [4-16-18C](#) of this section:

CLEAR VISION AREA: That portion of a corner lot or parcel as defined within and subject to the provisions of section [10-5-17](#) of this chapter.

FENCE: Any constructed tangible barrier, lattice work, screen, wall, or any continuous growth of shrubs, vines, trees or other vegetative material.

DOUBLE FENCING: Fences running parallel with each other, which are located with a separation distance less than six feet (6'). Fences running parallel with each other greater than six feet (6') in separation distance properly gated or accessible for maintenance purposes shall not be considered a double fence.

OPEN FENCE: Means and includes any fence that is forty percent (40%) or more open and measured as an eight foot (8') width by the maximum fence height being proposed, including fence posts/pillars and rails.

OPTIONAL ENCLOSURE AREA: Means and includes the portion of the street side enclosure area beginning at the point fifteen feet (15') from the lip of curb and gutter to the required side setback excluding the clear vision area, all of the required front setback area and further identified in figure [4-6-18A](#) of this section.

REAR SIDE ENCLOSURE AREA: Means and includes all yard area of a lot other than the area within the street side enclosure area and further identified in figure [4-6-18A](#) of this section.

STREET SIDE ENCLOSURE AREA: Means and includes, as applicable:

1. Corner Lot: All of the required front setback area and also all of the required side setback area adjacent to a street and further identified in figure [4-6-18A](#) of this section.
2. Interior Lot: All of the required front setback area of a lot and further identified in figure [4-6-18A](#) of this section.

E. General Requirements:

1. Construction Materials: All fences shall be constructed of substantial material and the design and construction shall be consistent with the quality of dwellings and other improvements within the surrounding area.
2. Barbed Wire Fences Prohibited: It shall be unlawful for any person to erect or cause to be erected or to maintain any barbed wire fence along or adjacent to any public street within a residential zone.
3. Building Permit Required; Zoning Administrator To Approve; Appeal: Before commencing construction, plans for all fences shall first be submitted to and approved by the zoning administrator. Where, in the opinion of the zoning administrator, a proposed fence does not conform to the criteria applicable for the proposed fence, or other requirement of this section, or would have the effect of creating an unsafe condition, the zoning administrator shall deny such application. Any applicant aggrieved by a decision of the zoning administrator may appeal the decision to the ~~board of adjustment~~ **Appeal Authority** ~~who~~ shall have the authority to reverse, affirm or modify any decision of the zoning administrator.
4. Double Frontage Lots: The placement of fences within the rear lot portion of any double frontage lot shall conform to the standards for fences within the optional enclosure area (subsection C2 of this section) and the clear vision area (section [10-5-17](#) of this chapter), where applicable. (Ord. 4-16-2002A, 4-16-2002)

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, **dark brown**, tan, or gray vinyl, of any style or shape. Wrought iron **or metal** fencing is permissible, provided it shall be black or brown in color. **Decorative concrete, masonry wall, or similar type fencing is allowed provided it shall be earth tone in color.**

No fencing will be allowed that has any type of spike or spear effect on the top rail or fence posts, with the exception for black wrought iron or metal style fences.

- b. Type: Where trail segments are greater than one hundred thirty feet (130') in length and less than thirty feet (30') in width, no closed 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~~ Zoning Administrator 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. Security fencing near or around public facilities may exceed height and material restrictions, based on compatibility and safety.
- d. Placement: The fence shall be constructed on the or within property lines. Determining location of a property line is the responsibility of the homeowner. Exceptions may be granted by the city manager or designee for topographical issues. No double fences running parallel will be permitted along any property lot line on the same parcel of property.

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. Exception to Double fences: When located adjacent to an existing agricultural or animal use. This exception means that owners who wish to construct a fence may need to tie their fence into an existing fence located on an adjacent lot or parcel unless the fence is not deemed a double fence.
 - 3.-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

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

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to Cedar Hills Code §10-5-27, 10-6A-4(B)(2)(9)(10)(C)(3)(G)(2)(11), 10-6-15 related to Commercial and Residential landscaping requirements.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Jenny Peay, Planning Associate

BACKGROUND AND FINDINGS:

There have been requests to have staff update Commercial and Residential landscape requirements to better align with the statewide goal in reducing water usage by 25% by 2025. Water Conservation continues to be an important topic for Utah, as it is the second driest state in the country. Staff has updated language in city codes to include waterwise plants and other landscaping materials that look nice and would be in line with design guidelines for commercial and residential landscaping, park strips, xeriscaping, water conservation methods such as localscapes, and to include other options for the commercial 30% landscape requirement. On 1/28/2020 the Planning Commission had a discussion on commercial and residential landscaping requirements. Discussion included localscapes, reduction in the 30% landscaping requirement for commercial, drought tolerant trees, and water conservation methods. Ultimately, the process will go through the Planning Commission and the City Council, including public hearings to solicit resident input.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed Landscaping code, Central Utah Water example of Landscaping Plans, Central Utah Water efficient landscaping standards for cities, and additional information on drought tolerant trees for streetscapes.

RECOMMENDATION:

Provide staff direction/feedback on drafting code §10-5-27, 10-6A-4(B)(2)(9)(10)(C)(3)(G)(2)(11), 10-6-15 to allow for water efficient landscaping options for commercial and residential.

MOTION:

To recommend/not recommend the proposed amendments to Cedar Hills Municipal Code §10-5-27, 10-6A-4, and 10-6-15, subject to the following modifications {LIST ANY APPLICABLE CHANGES}.

10-4E-1: LEGISLATIVE INTENT:

The SC-1 zone is established to provide an area in which the primary use of land is for commercial and service uses to serve the needs of the community and surrounding area and is located in the portion of the city most appropriately suited for the purpose. It is intended that development within the zone shall be characterized by a harmonious grouping of commercial stores and shops and essential ancillary uses (parking, signs, landscape features) architecturally designed and functioning as an integrated unit. Clean, well lighted parking lots, readily accessible from adjacent streets, and attractive, well maintained shops with significant peripheral and on site landscaping will be characteristic of development within this zone. It is the specific intent that architectural design and character of operation shall, to the maximum extent possible, be compatible with that of surrounding residential environment, and review, approval and attachment of conditions upon development within the zone will be predicated upon the accomplishment of this objective. (Ord. 10-11-95A, 10-11-1995)

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)

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:

Evergreen trees:			Drought Tolerance
Abies concolor	White fir	8' height minimum	Medium
Abies lasiocarpa	Alpine fir	8' height minimum	Low
Picea engelmannii	Engelmann spruce	8' height minimum	Medium
Picea pungens	Colorado green spruce	8' height minimum	Medium
Deciduous trees:			
Acer platanoides	Norway maple	2 1/2" caliper minimum	Medium
Fraxinus pennsylvanica	Patmore ash	2 1/2" caliper minimum	High

Evergreen trees:			Drought Tolerance
Koelreuteria paniculata	Golden rain tree	2" caliper minimum	High
Prunus blireana	Blireana plum	2" caliper minimum	Not listed
Acer palmatum bloodgood	Bloodgood Japanese maple	6 - 8' height minimum	Not listed
Prunus subhirtella	Weeping flowering cherry	2" caliper minimum	Medium
Shrubs:			
Euonymus alatus compacta	Burning bush	5 gallon minimum	Not listed
Potentilla fruticosa	Shrubby cinquefoil	5 gallon minimum	Yes
Prunus glandulosa	Dwarf flowering almond	5 gallon minimum	Not listed
Mahonia aquifolium	Compact Oregon grape	5 gallon minimum	Yes
Prunus laurocerasus "Otto Luyken"	English laurel Otto Luyken	18 - 24" minimum	Not listed
Cornus sericea "Kelseyi"	Kelsey dwarf dogwood	5 gallon minimum	Not listed
Buxus koreana wintergreen	Wintergreen boxwood	5 gallon minimum	Not listed
Berberis t.a. nana	Crimson pygmy barberry	5 gallon minimum	Not listed

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: Active recreation area, yard space, retention basin, hardscapes, plazas, courtyards, gazebos, benches, planter boxes, flowerbeds, shrubbery beds and other traditional landscaped features shall qualify toward the landscaped requirement. Driveways and 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 and Local Scaping 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.
10. Water-Wise Landscaping Standards. The following are the minimum standards for water-wise landscaping for any park strip, median, or landscaped area located within a public right-of-way, a commercial, or industrial development:
 1. At least 50 percent of the required landscape area shall be live vegetation.
 2. Live vegetation shall be distributed throughout the landscape area, and shall not be segregated.
 3. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
 4. Decorative rock material shall be a minimum of one-inch aggregate, and shall be at least three inches deep and be placed completely on top of a weed fabric barrier that allows the permeation of water. Rock materials shall not exceed the height of the sidewalk/trail or the top back of curb, when placed along a public right-of-way.

5. White quartz rock, lava rock, and gravel, or any other material that approximates the color of concrete, are not permitted.

6. All water-wise landscaped areas shall be improved with a drip irrigation system.

7. Any individual, corporation, or other entity that uses water-wise landscaping in an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, trail, street, storm drain, or other public facility, regardless of how such migration occurs.

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.

Evergreen trees:			Drought Tolerance
Abies concolor	White fir	8' height minimum	Medium
Abies lasiocarpa	Alpine fir	8' height minimum	Low
Picea engelmannii	Engelmann spruce	8' height minimum	Medium
Picea pungens	Colorado green spruce	8' height minimum	Medium
Deciduous trees:			
Acer platanoides	Norway maple	2½" caliper minimum	Medium
Fraxinus pennsylvanica	Patmore ash	2½" caliper minimum	High
Shrubs:			
Euonymus alatus compacta	Burning bush	5 gallon minimum	Not listed
Juniperus tamariscifolia	Tam juniper	5 gallon minimum	Not listed
Prunus cistena	Cistena plum	5 gallon minimum	Not listed
Pinus mugo "mughus"	Dwarf mugo pine	18 - 24" minimum	Not listed

F. Walkability And Active Transportation: The site layout shall foster walkability and active transportation throughout all portions of the site.

1. Commercial space shall immediately front streets and parking areas shall be located on the interior or in the underground of the property, unless a recommendation by the planning commission to deviate from this requirement is approved by the city council.
2. Site layout shall incorporate pedestrian paths throughout the development, enabling safe and convenient access to and between each use.
3. Pedestrian paths shall be provided through parking areas. These paths shall be separated from vehicular traffic by the incorporation of landscaping, other grade separations and through the use of pavers, cobblestone or stamped concrete.

4. Developments shall include bicycle racks located adjacent to buildings.
5. Developments shall provide connectivity to other uses in the same district and adjoining districts by way of a concrete paved trail or path and open space.

G. Parking: The following apply to parking areas within the SC-1 zone:

1. Parking areas shall be situated so as to be screened from Cedar Hills Drive, 4600 West and 4800 West. Appropriate screening would include buildings, landscaped berms, shrubbery and groups of trees. Fencing is not considered an appropriate screen.
2. Landscaping or Xeriscaping shall be dispersed throughout the parking areas. These landscaped areas will be of sufficient size so as to accommodate landscaped berms, and trees.
3. Parking spaces shall be nine feet (9') wide and eighteen feet (18') deep if they front onto a landscaped area. Parking spaces that do not front onto a landscaped area shall be nine feet (9') wide and twenty feet (20') deep.
4. For retail uses, a minimum of four (4) parking spaces shall be provided for each one thousand (1,000) square feet of gross floor area.
5. For restaurants or other eating establishments, a minimum of one parking space shall be provided for every three (3) seats and a minimum of one additional space shall be provided for each employee at the highest shift.
6. For office uses, a minimum of six (6) parking spaces shall be provided for each one thousand (1,000) square feet of floor area.
7. For residential units with two (2) bedrooms or fewer, two (2) spaces per unit. For residential units with more than two (2) bedrooms, one stall per bedroom (maximum 4). For senior housing or congregate care housing, two (2) spaces per unit. For assisted living, one stall per two (2) units. In all cases, there shall be additional spaces for visitor parking computed as one per four (4) units. No RV parking is allowed. No overnight customer parking is allowed for commercial uses.
8. Shared parking for commercial uses is encouraged. When it can be found that adjacent uses, or uses in close proximity to one another, have substantially different peak hours of operation, the minimum number of parking spaces required for the said uses may be reduced. It is intended that shared parking will increase the attractiveness of the area by eliminating excess parking without creating a parking deficiency.
9. Drive aisles shall be twenty four feet (24') wide unless they provide only one-way access or access to angular parking. If the drive aisle provides access to angular parking or is restricted to one-way travel, it may be twenty feet (20') wide.
10. A separation shall be provided between parking spaces and occupied structures. This separation must include no less than a four foot (4') sidewalk and in most situations shall include a larger sidewalk and landscaping.
11. All parking islands shall be planted with at least one skyline honey locust tree (*Gleditsia triacanthos* "skyline") per four hundred (400) square feet of planter, with a minimum of one per planter. A tree

ring of fir bark (3 inch depth) shall be formed with at least a two foot (2') radius around the tree. Trees shall be three inch (3") caliper minimum, having all branches pruned within seven feet (7') of the ground. Islands shall be bermed slightly and-planted with Kentucky bluegrass (*Poa pratensis*) sod. **Park island xeriscaping: Trees and plants may not impede vision for vehicles and pedestrian traffic. Plants or shrubs may not exceed twenty-four (24') inches at maturity. Mulch and tall or prickly plants are prohibited. Xeriscape shall have a minimum park strip of three (3') feet for adequate rooting.**

12. Reciprocal access shall be guaranteed from site to site. Stub locations and cross access easements may be required to ensure the establishment of perpetual reciprocal access.

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)