



PLANNING COMMISSION MEETING
Tuesday, November 28, 2023 6:00 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, November 28, 2023 beginning at 6:00 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 October 24, 2023 Planning Commission meeting
4. Review/Recommendation and Public Hearing preliminary and final plan approval for property located at 4701 Ferguson Way in the PR 3.4 Planned Residential Zone
5. Review/Recommendation and Public Hearing on preliminary plan approval for Lehi Bakery Lot 3 Plat B Rhinehart Land Subdivision located in the SC-1 Commercial Zone.
6. Review/Recommendation and Public Hearing on amendments to the Moderate Income Housing Element of the Cedar Hills General Plan
7. Review/Action on approving the 2024 Planning Commission Schedule

ADJOURNMENT

8. Adjourn.

Posted this 21st day of November, 2023

/s/ Colleen A. Mulvey, City Recorder

Supporting documentation for this agenda is posted on the city 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 to permit one or more of the commission members or staff to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- Please do not approach the Council/Commission dais without permission from the Chairperson.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, electronic devices or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the agenda item is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin
DATE:	November 28, 2023

SUBJECT:	Review/Recommendation and Public Hearing on the Preliminary and Final plan for property located at 4701 W Ferguson Way in the PR 3.4 Planned Residential Zone
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner

BACKGROUND AND FINDINGS:

Applicant is subdividing a lot in the PR 3.4 Zone as part of the previously approved Cedar Run/Temple Shadows/Bridgestone planned residential development. The current proposal includes six lots on a private drive, with a hammerhead turnaround.

Zone: PR 3.4 Planned Residential Zone

Single Family dwellings are listed as a conditional use when located on an existing lot of record.

Setbacks – Front 30', side interior 10' combined 24', side corner 30', rear 25'

Utilities are available for connection in Ferguson Way

Development is part of the Cedar Run Planned Residential Development. Density in this zone is 4.0 dwelling units per net acre. The lot in question is 1.8 acres. Cedar Hills City Code 10-5-20 City Code 10-6B-7 requires that single family lots in the PR 3.4 zone be a minimum of 10,000 square feet.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Ferguson Property

RECOMMENDATION:

Staff recommends that the Planning Commission approve the concept plan with the changes proposed by staff.

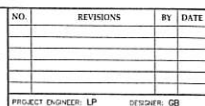
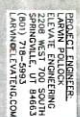
MOTION:

To recommend/not recommend the preliminary and final plans for the Ferguson property subdivision, located at 4701 W Ferguson Way, in the PR 3.4 Zone, subject to the following changes:

-Final engineering review

-Final zoning review

-{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}





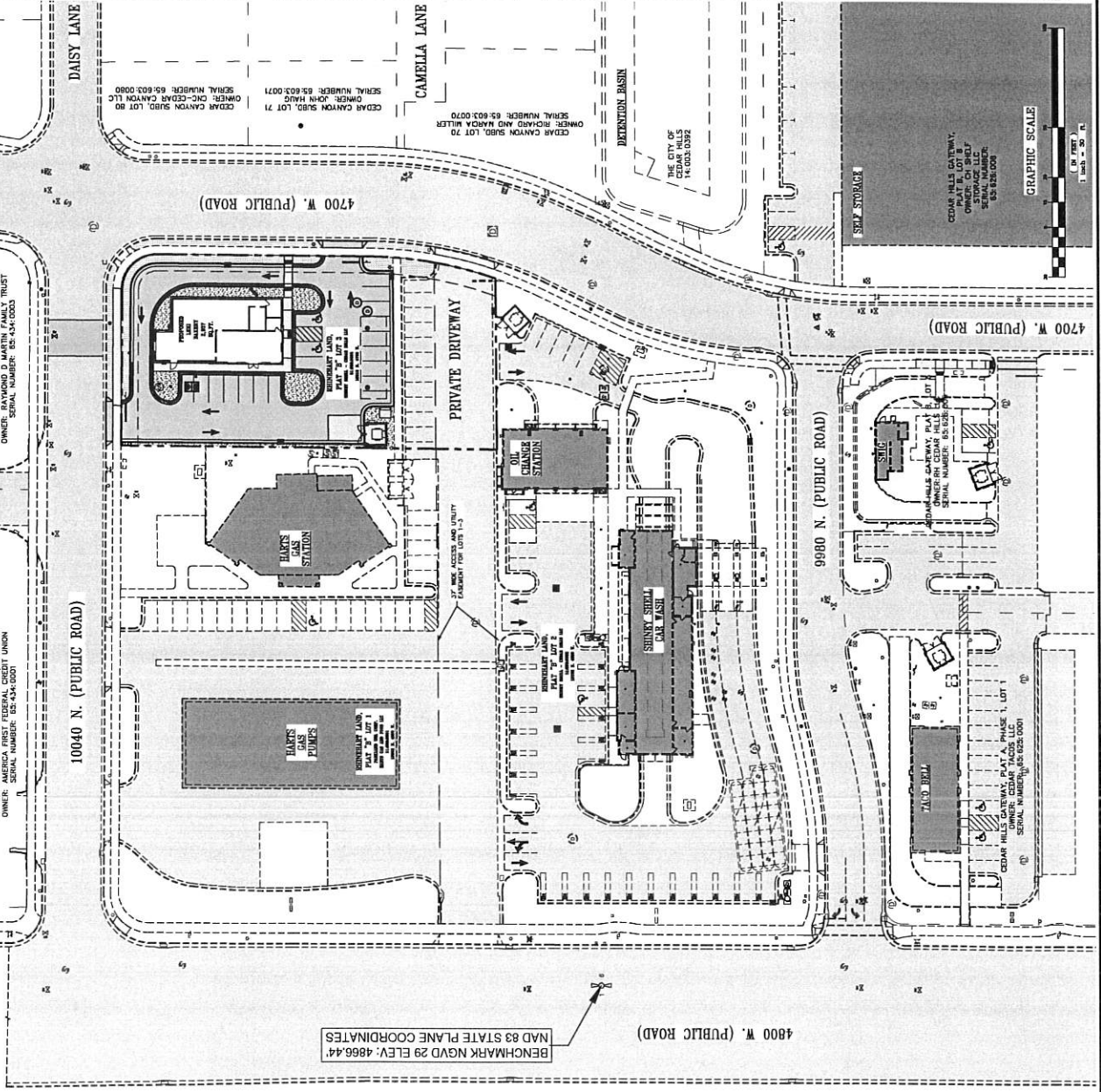
The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin
DATE:	November 28, 2023

Planning Commission Agenda Item

SUBJECT:	Review/Action on preliminary plan approval for Lehi Bakery, Lot 3 Plat B Rhinehart Land Subdivision in the SC-1 Commercial Zone, located at 10018 N 4700 W.
APPLICANT PRESENTATION:	Coldwater Capital
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner
BACKGROUND AND FINDINGS: The City has received a preliminary proposal for a Lehi Bakery, to be located at 10018 N 4700 W, Lot 3 of the Rhinehart Subdivision. The proposal would include a drive through for the location with access from 4700 W and 10040 N. Currently, the preliminary proposal shows 17% landscaping. By getting to at least 15%, The developer can provide a landscape plan with and estimate of the cost per square foot and buy into the SC-1 landscaping to meet the landscaping requirement. The proposal shows 30 parking stalls, two of which are ADA compliant. Staff has sent the plans to the Fire Marshal and the City Engineer for feedback. Staff will complete the preliminary review prior to the presentation to the planning commission and come with a list of any issues that need to be addressed.	
PREVIOUS LEGISLATIVE ACTION: Planning commission gave conceptual approval in the June meeting	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Lehi Bakery site plan and civil engineering set	
RECOMMENDATION: Staff recommends that the Planning Commission approve the preliminary plan subject to any findings that staff will present	
MOTION: To recommend/not recommend the preliminary plan for Lehi Bakery, Lot 3 Plat B Rhinehart Land Subdivision in the SC-1 Commercial Zone, located at 10018 N 4700 W, subject to the following conditions: {LIST ANY CONDITIONS FOR APPROVAL}	

RHINEHART LAND PLAT "B", LOT 3 - LEHI BAKERY



SYMBOL LEGEND:

Fire Hydrant (FH)	Fire Hydrant (FH)
Fire Manhole (SMH)	Fire Manhole (SMH)
Sewer Cleanout (SCO)	Sewer Cleanout (SCO)
SD Manhole (SDMH)	SD Manhole (SDMH)
SD Catch Basin (SDCB)	SD Catch Basin (SDCB)
SD Clean Inlet (SDCI)	SD Clean Inlet (SDCI)
Water Valve (WV)	Water Valve (WV)
Press. Irr. Valve (PIV)	Press. Irr. Valve (PIV)
Water Meter (WM)	Water Meter (WM)
PI Control Valve (ICV)	PI Control Valve (ICV)
Power Box	Power Box
Utility Box	Utility Box

SYMBOL LEGEND:

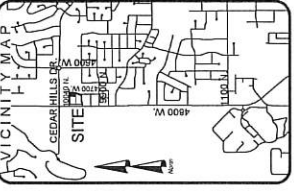
Boundary Line	Boundary Line
Adjacent Property Line	Adjacent Property Line
Public Utility Easement	Public Utility Easement
Setback	Setback
Underground Power (E)	Underground Power (E)
Gas (G)	Gas (G)
Sewer Pipe (SP)	Sewer Pipe (SP)
Storm Drain Pipe (SD)	Storm Drain Pipe (SD)
Water Lateral	Water Lateral
Water Main (WM)	Water Main (WM)
Pressurized Irr. Line (PI)	Pressurized Irr. Line (PI)
Communication Line (CO)	Communication Line (CO)

GENERAL NOTES:

- ALL UNDEVELOPED AREAS SHALL BE MAINTAINED AS NATURAL.
- ALL EXISTING UTILITIES ARE LOCATED ON THE PLAT FOR THE CITY OF LEHI. THE CITY OF LEHI IS NOT RESPONSIBLE FOR THE LOCATION OR DEPTH OF ANY UTILITIES NOT SHOWN ON THIS PLAT.
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PREPARED BY:
A.L.M. & Associates, Inc.
2220 North University Parkway, Building 6D, Provo, Utah 84604
Phone: (801) 374-1234
Fax: (801) 374-1235
www.almaassociates.com

REMARKS:
This plat was prepared for the City of Lehi, Utah, and is subject to the approval of the Utah State Office of Public Safety. The plat is not to be used for any other purpose without the written consent of the City of Lehi.

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COVER SHEET
Rhinehart Land, Plat "B", Lot 3
LEHI BAKERY

No.	Revision	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

C1.0
SHEETS
Page 1 of 1
11/27/2024



A.L.M. & Associates, Inc.
Engineering - Surveying - Development - Planning
2220 North University Parkway, Building 6D, Provo, Utah 84604 (p) 801.374.5262



Rhinehart Land, Plat "B", Lot 3
LEHI BAKERY
UTILITY PLAN

No.	Revised	Date

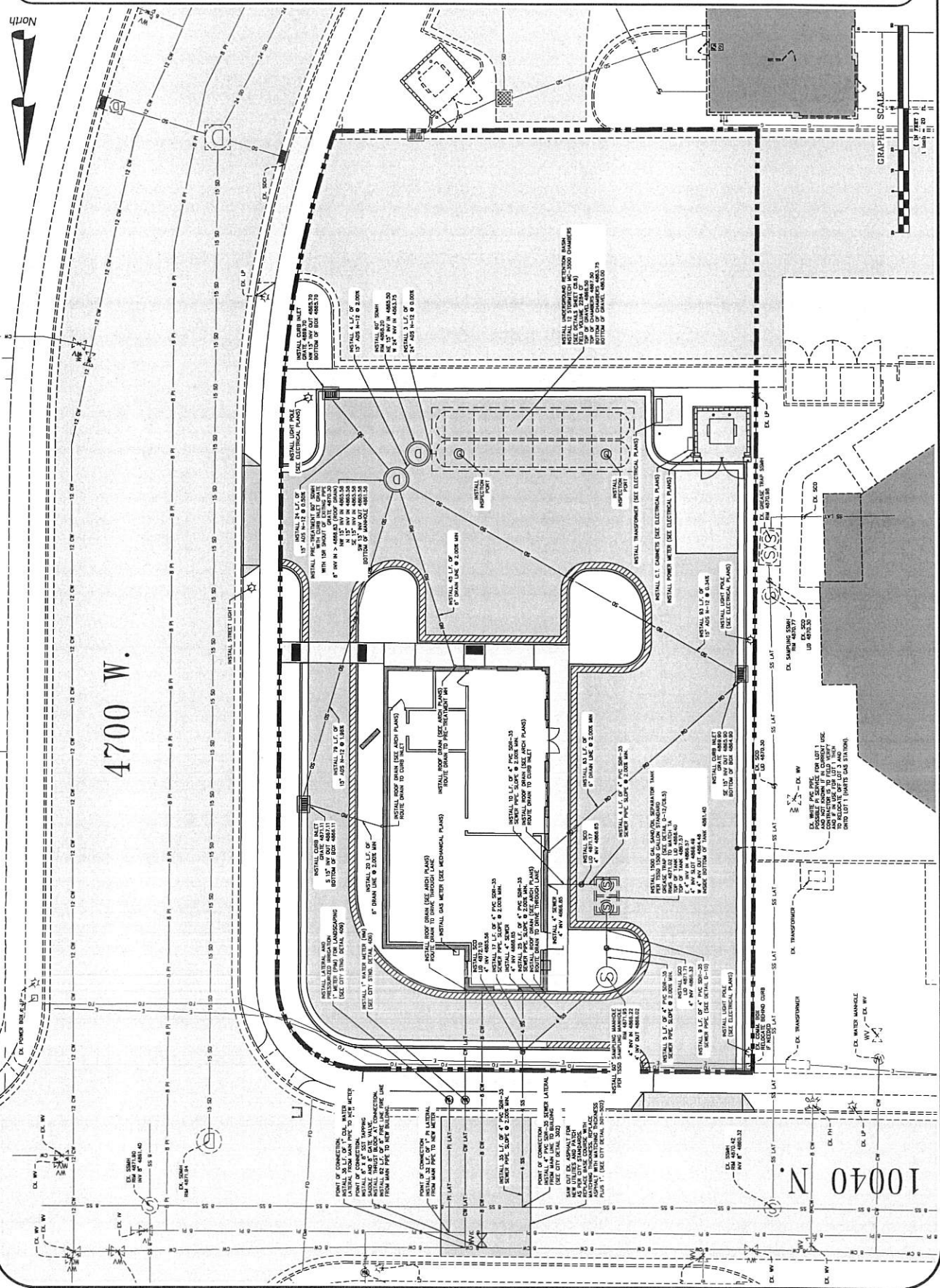
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SHEETS
Page 4 11/25/2024



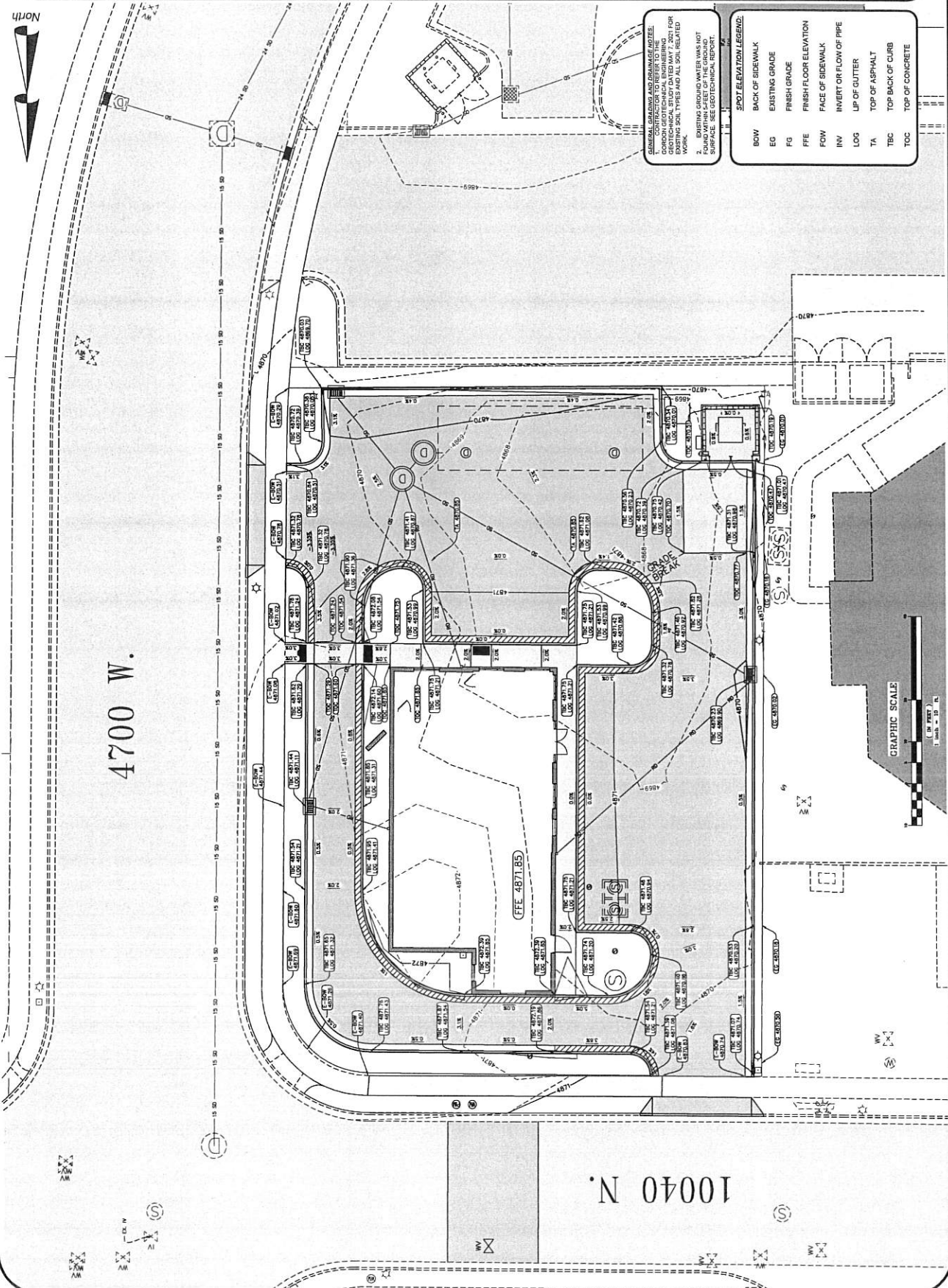
4700 W.

10040 N.

GRAPHIC SCALE
1" = 20' 0"



THIS PLAN AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF A.L.M. & ASSOCIATES, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF A.L.M. & ASSOCIATES, INC. THE USER OF THIS PLAN AGREES TO HOLD A.L.M. & ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY A.L.M. & ASSOCIATES, INC. DUE TO THE USE OF THIS PLAN. THE USER OF THIS PLAN AGREES TO INDEMNIFY AND HOLD A.L.M. & ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY A.L.M. & ASSOCIATES, INC. DUE TO THE USE OF THIS PLAN. THE USER OF THIS PLAN AGREES TO INDEMNIFY AND HOLD A.L.M. & ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY A.L.M. & ASSOCIATES, INC. DUE TO THE USE OF THIS PLAN.



A.L.M. & Associates, Inc.
 Engineering • Surveying • Development • Planning
 2230 North University Parkway, Building 5D, Provo, Utah 84604
 Phone: (801) 374-6262

GRADING PLAN
 LEHI BAKERY
 Rhinehart Land, Plat "B", Lot 3

No.	Revision	Date

C4.0
 of
 sheets
 1125-2004

GENERAL GRADING AND DRAINAGE NOTES:

- EXISTING GRADE WAS OBTAINED FROM AERIAL PHOTOGRAPHY AND FIELD SURVEY. SEE GEOTECHNICAL REPORT FOR DETAILS.
- EXISTING GROUNDWATER WAS NOT OBSERVED. SEE GEOTECHNICAL REPORT FOR DETAILS.

SPOT ELEVATION LEGEND:

BOW	BACK OF SIDEWALK
EG	EXISTING GRADE
FG	FINISH GRADE
FTE	FINISH FLOOR ELEVATION
FW	FACE OF SIDEWALK
INV	INVERT OR FLOW OF PIPE
LOG	UP OF GUTTER
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TDC	TOP OF CONCRETE



10040 N.

4700 W.

**INDIVIDUAL RESPONSIBLE FOR
IMPLEMENTATION AND MAINTENANCE**
Lehi Bakery
David Doty, Manager of Lehi Main LLC
801-664-2693
172 West Main Street, Lehi, UT 84043
info@lehibakery.com



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Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org

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Dig Safely.



GRAPHIC SCALE

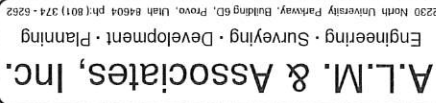
(IN FEET)
1 inch = 20 ft.

Rhinehart Land, Plat "B", Lot 3	LEHI BAKERY	SWPPP
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10 North University Parkway, Building 6D, Provo, Utah 84604 pnt(801) 374-6262



C5.0
SHEETS



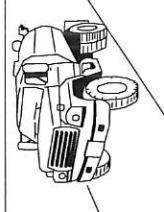
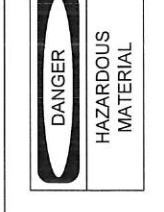
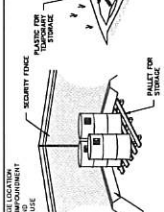
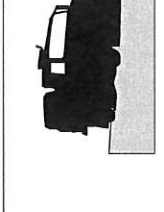
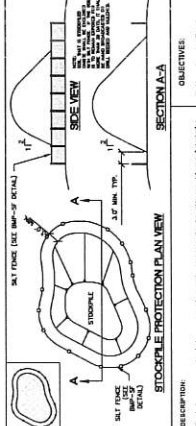
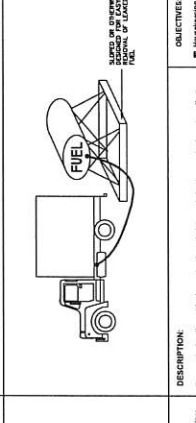
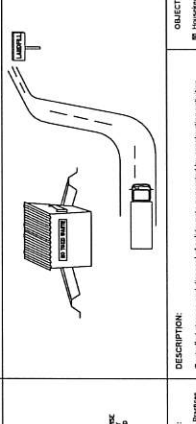
No.	Revision	Date

C5.1

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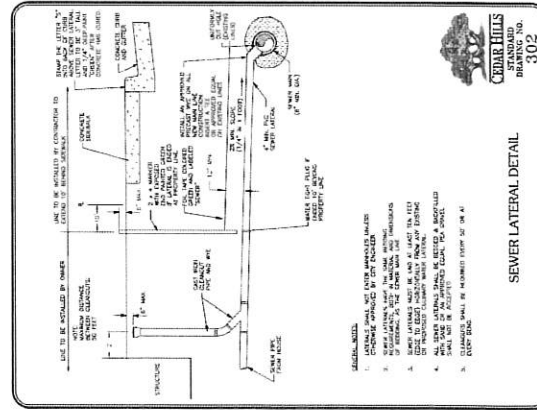
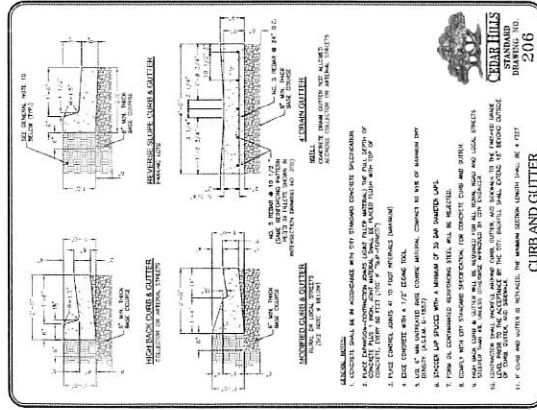
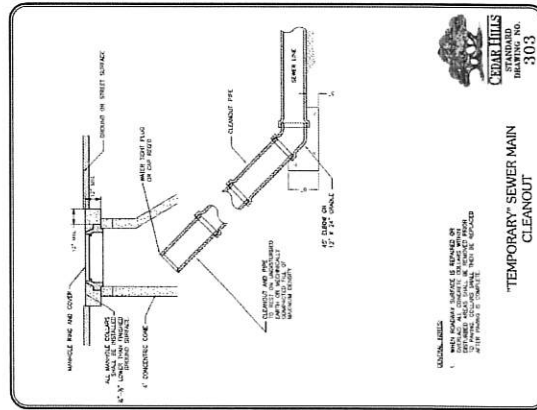
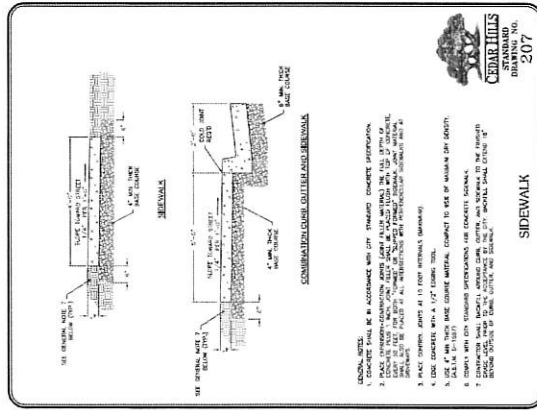
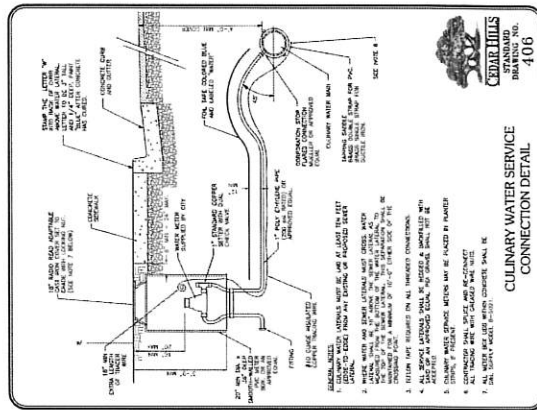
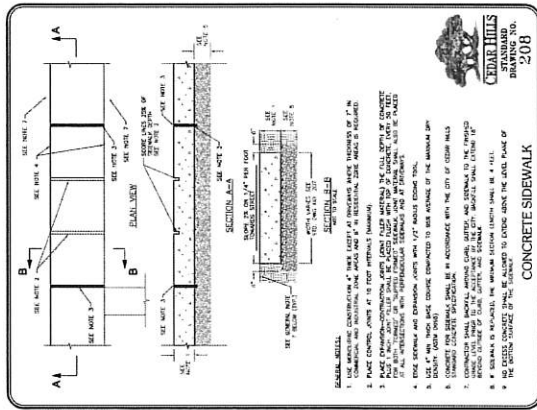
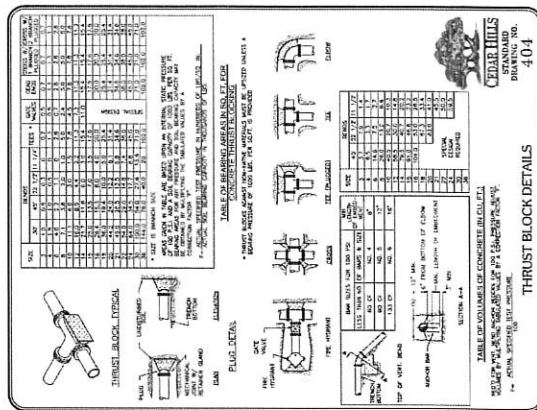
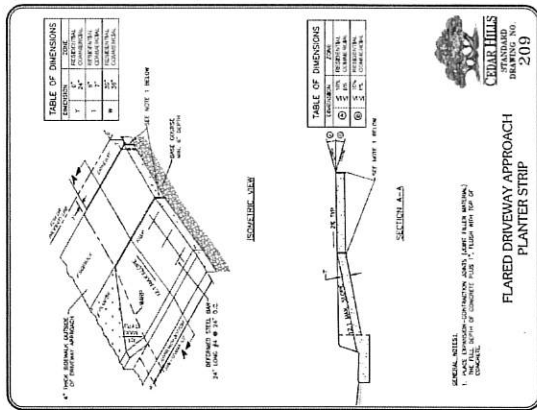


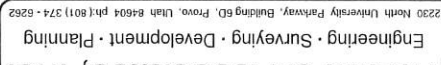
DC	HWM	MS	BMP: Street Cleaning	SC
BMP: Dust Controls  DESCRIPTION Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities. APPLICATION Dust control is used in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved. INSTALLATION/APPLICATION CRITERIA > Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work better in the area of dry. > Mechanical equipment should be operated according to the manufacturer's instructions. > Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. LIMITATIONS > Street sweeping is labor and equipment intensive and may not be effective for all areas. > Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil, if excessive amounts of water are used, it may run off, carrying soil with it. MAINTENANCE > If excess water results from water spraying, discontaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from blowing. OBJECTIVES: ☒ Housekeeping Practices ☒ Control Water ☒ Minimize Disturbed Areas ☒ Minimize Discharge Areas ☒ Control Soil Erosion ☒ Control Storm Erosion POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact Program Elements: ☒ New Development ☒ Residential ☒ Industrial Activities ☒ Commercial Activities ☒ Legal Discharges TARGETED POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact	BMP: Hazardous Waste Management  DESCRIPTION Prevent or reduce the discharge of pollutants to storm water from hazardous waste storage tanks. This includes the use of secondary containment, proper labeling, and training of employees. Animate important information to the tank operator and the use of secondary containment, proper labeling, and training of employees. APPLICATION Many of the chemicals used in this process can be hazardous materials which become hazardous waste upon disposal. These wastes may include acids, alkalis, and solvents, herbicides and pesticides, which for cleaning, recovery, and concrete curing compounds. INSTALLATION/APPLICATION CRITERIA The following steps will help reduce storm water pollution from hazardous waste storage tanks: > Do not remove the original product label. It contains important safety and hazard information. > Follow the recommended safety instructions. Consultation is necessary and employees must be certified in accordance with federal and state regulations. LIMITATIONS Hazardous waste that cannot be reused or recycled must be disposed of by a licensed hazardous waste collector. MAINTENANCE > Inspect hazardous waste materials and areas regularly. > Arrange for regular hazardous waste collection. OBJECTIVES: ☒ Housekeeping Practices ☒ Control Water ☒ Minimize Disturbed Areas ☒ Minimize Discharge Areas ☒ Control Soil Erosion ☒ Control Storm Erosion POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact Program Elements: ☒ New Development ☒ Residential ☒ Industrial Activities ☒ Commercial Activities ☒ Legal Discharges TARGETED POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact	BMP: Materials Storage  DESCRIPTION Control storage of on-site materials. APPLICATION > Storage of hazardous, toxic, and all chemical substances. > Any construction site with outside storage of materials. INSTALLATION/APPLICATION CRITERIA > Organize materials into neat piles or racks in the storage location. Ensure no materials are stored in areas that are not designated for storage. > Containers must be properly labeled and stored in a secure area. > Do not store materials in areas that are not designated for storage. > Do not store materials in areas that are not designated for storage. LIMITATIONS > Only effective if materials are properly stored in designated locations. MAINTENANCE > Inspect daily and repair any damage to perimeter impoundment or security fence. > Inspect materials and areas regularly. OBJECTIVES: ☒ Housekeeping Practices ☒ Control Water ☒ Minimize Disturbed Areas ☒ Minimize Discharge Areas ☒ Control Soil Erosion ☒ Control Storm Erosion POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact Program Elements: ☒ New Development ☒ Residential ☒ Industrial Activities ☒ Commercial Activities ☒ Legal Discharges TARGETED POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact	BMP: Street Cleaning  DESCRIPTION Reduce the discharge of pollutants to storm water from street cleaning by conducting street cleaning on a regular basis. APPLICATION > Prioritize cleaning to use the most sophisticated sweeper, at the highest frequency, and at the lowest cost. > Increase sweeping frequency just before the rainy season. > Keep accurate operation logs to track programs. > Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would be captured near vehicles and pedestrians. > Mechanical brooms sweepers (more effective at picking up large debris and cleaning wet pavement) may generate dust that would be captured near vehicles and pedestrians. LIMITATIONS > Conventional sweepers are not able to remove oil and grease. > Sweepers may also be limited by weather conditions, such as rain, snow, or ice. > Construction projects, climatic conditions and condition of soils. MAINTENANCE > Inspect man and gutter blocks of the appropriate weight. > Inspect man and gutter blocks of the appropriate weight. OBJECTIVES: ☒ Housekeeping Practices ☒ Control Water ☒ Minimize Disturbed Areas ☒ Minimize Discharge Areas ☒ Control Soil Erosion ☒ Control Storm Erosion POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact Program Elements: ☒ New Development ☒ Residential ☒ Industrial Activities ☒ Commercial Activities ☒ Legal Discharges TARGETED POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact	
SPM	VEC	VEF	WD	
BMP: Stockpile Management  DESCRIPTION Stockpile management measures to minimize erosion and sediment to report from top facilities. APPLICATION > Stockpile management measures to minimize erosion and sediment to report from top facilities. > Stockpile management measures to minimize erosion and sediment to report from top facilities. INSTALLATION/APPLICATION CRITERIA > Stockpile management measures to minimize erosion and sediment to report from top facilities. > Stockpile management measures to minimize erosion and sediment to report from top facilities. LIMITATIONS > Stockpile management measures to minimize erosion and sediment to report from top facilities. MAINTENANCE > Stockpile management measures to minimize erosion and sediment to report from top facilities. OBJECTIVES: ☒ Housekeeping Practices ☒ Control Water ☒ Minimize Disturbed Areas ☒ Minimize Discharge Areas ☒ Control Soil Erosion ☒ Control Storm Erosion POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact Program Elements: ☒ New Development ☒ Residential ☒ Industrial Activities ☒ Commercial Activities ☒ Legal Discharges TARGETED POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact	BMP: Vehicle and Equipment Cleaning  DESCRIPTION Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning areas. APPLICATION > Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning areas. > Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning areas. INSTALLATION/APPLICATION CRITERIA > Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning areas. > Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning areas. LIMITATIONS > Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning areas. MAINTENANCE > Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning areas. 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APPLICATION > Prevent fuel spills and leaks, and reduce their impacts to storm water by using spill containment, proper storage, and handling of fuel. > Prevent fuel spills and leaks, and reduce their impacts to storm water by using spill containment, proper storage, and handling of fuel. INSTALLATION/APPLICATION CRITERIA > Prevent fuel spills and leaks, and reduce their impacts to storm water by using spill containment, proper storage, and handling of fuel. > Prevent fuel spills and leaks, and reduce their impacts to storm water by using spill containment, proper storage, and handling of fuel. LIMITATIONS > Prevent fuel spills and leaks, and reduce their impacts to storm water by using spill containment, proper storage, and handling of fuel. MAINTENANCE > Prevent fuel spills and leaks, and reduce their impacts to storm water by using spill containment, proper storage, and handling of fuel. 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INSTALLATION > Control storage and disposal of solid waste generated by construction activities. > Control storage and disposal of solid waste generated by construction activities. LIMITATIONS > Control storage and disposal of solid waste generated by construction activities. MAINTENANCE > Control storage and disposal of solid waste generated by construction activities. OBJECTIVES: ☒ Housekeeping Practices ☒ Control Water ☒ Minimize Disturbed Areas ☒ Minimize Discharge Areas ☒ Control Soil Erosion ☒ Control Storm Erosion POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact Program Elements: ☒ New Development ☒ Residential ☒ Industrial Activities ☒ Commercial Activities ☒ Legal Discharges TARGETED POLLUTANTS: ☒ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Hazardous Materials ☒ Other Pollutants REQUIREMENTS: ☒ Capable Crews ☒ OAM Costs ☒ Training IMPACT: ☒ High Impact ☒ Medium Impact ☒ Low or Unknown Impact	



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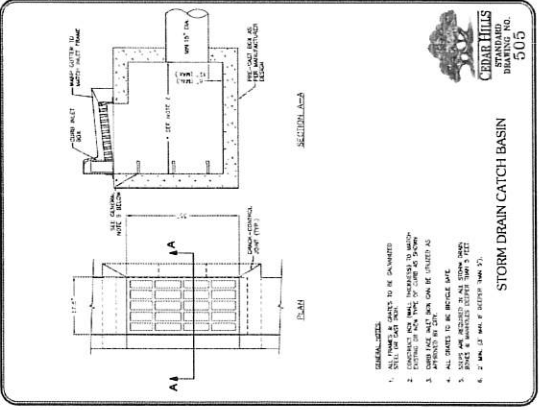
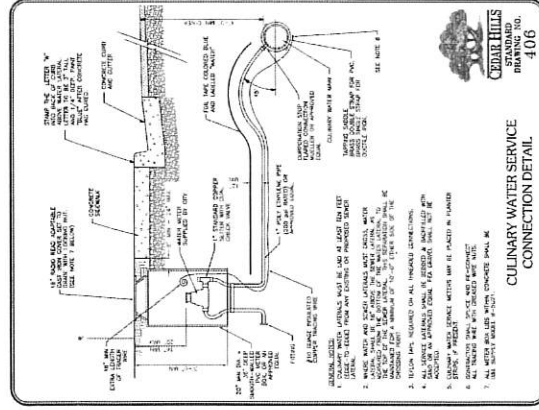
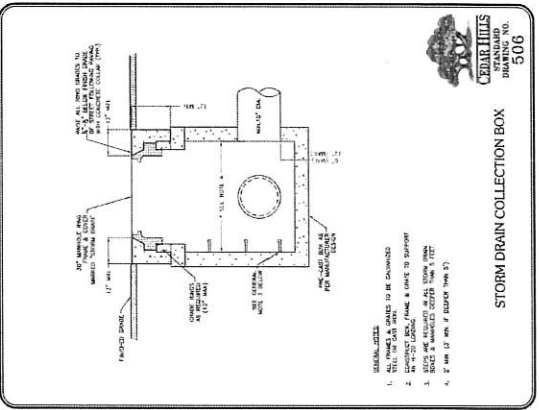
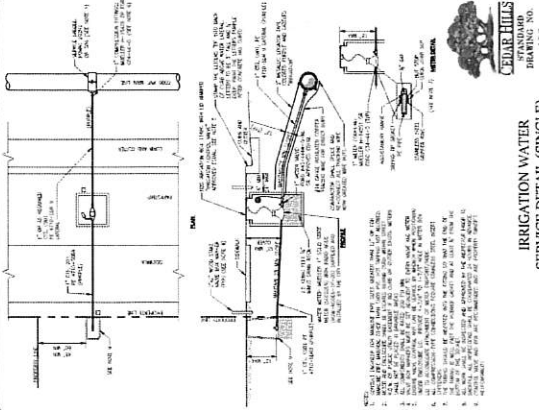
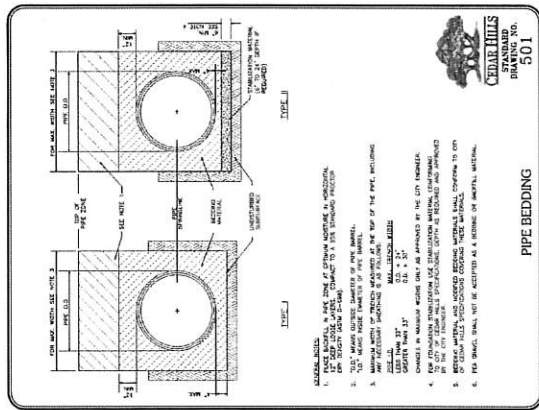
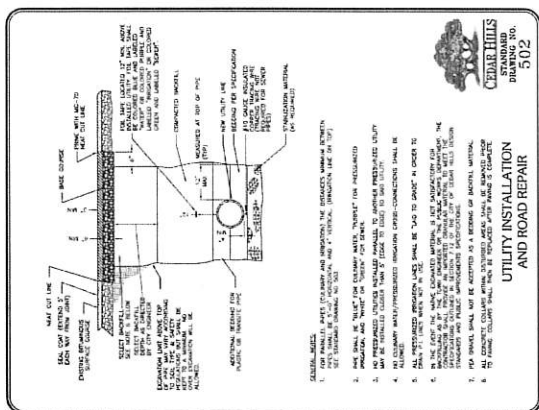




Rhinehart Land, Plat "B", Lot 3	LEHI BAKERY	CITY DETAILS
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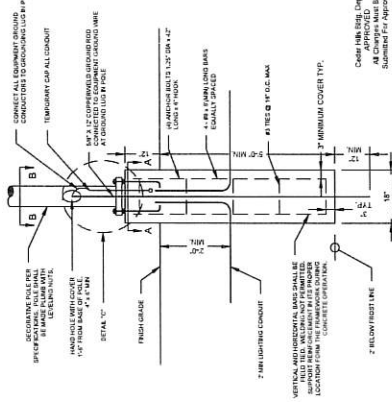
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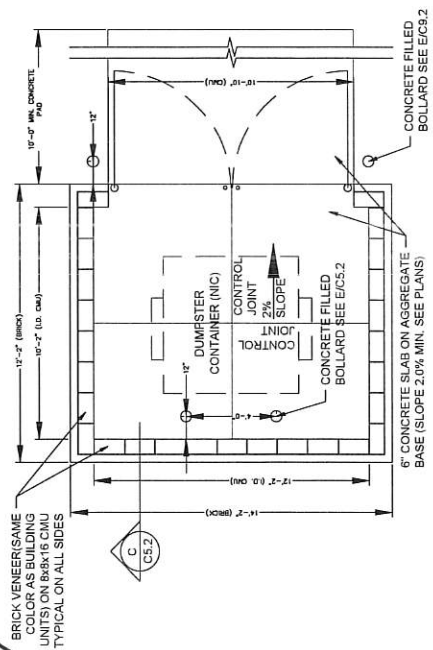




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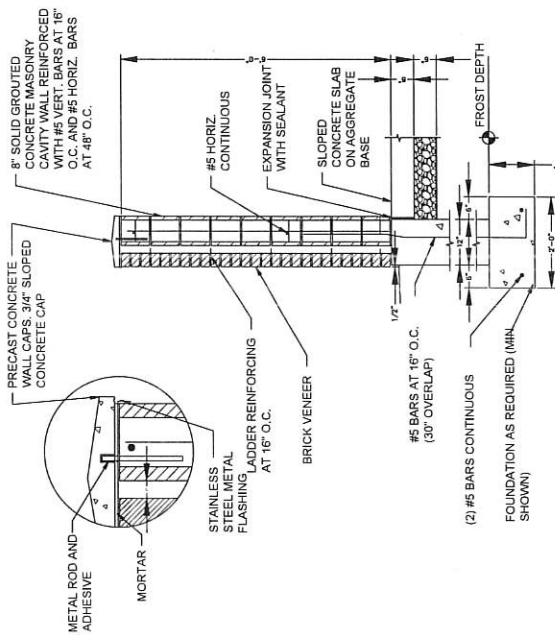
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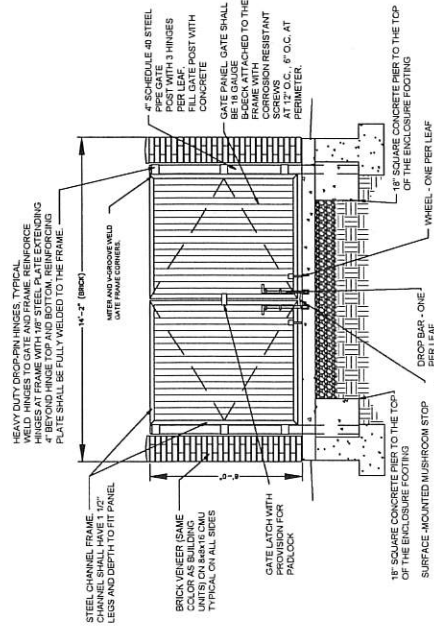
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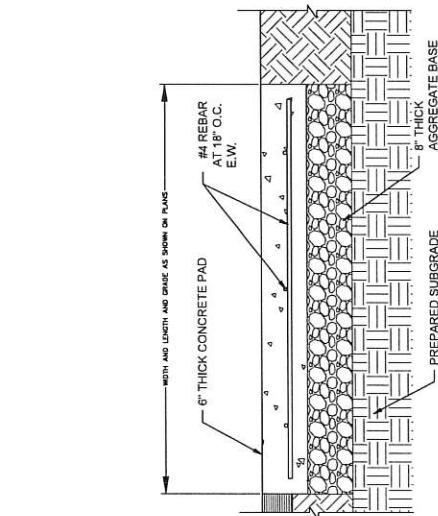
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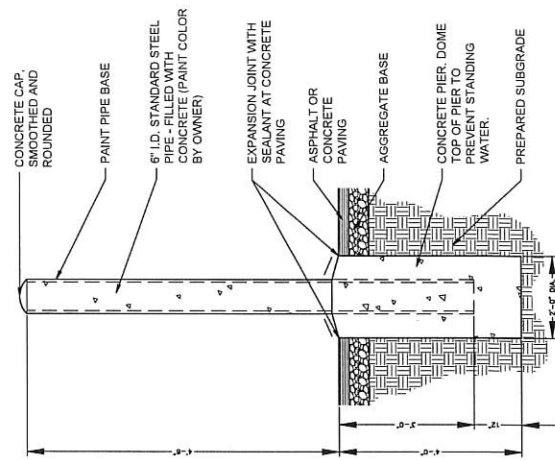
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DUMPSTER PAD AND APPROACH SECTION

N.T.S.



CONCRETE BOLLARD

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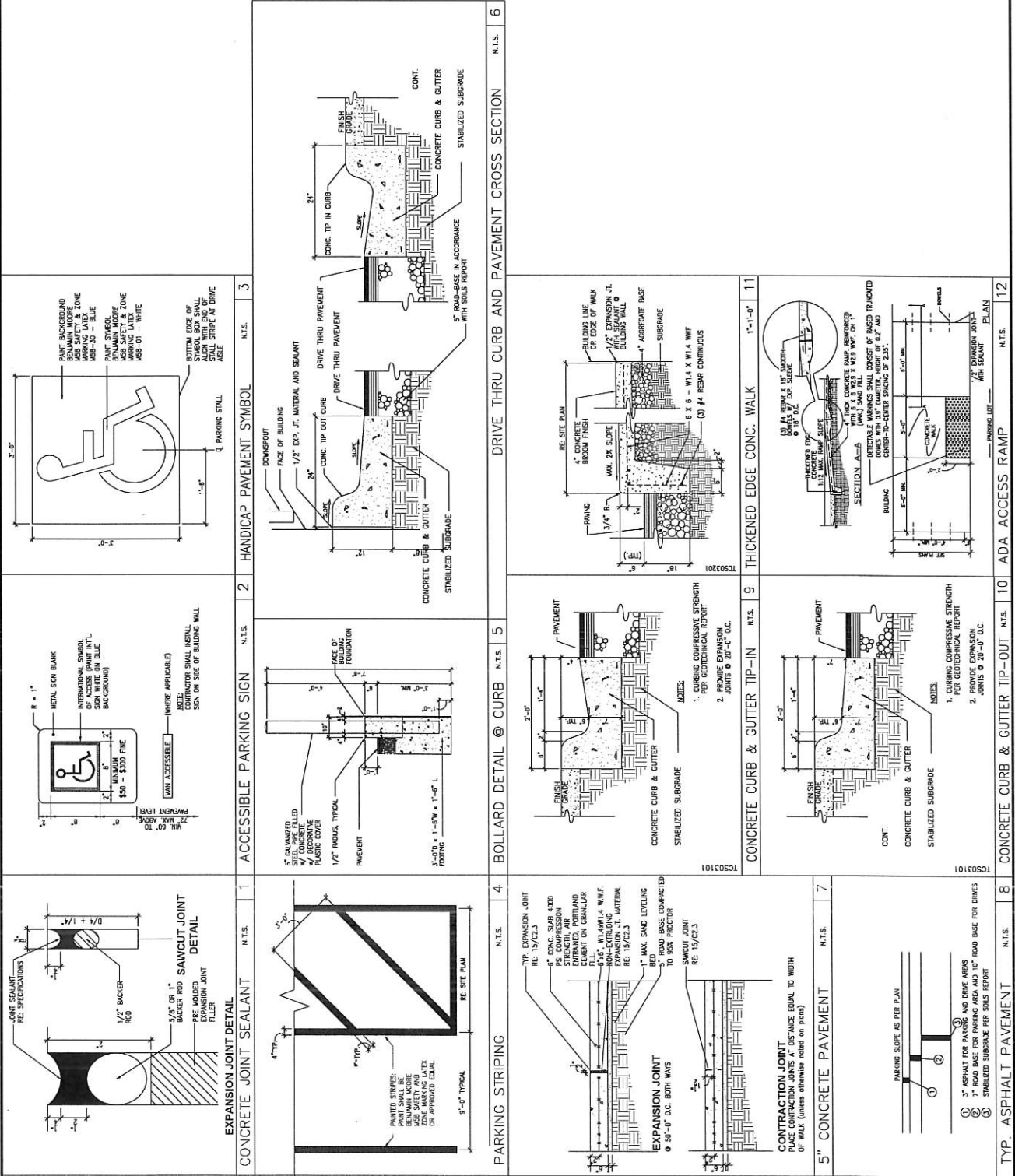
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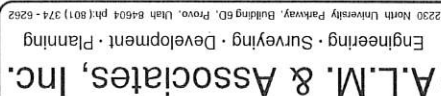
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Rhinehart Land, Plat "B", Lot 3	LEHI BAKERY	SITE DETAILS
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A.L.M. & Associates, Inc.
Engineering • Surveying • Development • Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262





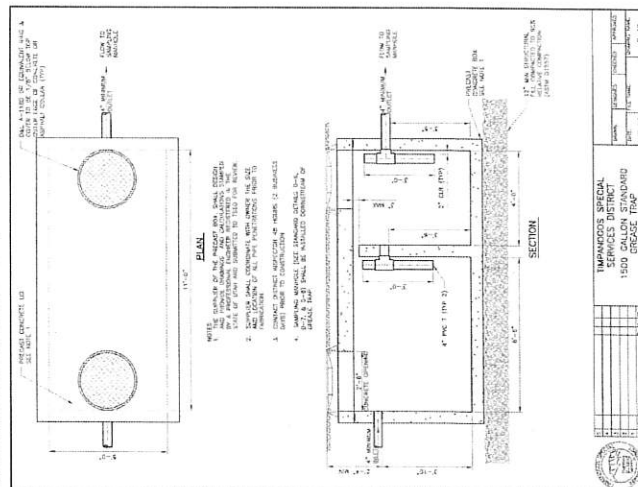
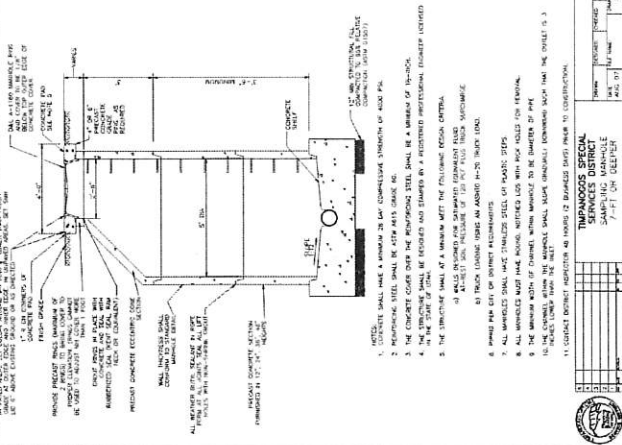


Rhinehart Land, Plat "B", Lot 3	LEHI BAKERY	TSSD DETAILS
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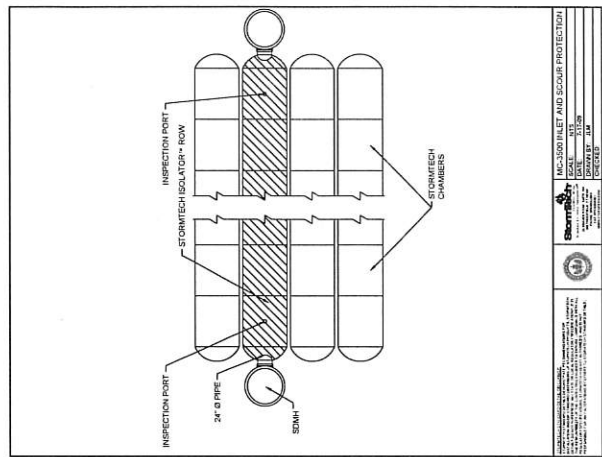
A.L.M. & Associates, Inc.
Engineering - Surveying - Development - Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262



Rhinehart Land, Plat "B", Lot 3
LEHI BAKERY
SD STORM TECH DETAILS

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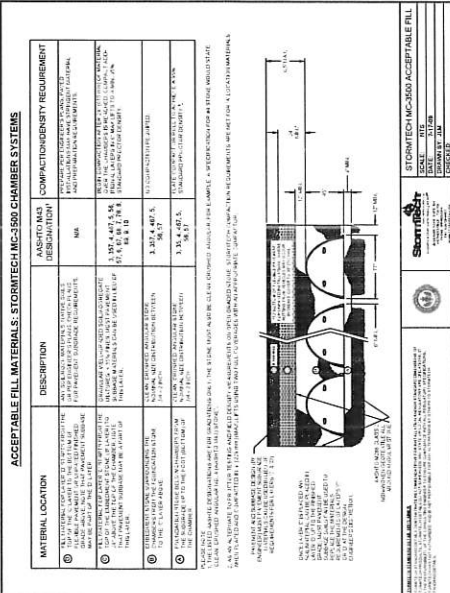
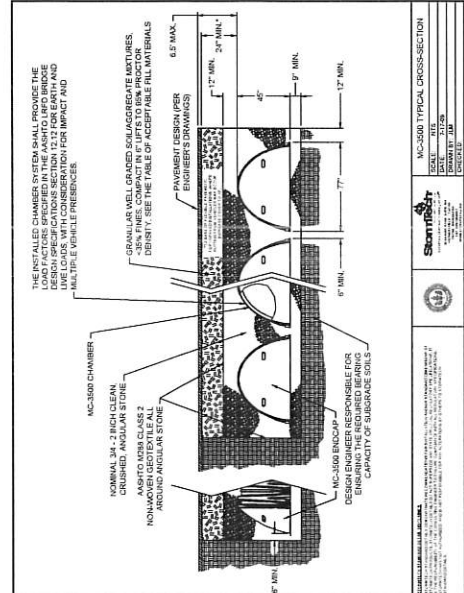
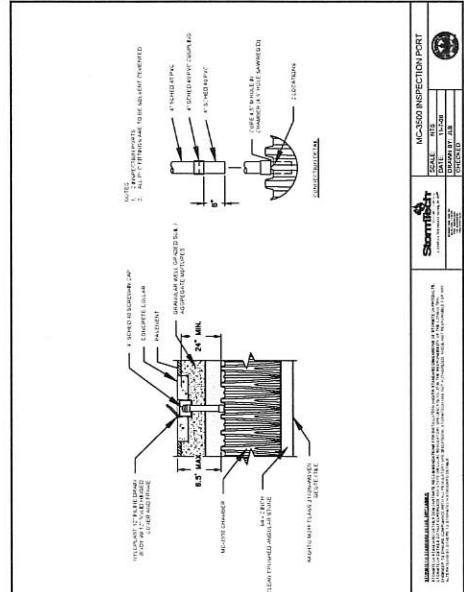
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MC-3500 STORMWATER CHAMBER SPECIFICATIONS

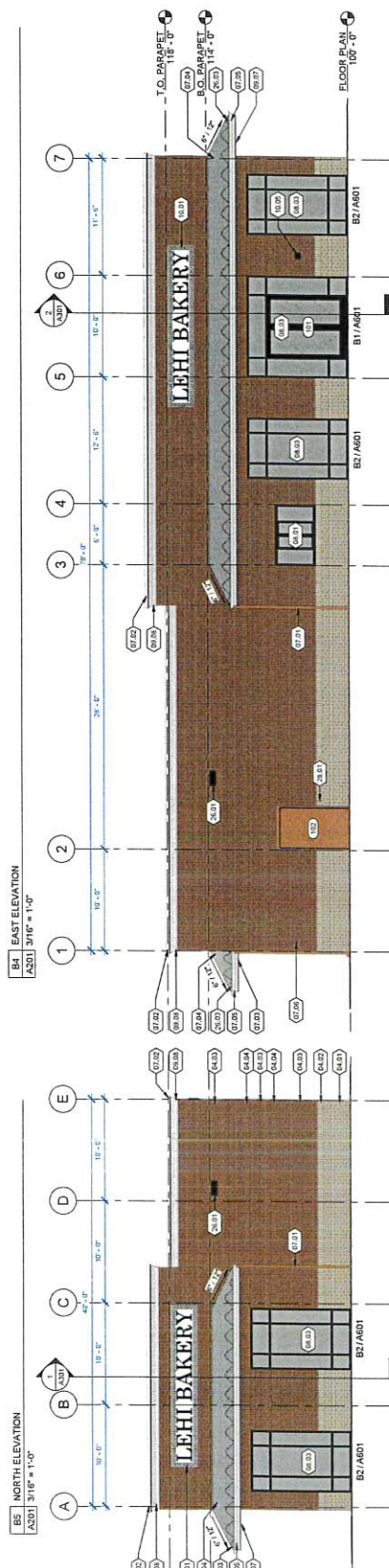
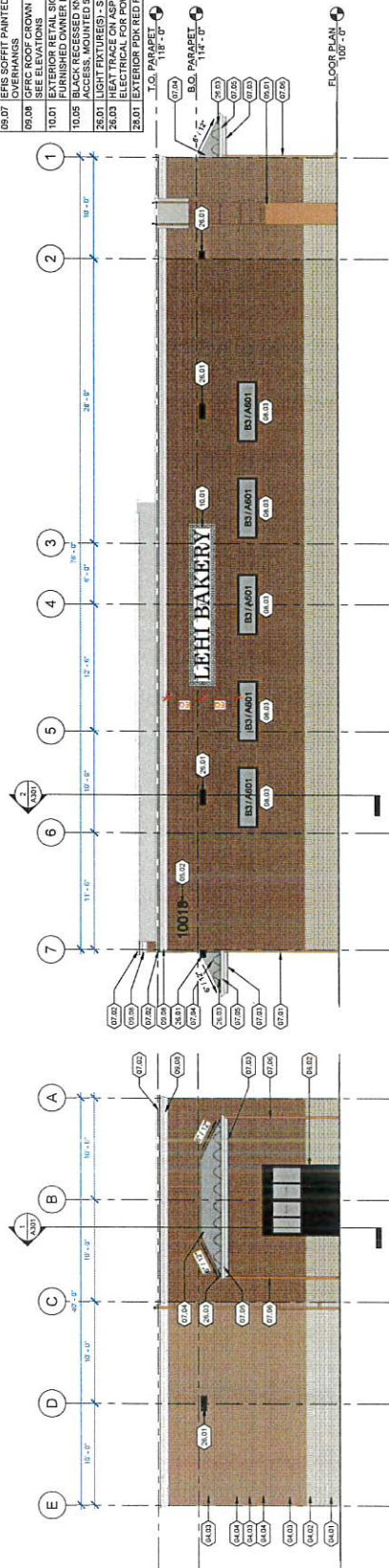
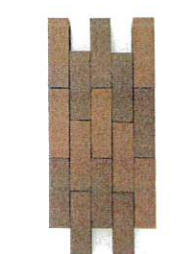
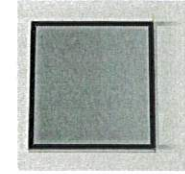
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- CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
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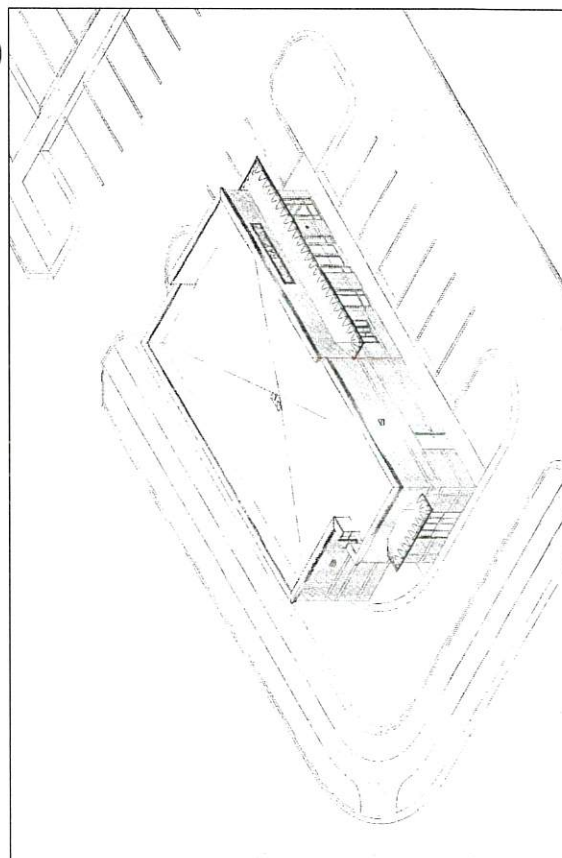
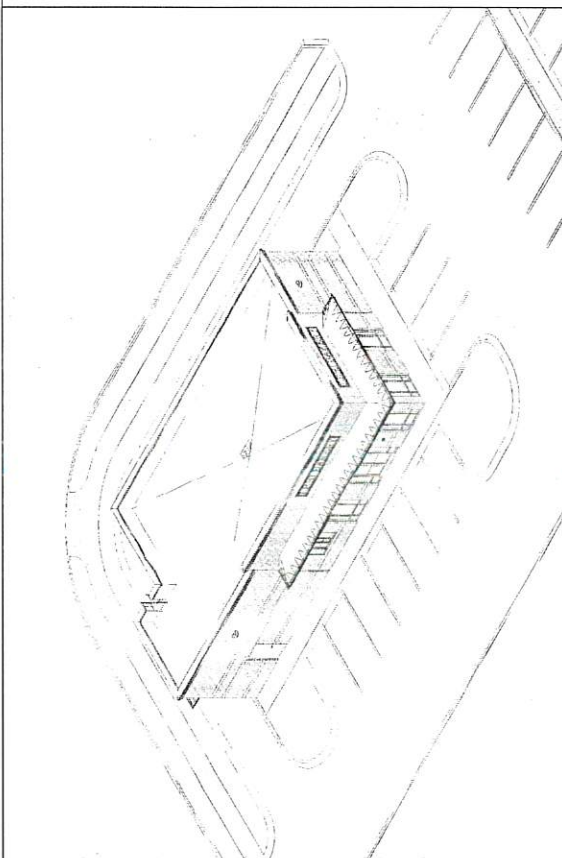
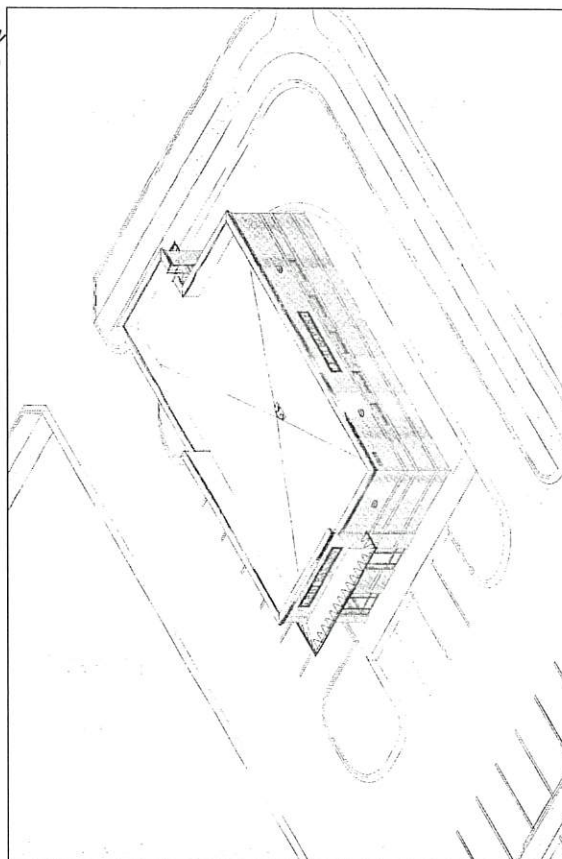
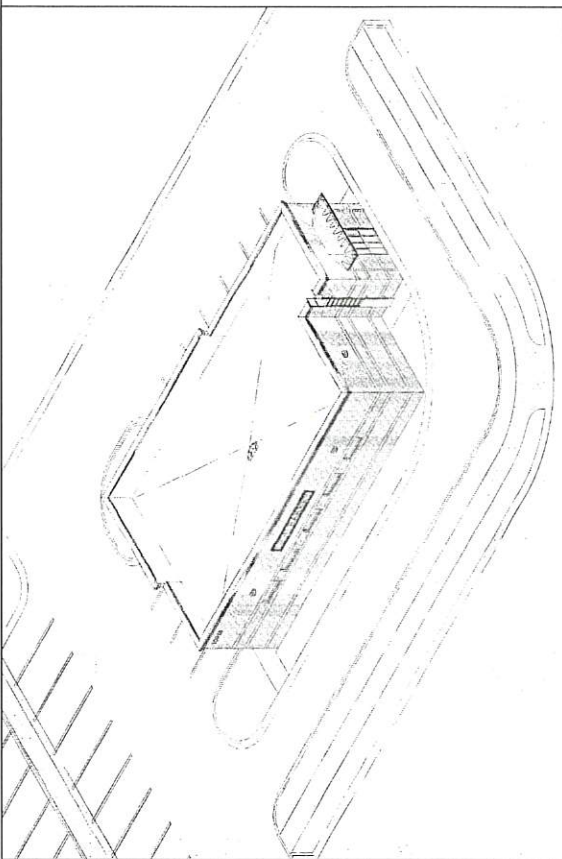
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2	MC-3500 CHAMBER	1	EA
3	MC-3500 OUTLET	1	EA
4	MC-3500 INLET AND SQUARE PROTECTION	1	EA





Solo studio

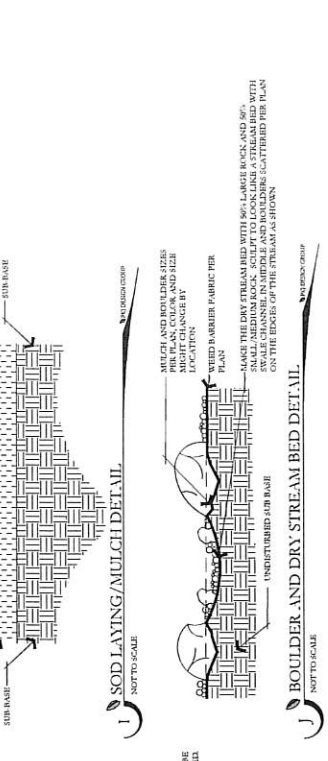
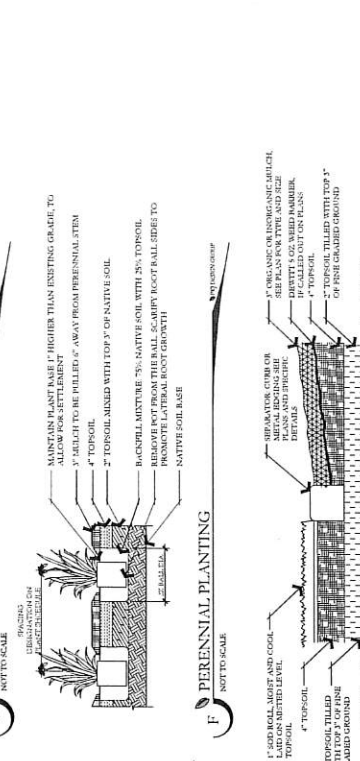
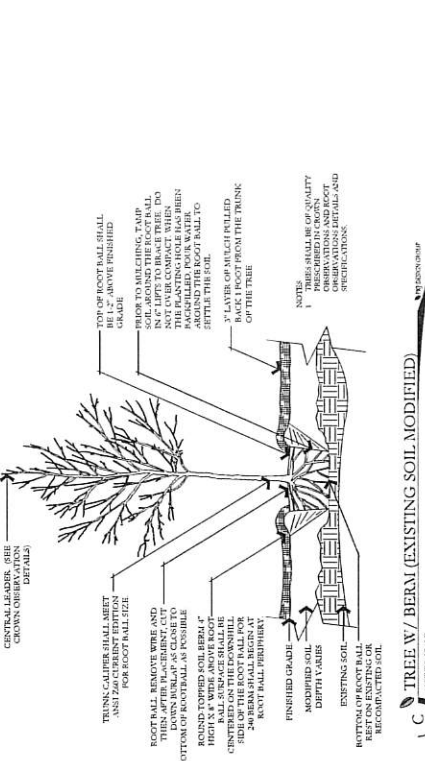
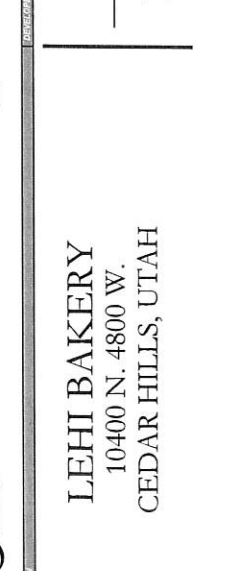
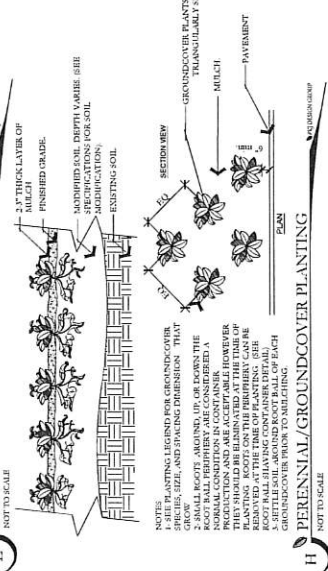
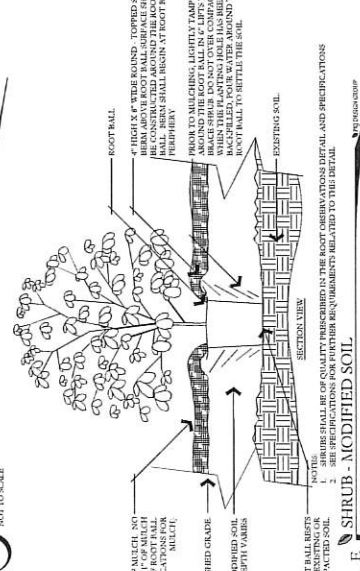
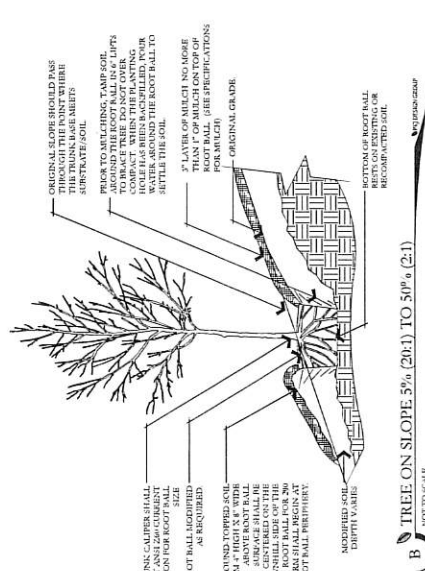
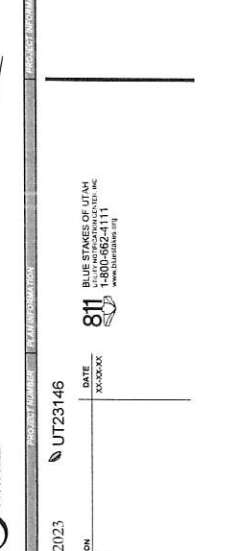
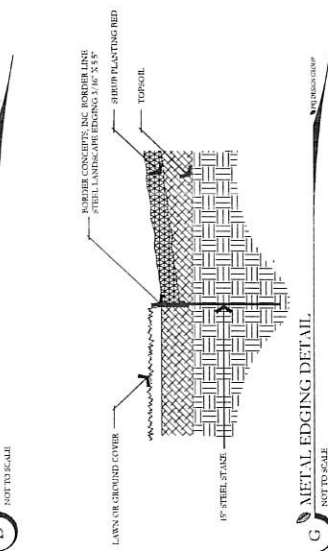
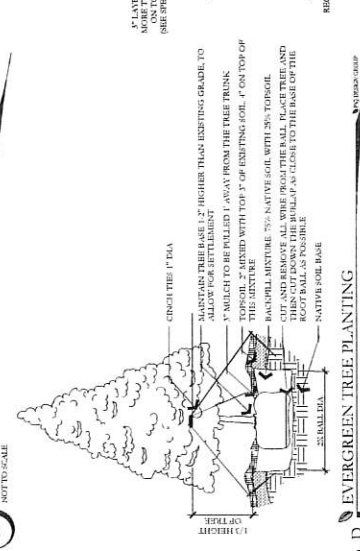
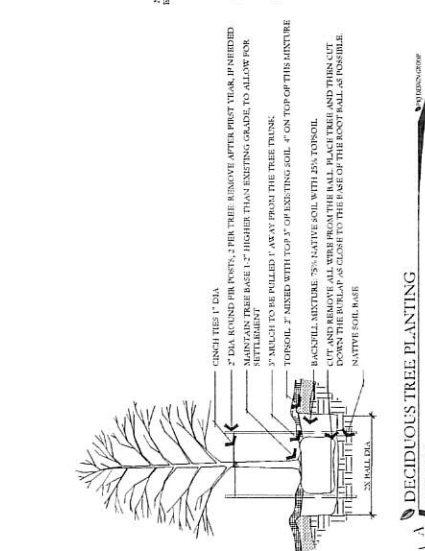




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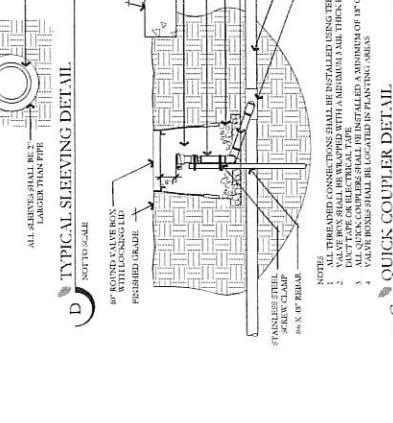
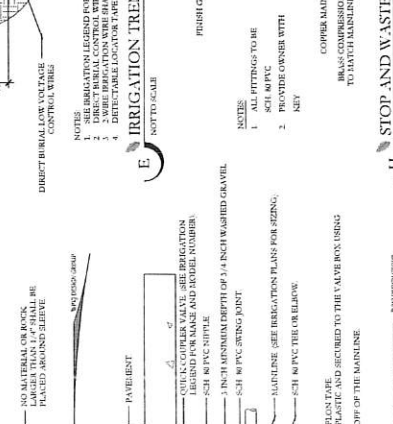
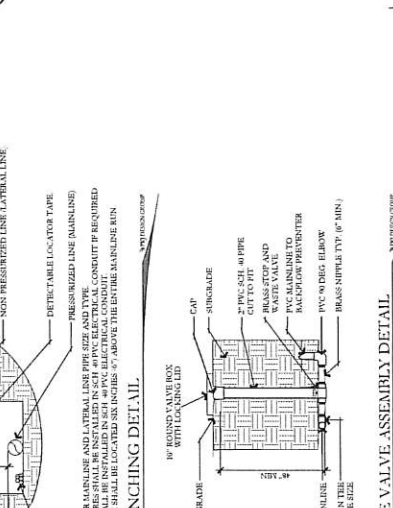
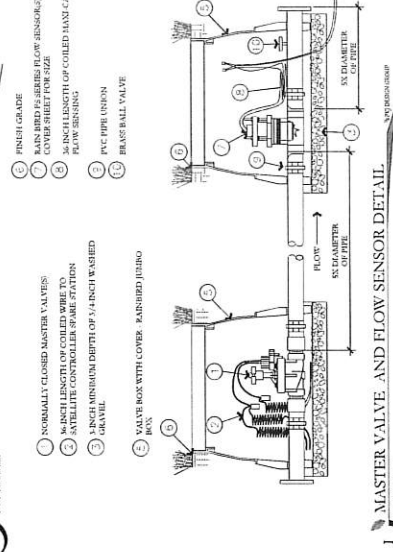


LEHI BAKERY
10400 N. 4800 W.
CEDAR HILLS, UTAH

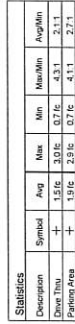
PKJ DESIGN GROUP
3428 N. TRIMBLE BLVD. SUITE 102
LEHI, UTAH 84043 (801) 752-5644
www.pkjdesigngroup.com

SOLO STUDIOS
ATT: GAVIN THOMAS
801-416-2192
GAVIN@SOLOSTUDIOS.DESIGN

LANDSCAPE DETAILS
CITY PERMIT SET
LP-501



PROJECT INFORMATION		PROJECT LOCATION		PROJECT DESCRIPTION		PROJECT STATUS	
11/7/2023 NO. 1 REVISION XXXX UT23146 DATE XXX-XXX-		811 BLUE STAKES OF UTAH 1-800-562-4111 www.bluestakes.org		LEHI BAKERY 10400 N. 4800 W. CEDAR HILLS, UTAH		SOLO STUDIOS ATT: GAVIN THOMAS 801-516-2102 GAVIN@SOLOSTUDIOS.DESIGN	
1 2 3 4 5 6 7		DESIGN GROUP 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.phdsgroup.com		DESIGN GROUP 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.phdsgroup.com		TR-501	

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The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	November 28, 2023

SUBJECT:	Review/Recommendation City of Cedar Hills Moderate Income Housing Plan
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

Utah State Legislature has established requirements for jurisdictions in the state to plan for the future through General Plan development and adoption. Since 2019, the General Plan requirement has been expanded to include planning for moderate income housing. If a municipality's population is at least 5,000 or greater, the General Plan must include a moderate-income housing element. HB 462, as part of the 2022 General Session, amended this requirement - adding clarification, while also expanding the strategies for jurisdictions. The State has provided 24 strategies in which municipalities can choose from to create more flexibility and creativity in bringing moderate income housing to Utah. The State requires that each city must submit annual reporting by October 1, 2022. Reporting includes a list of strategies, what actions are taken, how these will be implemented, and what the barriers are.

The jurisdiction's implementation plan must set a timeline to implement the required strategies that the jurisdiction has selected for their moderate-income housing element. The State will then review annual reports and determine compliance and methodology and submit them to the Committee on Housing Affordability.

Staff has prepared a draft moderate-income plan which fits with the overall future direction of the City and has selected 5 strategies outlined in the Utah State Code which they believe meets with the future vision for the City of Cedar Hills. Strategies promote moderate-income housing throughout the community through sustainable development and community partnerships.

The State rejected most cities' MIH plans on the basis that they did not include sufficient information related to the planned implementation process. Despite having already adopted the codes outlined in the MIH and implemented the policies selected as part of the overall city plan, the State is still requiring further implementation information. Staff has worked with the State to draft an implementation plan that complies with the provisions of HB 462. As such, it is necessary to re-adopt the MIH. The State rejected the City's MIH report for 2023, citing deficiencies in two of the five strategies. In working with the State, staff is recommending that the five strategies be reduced to three (the minimum requirement) and amend the MIH element of the General Plan accordingly.

PREVIOUS LEGISLATIVE ACTION:

General Plan MIH Element previously adopted Nov 2022; Utah DWS rejected the plan based on a lack of a sufficient implementation plan.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

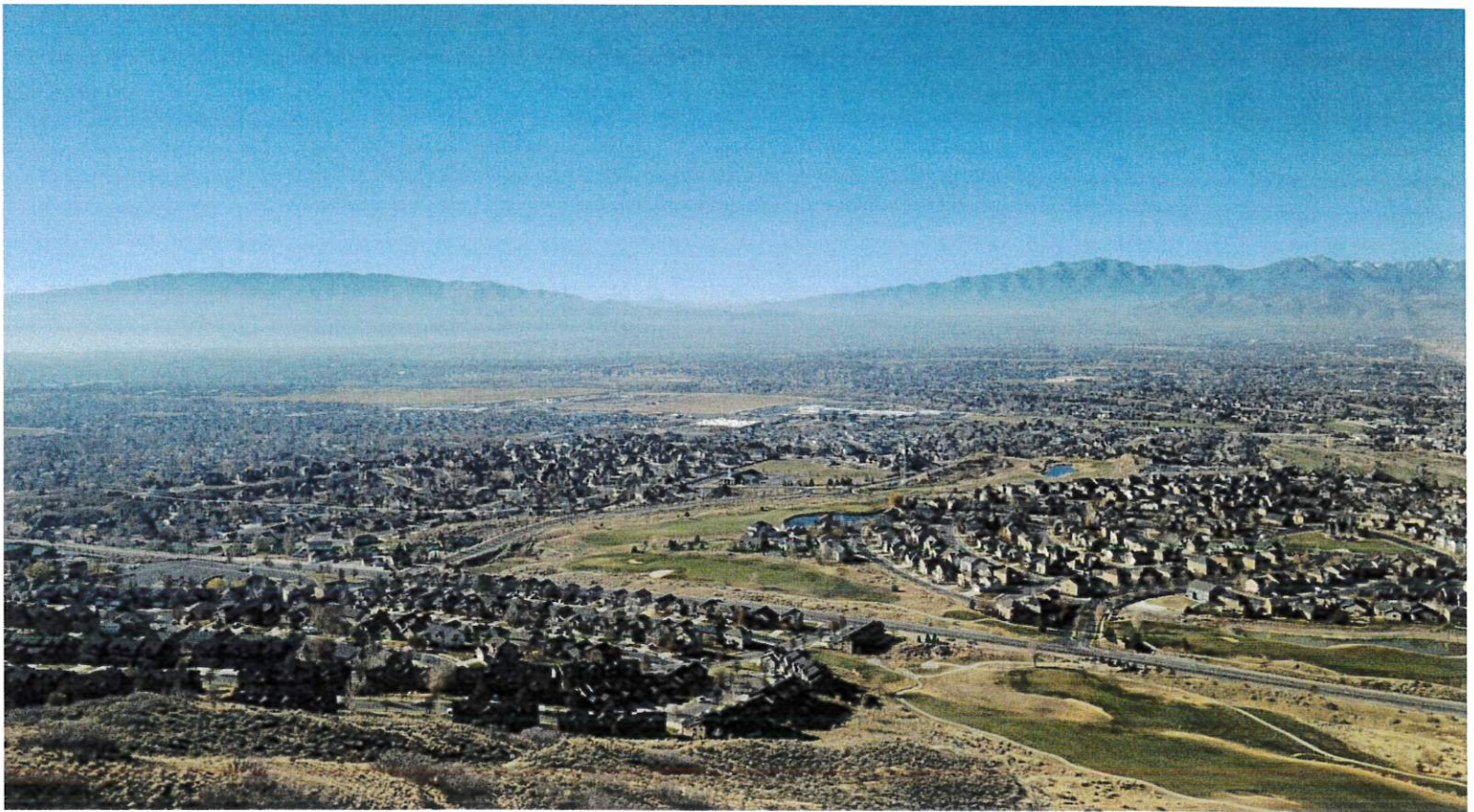
MIH Element, State report

RECOMMENDATION:

Staff recommends that the Planning Commission review and recommend the proposed changes for adoption and make any further modifications necessary.

MOTION:

To recommend/not recommend the proposed Moderate Income Housing plan as presented by staff.
{LIST ANY APPLICABLE CHANGES}.



MODERATE-INCOME HOUSING PLAN

The City of Cedar Hills Moderate-Income Housing Plan was adopted on ~~February 7, 2023~~ December 5, 2023.

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Moderate Income Housing Defined	5	Moderate Income Strategies	11
Housing Supply	6	Action Taken	12
Housing Supply cont.	7	Plan Implementation	13
5 Year Moderate Income Housing Need	7	Barriers	14
		Conclusion	15



Acknowledgements

Mayor Denise Andersen

Chandler Goodwin, City Manager

City Council

Mike Geddes
Bob Morgan
Kelly Smith
Laura Ellison
Alexandra McEwen

Planning & Zoning Commission

John Dredge – Chair
Steve Thomas – Vice Chair
Jeff Dodge
LoriAnne Spear
Jared Anderson
Tyler Dahl
Donald Dolenc
~~Bob Morgan~~ Bari Cruz

Planning & Zoning Department

Chandler Goodwin, City Planner
Jenny Peay, Planning Associate



Executive Summary

Cedar Hills is a bedroom-type community, located at the entrance of American Fork Canyon in Utah County. Due to the City's location and demographics, unique zoning limitations restrict provisions for high-density housing. These limitations include: 1) being almost built out to its borders; 2) having unsuitable development opportunities in the hillside residential areas; and 3) having limited commercial areas. It is not anticipated that the city will use commercial areas as a component to low-income housing developments.

Cedar Hills provides a beautiful view of the surrounding mountains, Utah Lake, and Utah Valley with a population of more than 10,000 residents within its 2.7 square miles. Most land is either already built upon, has submitted plans for development, or is unsuitable for development (on the hillside area). Except for nine acres on the west side of town which will add to the little commercial development Cedar Hills currently has, most additional moderate-income housing would have to be through razing or repurposing existing homes, of which only 7% were built before 1980 (ACS5-5-year estimates, 2012-2016).

Transportation concerns also play a factor in the desirability of high-density housing in Cedar Hills. The City is approximately seven miles from the Interstate freeway, and a lack of convenient public transit services also presents a challenge for developing moderate income housing. Furthermore, the area is somewhat removed from major commercial centers thereby requiring commuting.

As a community, Cedar Hills provides an excellent quality of life with a variety of city services to enhance the lives of its residents, which includes parks, open spaces, golf course, trails systems, recreation center, elementary schools, with a variety of commercial amenities. Cedar Hills allowed Accessory Dwelling Units and Assisted Living Facilities in nearly all residential zones and has a senior living center as a way to allow residents to provide more housing options and to promote housing affordability for those adding an ADU.

Utah State HB 462 provided Utah cities with 24 strategies to choose from and requires 3 or more of these strategies to be Adopted in a moderate-income housing plan into the City's General Plan. Three strategies will be implemented as part of this plan to guide Cedar Hills to build better neighborhoods and focus on affordable housing opportunities by allowing for residents owning their homes to provide accessory dwellings units, promoting single room occupancy, and evaluating the commercial zone for the potential for mixed-use development.



What is a Housing Plan?

A Housing Plan is a set of documents that addresses the housing goals for the City of Cedar Hills. This document contains a set of detailed policies that are chosen to respond to the specific housing needs of the city and for its current and future residents. These needs are further assessed and prioritized to identify and develop practical strategies that can be implemented and to guide future decisions by City staff and elected officials to meet and achieve specific goals.

Purpose of a Housing Plan?

The purpose of a Moderate-Income Housing Plan is to understand and generate housing needs for the citizens of Cedar Hills. Compiling current moderate-income populations, current housing stocks, and other related available data will give a better understanding the type of targeted Area Median Incomes (AMI) that Cedar Hills will need to focus on and what is currently in the City's housing supply/demand.

According to Utah Code 10-9a-103, the State required cities to update housing policies to meet the current and future housing needs of its residents and provide affordable housing in a strategic and sustainable manner. Utah State Code established these requirements for jurisdictions in the state to help plan for the future through General Plan development and adoption. On December 18, 2018, Cedar Hills City Council adopted a Moderate-Income Housing Element into its General Plan.

Since 2019, the General Plan requirement has been expanded to require cities to include a moderate-income housing element and report on its compliance with the requirement and inventory of moderate-income housing. HB 462, as part of the 2022 General Session, amended this requirement – adding clarification to what strategies a jurisdiction may choose from to create more flexibility and creativity in bringing moderate income housing to Utah.



Moderate income Housing Defined

Moderate income housing is defined as (Utah Annotated Code 10-9a-103-29) "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." The 2018 Area Median Income (AMI), as provided by HUD office of Community Development (CPD), for Utah County is \$74,700. Cedar Hills median household income level as provided by the 2012-2016 ACS is \$107,840.

In order to place the definition of the State Code in real terms, it is helpful to understand that affordable housing is generally deemed to be "Affordable" if the cost of monthly housing expenses is $\leq 30\%$ of gross household income. The following table defines the income levels, lists affordable monthly housing expenses for each income level, and maximum mortgage amount at each income level based upon the 2018 AMI. Maximum Mortgage Amount calculated on 30-year loan, 4.25% interest rate. Some examples of those making 80% or less of the Area Median Income are law enforcement, teachers, and nurses.

2018 Affordable Housing Calculation

Income Categories Area Median Income (AMI)	Yearly Income	Max. Monthly Income Spent on Housing	Max. Mortgage Amount
$\leq 30\%$	$\leq \$22,410$	$\leq \$560$	\$114,000
$> 30\%$ to $\leq 50\%$	$> \$22,410$ to $\leq \$37,349$	\$934	\$190,000
$> 50\%$ to $\leq 80\%$	$> \$37,350$ to $\leq \$59,759$	\$1,494	\$300,000
$> 80\%$ to $\leq 100\%$	$> \$59,760$ to $\leq \$74,700$	\$1,868	\$378,000

Cedar Hills Background

Moderate income housing means "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." (Utah Code, Section 10-9a-103). In the following analysis, moderate income housing will be divided into three categories: 80%, 50%, and 30% of the median gross income.

According to the definition, the Utah County moderate income level is recommended to be used in assessing the affordability of housing in Cedar Hills. The average household size for Utah County was 3.6 persons in 2017, rounding to 4.0 statistical purposes. In 2017 the median gross income for a family of four in Utah County was \$64,321. Therefore, an average household earning less than 80% (\$51,456), 50% (\$32,160), and 30% (\$19,296) of the Utah County median income is considered to be the standard by which Cedar Hills should assess the affordability of housing within the community.

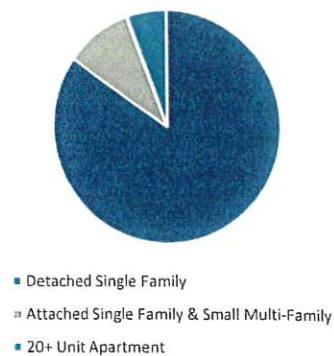
However, the use of the Utah County median income level does not adequately reflect current income levels in Cedar Hills. Therefore, various demographic data must be taken into consideration. Based on 2017 census data, Cedar Hills median household income level was about 38% higher than the Utah County level. At the 80% threshold, the median household income for Cedar Hills is \$70,988, a difference of 38%. Naturally, higher levels of median household income reflect in higher average home values and prices on the housing market. Additionally, land availability in Cedar Hills is limited. Currently, available land for larger-scale development is on the hillside which presents challenges for any developer wishing to develop land. the cost of developing the land would necessitate that any housing within the development would be unaffordable.



Housing Supply

According to the American Community Survey (2012-2016) Cedar Hills had 2,679 housing units at 96.5% occupancy rate. The housing stock is relatively young, with approximately 66.8% of the housing units being constructed 2000 or later, and a full 93% constructed 1980 or later. Single-family dwellings constituted 84.8% of the housing stock with another 9.7% being attached single family dwellings and small multi-family units. Twenty plus unit apartments made up the remaining 5.5% of housing units.

Housing Stock
Structure Type

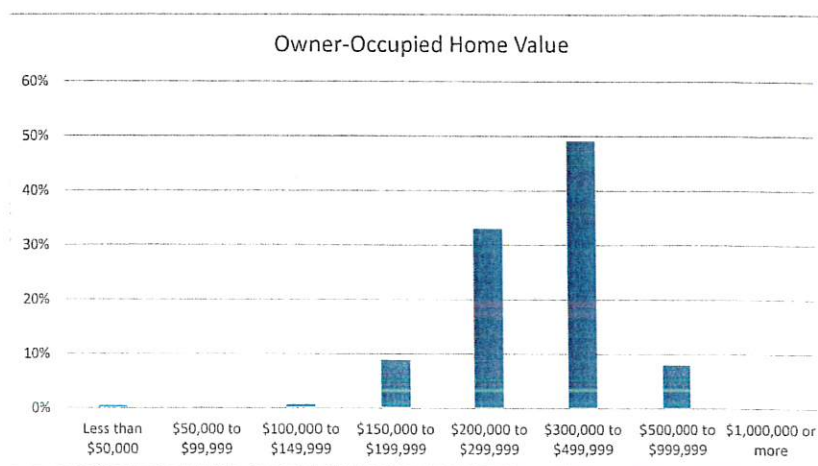


93%

of homes built in or
after 1980

The newer homes in Cedar Hills follow the national trend of an increasing number of square feet per person. More established cities see a greater percentage of older, smaller, and more affordable homes, but Cedar Hills' relatively recent growth in a "bedroom community" area has resulted in larger, costlier homes for larger-than-average families. Cedar Hills is relatively distant from major employment centers and institutions of higher learning and transit routes when compared to other cities in the county, dampening the demand for higher-density housing.

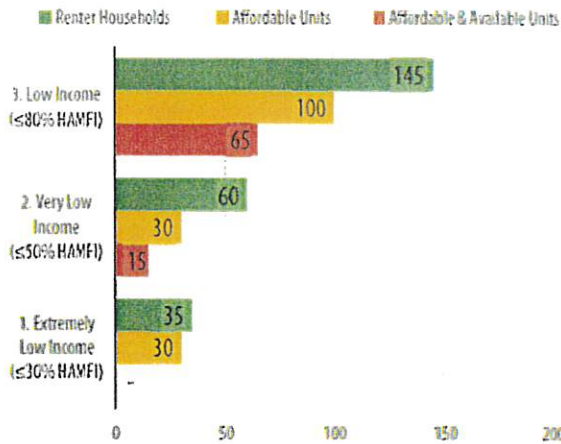
In order for a person making 80% of Area Median Income to purchase an affordable home (one whose costs are less than 30% of income), they would pay less than \$1,494 per month on home expenses or a roughly \$210k mortgage. This describes about 10% of the current housing stock.



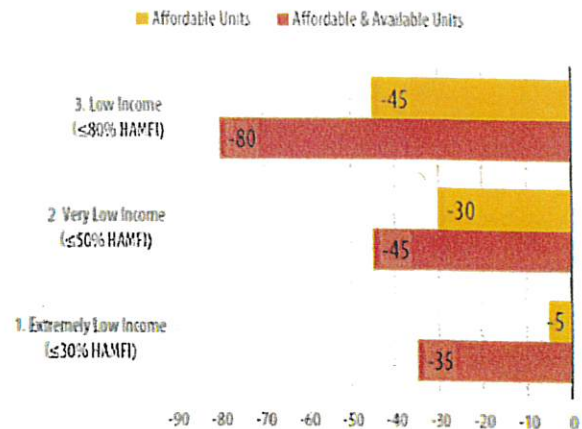
Rental housing shows a large gap between the renter households and affordable and available rental units according to the U.S. Dept of Housing and Urban Development's 2017 Comprehensive Housing Affordability Strategy (see figure below). An affordable unit is one which a household at the defined income threshold can rent without paying more than 30% of its gross income on housing and utility costs. A unit is affordable and available only if that unit is both affordable and vacant or is currently occupied by a household at or below the defined income threshold.



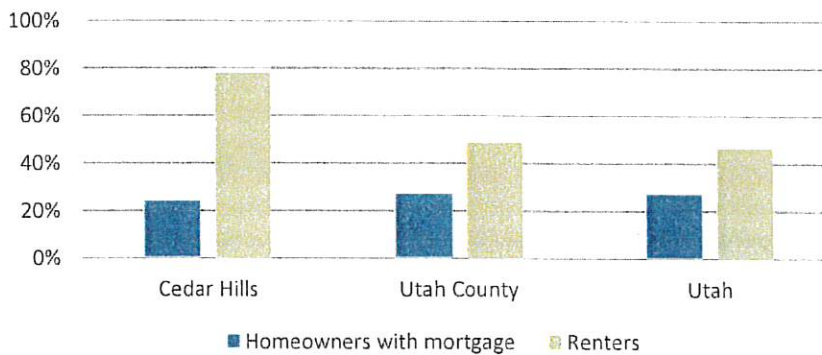
Cedar Hills's Affordable & Available Rental Housing Gap, 2010-2014



Cedar Hills's Affordable & Available Rental Housing Deficit, 2010-2014



Households paying 30% or more of income on housing



Renters seem disproportionately burdened by housing costs in Cedar Hills according to rental rates from the 2012-2016 American Community Survey.

5 Year Moderate Income Housing Need

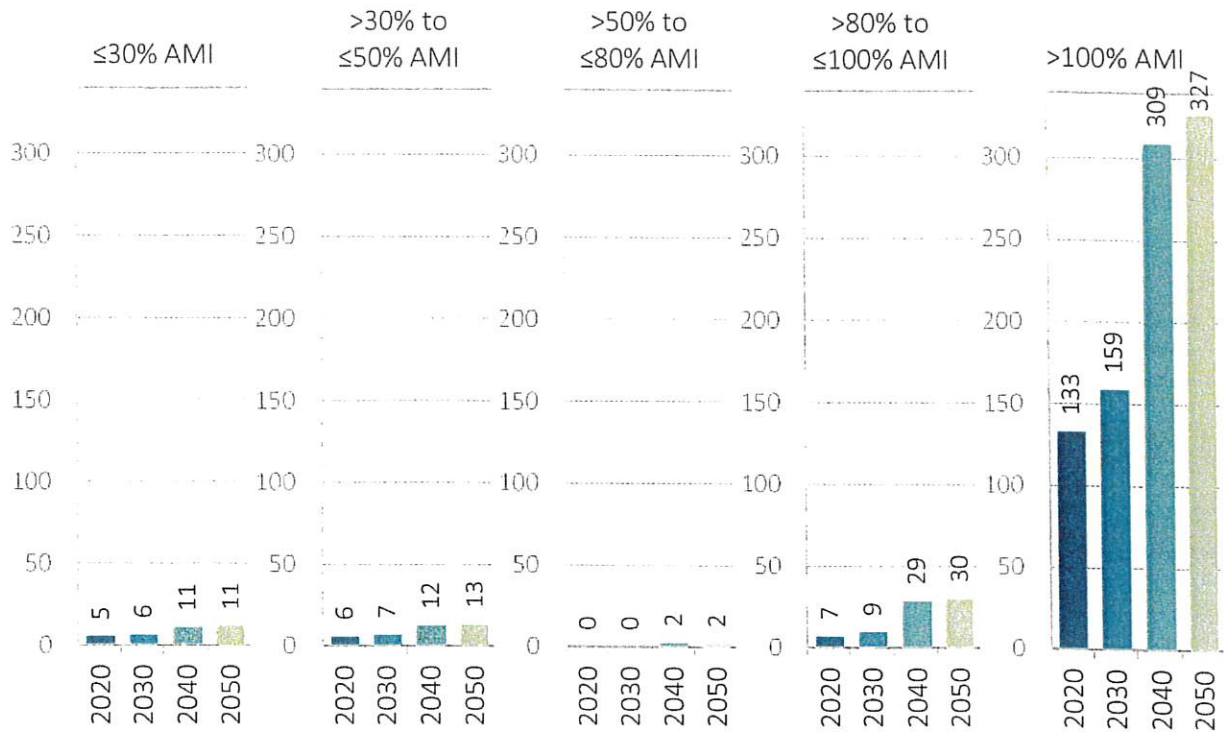
By extrapolating from the Utah Affordable Housing Forecast Tool's estimates below, Cedar Hills will need about 20 additional dwellings with monthly payments less than \$1,494 by 2023.

20

additional moderate-income dwellings by 2023



New Housing Unit Demand by Household Income Level



The projected five-year housing demand has been calculated using the Utah Affordable Housing Forecast Tool UAHFT 2.1 developed by the Utah Division of Housing and Community Development. The model uses the population projections by the Governor's Office of Planning and Budget, 2010 Census Data, the American Community Survey 2012 (ACS) economic data, Housing and Income data provided by the Department of Housing and Urban Development Office of Community Planning and Development (CDP), and the available housing inventory.

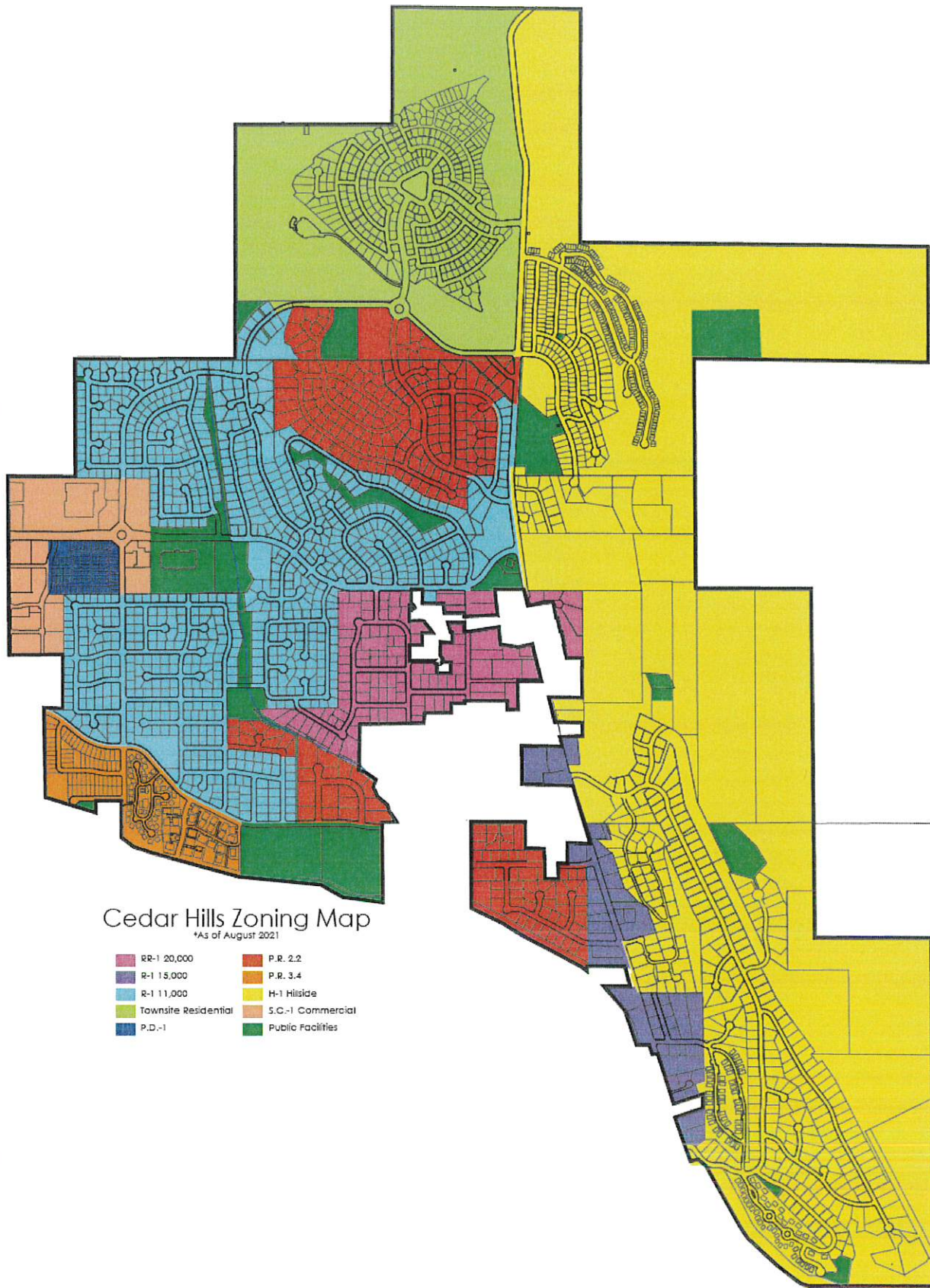
Survey of Residential Zoning & Impact on Housing Opportunities

The R-11000, R-15,000, R-20,000, H-1, and PR2.2 zones, which make up the 92% of land area for residential housing zones, require a minimum of 1,200 square feet of living space on .25 acre or greater lots. According to Zillow.com, the average price per square foot for a home in comparable cities is about \$205. For a 1,200 sq. ft. home, a buyer would expect to pay about \$246,000. This is not affordable for those making 80% or less of the AMI. Changing requirements for living space, however, would do little to lower costs of building new home as the sale price of the lot does not necessarily decrease in direct proportion to a reduction in lot size and there are few lots left to sell. The PD1, PR 3.4 and TR-1 zones, comprising about 8% of land area for residential housing zones, allow more flexibility in both lot size and square footage.

Cedar Hills has few opportunities to build higher density housing within its city limits as most land is either already built upon, has submitted plans for development, or is unsuitable for development (hillside). Except for nine acres on the west side of town which will add to the little commercial development Cedar Hills currently has, most additional moderate-income housing would have to be through razing or repurposing existing homes, of which only 7% were built before 1980 (ACS 5-year estimates, 2012-2016).

Cedar Hills allows Accessory Dwelling Units and Assisted Living Facilities in all residential zones and has two senior living centers.





Cedar Hills Zoning Map

*As of August 2021

- | | |
|----------------------|-------------------|
| RR-1 20,000 | P.R. 2.2 |
| R-1 15,000 | P.R. 3.4 |
| R-1 11,000 | H-1 Hillside |
| Townsite Residential | S.C.-1 Commercial |
| P.D.-1 | Public Facilities |



Program to Encourage Moderate Income Housing

According to a 2015 survey conducted by Cedar Hills, 7% of the 449 respondents had ADUs. If this factor were applied to the total number of single-family homes, Cedar Hills could currently have about 160 ADUs. City Staff have long suspected that the total number of ADUs is far greater than those known by the city or reported to the Census Bureau (48 in total) due to the difficulty and expense of registering a legal ADU. If these ADUs exist, they would go a long way toward filling the 80-household gap in affordable and available rental units calculated by the U.S. Dept. of Housing & Urban Development in 2017.

Cedar Hills updated their zoning ordinances in 2018 to ease the requirements for creating ADUs and is considering an amnesty period for those who currently rent illegal ADUs. The city recognizes that ADUs are an important way to provide moderate income housing and defray costs for homeowners.

Special Needs

Cedar Hills has a growing number of elderly citizens that desire to stay in the community. Some are finding as they age, their current homes in which they raised their families no longer met their needs. Some desire smaller homes, with little or no yard work, possibly single level living or facilities that provide various social activities or various levels of assistance. Cedar Hills will continue to allow Assisted Living Facilities in all residential zones and recognizes ADUs are a source of supplemental income for those who no longer use their entire square footage.



Moderate Income Housing Strategies

Three Strategies for the MIHP

1. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones, (E).
2. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers, (F).
3. Amend land use regulations to allow for single room occupancy developments, (I).



Benchmarks and Timeline Examples

1. (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Proposed 5 year Implementation plans

Year 1 Action: Annual letter to residents explaining protection of homeownership rights relating to accessory dwelling units in residential zones.

Year 2 Action: Continuing education to residents in newsletter to include links to city code relating to ADU's and ADU opportunities for homeowners.

Year 3 Action: If applicable; Identify key items that help residents and businesses understand changes the city has made to zoning regulations and ordinances and how it may affect specific zones within the city.

Year 4 Action: Provide and advertise homeowners ADU information and what the registration process is.

Year 5 Action: Account for how Cedar Hills has monitored ADU's and its annual progress toward achieving MIH goals for number of ADU's.

Steps:

- Provide residents an application process to assist them in registering ADU with the city.
- Review code and make any necessary changes to ADU Code.
- Track number of applications and registrations.
- Provide continuing educational items in newsletter and city website relating to ADU's
- Update any recent changes on city website relating to ADU's.

2. (F) Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Proposed 5-year Implementation plans

Year 1 Action: Assessment by staff to determine the appropriateness of rezoning parcels in Commercial zone and present to City Council.

Year 2 Action: Implementation of appropriateness to amend zoning map as determined by City Council.

Year 3 Action: Assess remaining SC-1 land, evaluate if conditions have changed and revisit options for rezoning.

Year 4 Action: Assess remaining SC-1 land, evaluate if conditions have changed and revisit options for rezoning.

Year 5 Action: Assess remaining SC-1 land, evaluate if conditions have changed and revisit options for rezoning.



Steps:

- The city has rezoned a portion of the commercial zone to allow for higher density

Benchmarks and Timeline Examples (Cont.)

- These are based on current conditions and reasonably reliable data projections. The included timelines are for reference as a general guide only and are not able to account for all situations or barriers to implementation. They are intended to meet the intent of the Utah State legislature in that they represent, “a reasonable opportunity for a variety of housing including moderate income housing, to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life” and to, “provide flexibility for the municipality to make adjustments as needed”. The City may choose work on implementation in a different order than listed or may modify the timeframe for completion depending on funding and feasibility.

3. (I) Amend land use regulations to allow for single room occupancy developments

Proposed 5-year Implementation plans

Year 1 Action: Study residential zones for the inclusion of single occupancy developments as a permitted use.

Year 2 Action: Draft ordinance language guiding the development and promotion of SRO's within Cedar Hills

Year 3 Action: Assessment to identify single room occupancy based on staff research.

Year 4 Action: Staff research to determine other guiding materials and code that would be necessary to regulate single occupancy developments.

Year 5 Action: Biannually place a notice in Newsletter for residence related to single room occupancy allowance.

Steps:

- To create an opportunity for residents to rent out single rooms, up to 4 unrelated individuals at a time to form a single housekeeping unit. Allowing residents that may struggle to meet mortgage demands the opportunity to rent out a single room and make housing payments easier to meet.
- The city previously amended land use regulations to allow for single room occupancy developments. While current code allows for SRO, staff will provide the Planning Commission and City Council with the opportunity to draft more robust ordinance language helping residents better understand their options when it comes to this type of housing stock.

City of



1. Completed. In 2018 an Ordinance for ADU's was approved and updated. The City adopted a moderate-income housing element as part of the General Plan.
2. Completed. A City Code was passed in May 2016 that allows for a mixed-use zone to develop a commercial area with a residential element.
3. For residents that may not wish to create an ADU on their property but would like to have the opportunity to rent out a portion of their house and be included in the city's moderate income housing stock this action will provide more variation in the way housing stock can be utilized. City Code 10-2-1 definition of a family, allows for up to 4 unrelated individuals who live together as a single housekeeping unit. Home must be owner occupied.

Barriers

1. Residents are reluctant to report ADU's. The City is continually educating residents on ADU's.
2. Cedar Hills has an extremely limited mixed-use zone in the commercial area to develop. To date, in the mixed-use zone, there is only one developer that has built for higher density housing with a residential element. The housing this developer built does not qualify as moderate-income housing.
3. The city no longer requires homeowners to obtain a rental business license. In 2016, State Code related to residential business licenses changed and the city no longer requires homeowners to obtain a rental business license, so the city can no longer track this statistic.
4. There are a number of ADU's that are not registered in the city. Possible reasons include; design constraints, detached ADU - setback requirements, size, height limits. Property must be owner occupied and have Certificate of Occupancy for portion of property having ADU.
5. Design constraints such as setback requirements, size, height limits, owner must reside on property, addressing, no separate utilities, etc.

The City of Cedar Hills is committed to pursue all applicable and realistic housing options, which allow for equitable housing choices. On July 17, 2018, the City Council approved and updated an ordinance for accessory dwelling units (ADUs). considered ADU's.



This (07-17-2018A) reflects the City's intent to provide adequate moderate-income housing options to meet State requirements. In addition to complying with State legislation, this ordinance simplifies the process and costs for creating and registering accessory apartments in Cedar Hills. Waived impact fees

and a one-time registration fee have been put in place to allow for fewer ADU restrictions and to streamline the registration process for property owners. The ordinance also provides an amnesty period for two years for those currently renting unregistered accessory apartments. Certificates of Occupancy from the building department are required for the portions of the homes used for ADU apartments.

Conclusion

Utah State Code requires that municipalities consider the State Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate-income housing. Due to demographics and limited land availability, the City will facilitate State requirements by allowing ADUs to meet these requirements. Persons or families who desire to live in Cedar Hills will now have moderate-income housing options, allowing full participation in all aspects of the community.

Name of Jurisdiction

Cedar Hills

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.cedarhills.org/general-plan/>

Link to Ordinance or Resolution

<https://www.cedarhills.org/general-plan/>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Because the code that accomplishes this goal is already in place, our year one action goal was to send an annual letter to residents explaining protection of homeownership rights relating to accessory dwelling units in residential zones. Through actively engaging with the community through social media, weekly emails, and the monthly newsletter, the City has provided information to its residents on their property right to have an ADU within their homes.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On March 7, 2023, the city amended ADU language to the Accessory Dwelling Unit code related to the building permit requirements. Changed language included: a Certificate of Completion shall be obtained when applying for an ADU registration. This is in lieu of the requirement of a certificate of occupancy. Residents having existing homes that wish to complete a basement apartment would have the opportunity to meet building requirements and receive a certificate of completion from the Building Official.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In 2018, Cedar Hills adopted an ordinance to allow ADUs. The city has also updated the ADU ordinance as necessary, such as reducing parking requirements to one parking space. This ordinance was intended to be used to increase the supply of affordable housing, elderly and disabled care units, and/or workforce housing development. Given developmental limitations in

Cedar Hills, ADUs are the focal point of complying with the State's Moderate Income Housing reporting.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

With the growing pressure placed on municipalities to solve Utah's shortage of moderate-income housing, Cedar Hills has limited prospects for growth, nor the space to rezone for higher density housing. The city will continue to encourage accessory dwelling units in single-family residential areas to increase the availability of affordable rentals for extremely-low-income, very-low-income, low-income, or moderate-income persons. While we have had some success in registering ADUs, there are residents still reluctant to report existing ADUs within their home. Growth in Cedar Hills has stalled due to a lack of available land for development. Due to the relatively young age of the housing stock in Cedar Hills, redevelopment is not in the near future. Changes to the parking rules, such as only requiring one parking space, have created parking issues in communities with cars being parked overnight on the streets. Parking has also been an issue on narrower streets and smaller lots. This is especially problematic during snow/ice removal.

Number and type of new units permitted
13 new ADUs since 5/9/2022

Number and type of affordable units added
N/A - see narrative.

Number and type of affordable units rehabbed
N/A – see narrative.

Number and type of units converted from other uses
13 – These are all basement apartments

Change in local rent amounts
We do not request this information as part of the ADU registration process

Change in the number of people displaced
N/A – see narrative.

Change in the number of households experiencing housing cost burden
N/A – see narrative.

Change in the share of household income spent on housing
N/A – see narrative.

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Accessory Dwelling Units (ADUs) are a unique housing tool that provide for infill development with low environmental impacts that can connect to existing city infrastructure. This has been essential for urban growth and affordability challenges in Cedar Hills due to limited growth opportunities.

We have observed that most ADUs are constructed by homeowners, not developers, on existing homes. Allowing homeowners to register an ADU as a legal apartment has increased the value of their property and the ability to receive an additional income stream. Additionally, it offers renters more neighborhood options and cheaper rents. With reduced regulations and the ability to register ADUs, residents in Cedar Hills have additional growth opportunities and affordable housing options.

The city understands that ADUs will not solve the housing affordability crisis by themselves, nor will they be suited to widespread adoption in every market. Though most cities in Utah County are increasing in population, Cedar Hills is decreasing due to the demographics, and limited building opportunities. As Cedar Hills' population ages, we have seen more households become "empty nesters" and subsequently seek options on how to use their residential property as an income source. The city does not track rehabbed units, displaced persons, households experiencing housing cost burden, or income spent on housing.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our Year One action goal was for staff to assess and determine the appropriateness of rezoning parcels in the commercial zone, and then present them to the City Council if warranted.

Currently, there is limited land available for development in the commercial zone; approximately two acres of land that do not have active applications. Because of the limited availability of land for commercial development and the remaining parcels, if rezoned, would create spot zoning as they are surrounded by active commercial land, staff did not recommend to the City Council that any land be rezoned. Because all of the land that was zoned for mixed-use has now been build out and the commercial zone has two acres of land remaining to be developed, staff does not foresee a scenario, where rezoning these two parcels for mixed use development would be appropriate. When rezoning areas throughout the city, the land being rezoned should be contiguous with the proposed zone in order to avoid "spot zoning". Rezoning the two parcels would create a spot zoning scenario that the city is seeking to avoid.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decisions were made on this topic in the previous year. It was determined that the lack of land availability for development in the commercial zone for the remaining 2-acre parcel, if rezoned would create spot zoning as it would be surrounded by active commercial land.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Previous legislation allowed for a mixed-use zone to be developed within the commercial area with a residential element. This would allow for businesses, rental units, and townhomes to be located on the same lot. The city allowed for a residential component in a portion of the commercial zone. This has since been constructed, including four townhomes and eight apartments. Due to the cost of construction, none of these units would qualify as moderate-income housing. With less than two acres of commercial land remaining, which is not adjacent to any other residential area, rezoning would result in a spot zoning situation that the city tries to avoid when considering land use rezone applications.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Cedar Hills has a limited mixed-use zone in the commercial area to develop. To date, in the mixed-use zone, there is only one developer that has built higher density housing with a residential element. The housing this developer built does not qualify as moderate-income housing. Other barriers include the City's lack of regional transportation and the proximity to major commercial centers; drivers that would assist in making any moderate-income housing project successful are lacking in our area.

Number and type of new units permitted

12 new since 5/9/2022 (8 apartment units, 4 townhomes)

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

We do not request this information.

Change in the number of people displaced

All units are new, no persons were displaced.

Change in the number of households experiencing housing cost burden

We do not request this information.

Change in the share of household income spent on housing
We do not request this information.

The number of rezones associated with MIH strategies
1, this area was rezoned in 2020.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Cedar Hills rezoned a portion of the SC-1 Commercial zone in 2020 despite limited land available for commercial development. The City rezoned a limited portion of commercial land that was adjacent to another residential zone, approximately 1.5 acres, to allow for a mixed-use style development. The final development ended up consisting of four townhomes and eight apartments above commercial units. While all of the units were eventually constructed and sold/leased, none of the units could be considered affordable given the high cost of construction. Additionally, major barriers to developing an effecting mixed-use housing project would be the lack of regional public transportation, distance from major commercial centers for jobs, and the high cost of construction to build in this area.

Strategy #3

(I) amend land use regulations to allow for single room occupancy developments

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our Year One action goal was to study residential zones for the inclusion of single occupancy developments as a permitted use. From our research, municipalities allowing Single Room Occupancies (SRO) differ in their SRO standards and what the definitions are for the type of housing unit or conditions they may exist. Findings also indicate that SROs are intended to provide housing opportunities in zones for residents with lower-income and one or two person households that cannot typically afford apartments.

Cedar Hills Code defines a residential unit as an occupied dwelling unit such as a single-family dwelling or a multi-family dwelling of four or less units that is located adjacent to a public street. Within Title 10, Chapter 2 of the City zoning regulations, the definition of a Family states:

A residential unit may have up to four unrelated individuals who live together as a single housekeeping unit.

Cedar Hills currently allows SRO or single-family occupants in all zones if they meet the definitions of a family so as to not contain more than 4 unrelated individuals living as one house keeping unit.

Based on this definition, a resident could rent portions of their home to up to three separate individuals, who together would make up a housekeeping unit. This definition of the "family" allows for residents to pursue SRO as an option to make their home more affordable.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision was not made in the last year. It is expected that single room occupancy code amendments will be discussed in upcoming planning commission and city council meetings. This timeline reflects the Moderate-Income Housing implementation plan which was approved last year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City's current land use regulations allow for single room occupancy developments simply based on the definition of a family adopted on 11-9-2010. City code allows for a "family unit" to consist of up to four unrelated individuals operating as a single housekeeping unit. This code would allow a homeowner to rent out portions of their home to up to three other occupants and thereby meet mortgage obligations. For residents that may not wish to create an ADU on their property but would like to have the opportunity to rent out a portion of their house and be included in the city's moderate income housing stock, this action will provide more variation in the way existing housing stock can be used. This definition applies to all residential zones within Cedar Hills.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Cedar Hills no longer requires homeowners renting out their entire home to obtain a rental business license. In 2016, the State Code related to residential business licenses changed and the city no longer requires homeowners to obtain a rental business license. Due to no longer registering these units, the city can no longer track this statistic as part of the annual MIH report. This can generate nuisance complaints. These include issues related to parking, noise, drugs, fraternity housing, garbage, unkempt yards, etc. The complaints include neighboring properties stating that this type of housing situation decreases their land value because they have problematic properties that are not required to be owner occupied.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts
This information is not requested.

Change in the number of people displaced
Unknown.

Change in the number of households experiencing housing cost burden
Unknown.

Change in the share of household income spent on housing
Unknown.

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city does not currently keep data for Single Room Occupancy (SRO). Information is obtained when residents call to see if they can rent out a single room within their existing home. If a resident lives in what meets the definition of a family unit, they would be in adherence with City code. Currently Cedar Hills does not address SROs directly in the code, so it is not required for homes to be owner-occupied or registered with the City if they are owner occupied. There have been some home rentals that are rented to college students, but given the City's distance from local campuses, this number is minimal. As discussed earlier, this type of occupancy may lead to nuisance complaints. Another concern is the safety of renters. For example, if a homeowner provides the necessary facilities within SROs, such as eating, sleeping, and sanitation facilities and then threatens to cut off access to these types of facilities.

Do you have additional strategies to report?
Yes

Strategy #4

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our Year One action goal was to inform property owners of the need to register their ADU. In order to incentivize this registration, the city will promote the fact that impact fees are not charged for ADU's (internal or external). The impact fee studies show that the impact is measured by the size of the connection to the City's utility infrastructure. Because the City does not allow for a second utility connection to any utility, the impact is measured the same as a single-family dwelling.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision was not made in the last year as the city does not collect impact fees for any accessory dwelling units.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Cedar Hills does not distinguish between internal and external ADUs within the City Code or in the application of policies. Both are considered an ADU. A resident must complete registration, pay any building permit fees for new construction and inspections, and identify what type of unit is located on the property. All ADUs are required to have a Certificate of Occupancy and meet building, health, and fire codes at time of approval.

Only one ADU is allowed on properties with a single-family home and the outside appearance of the dwelling shall not be changed from that of a single-family home. Accessory apartments shall not be calculated as additional density. Additionally, no accessory apartment may be allowed in any multi-family dwelling unit, or on any lot or parcel that cannot satisfy the parking requirements. Occupancy is limited to one family unit as defined in section 10-2-1, family definition.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

While Cedar Hills has streamlined the ADU registration process and reduced some restrictions, there are residents that are still reluctant to register existing ADUs with the city. Based on interactions with residents in the application process, other barriers may include design constraints such as setback requirements, size, height limits, the City's requirement that the owner must reside on the property, and no separate utilities. In multiple cases, the city has found that a failure to register an ADU is due to non-compliance and an inability or unwillingness to comply with City Code. Waiving the impact fees has led to an increase in the number of registered units within the community, but it does have an impact on the capacity of the utility systems in place.

Number and type of new units permitted

13 ADU (all internal to a single-family home) new since 5/9/2022.

Number and type of affordable units added

N/A - see narrative.

Number and type of affordable units rehabbed

N/A - see narrative.

Number and type of units converted from other uses

13 – These are all basement apartments.

Change in local rent amounts

We do not request this information as part of the ADU registration process.

Change in the number of people displaced

N/A - see narrative.

Change in the number of households experiencing housing cost burden

N/A - see narrative.

Change in the share of household income spent on housing

N/A - see narrative.

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city has seen a steady increase in the number of ADUs registered in the city from the time that the payment of impact fees was no longer required. As we inform residents of the requirement to register an ADU through City communication, we expect to see a continual increase in the number of ADUs registered in the city. As interest rates have increased, there have been more inquiries on the creation of an ADU for new home buyers to help meet basic mortgage payments. As long as housing costs and interest rates are high, staff expects to see continued interest in developing ADUs. By not charging impact fees, staff expects to see more registrations come in. However, there is an issue with not charging impact fees and the effect that it has on a city or local district's capacity for future growth. Discussion needs to be had on balancing the need for moderate income housing and the need for growth to pay for the impact it has on the existing system.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

51

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

6

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the

previous year:

The city does not require a business license for ADUs – must be owner occupied.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

12 registrations for ADU's, 6 Building permits for basement ADU's, and no business license - city does not require a business license for an owner occupied ADU.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

The MIH reporting process can be very cumbersome and time consuming for small communities with limited staff. We have limited resources to compile the necessary data and limited time to put the report together in a timely manner. There needs to be a change in the narrative on the role that cities play in promoting MIH. We can rezone, pass ordinances, and waive fees, but for our community it makes no difference. We are not by a transit corridor, we don't have major commercial nearby, we don't even have a bus stop in our community. Realizing that each community is unique would be helpful to understand the challenges that each community faces. Cedar Hills' faces barriers to creating MIH that are vastly different from Pleasant Grove, American Fork, and Highland. We are not growing and each time the State changes the requirement for MIH compliance, it becomes even more difficult to comply. Hanging the threat of loss of funding over the community doesn't make it easier to comply. The State is attempting to create a blanket policy that simply will not work uniformly in each community. Where Cedar Hills is a newer community with a housing stock that is not yet to the point of redevelopment, staff feels constrained in how to best implement policies that will comply with the States MIH requirements. The State and the legislature as well as State agencies need to recognize the unique nature of each community and allow for situational differentiation in complying with MIH reporting.



PUBLIC NOTICE OF REGULAR MEETINGS FOR THE PLANNING COMMISSION 2024

The City of Cedar Hills, Utah, hereby gives notice that the Planning Commission will hold its regular meetings beginning at 6:00 p.m. at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah on Tuesdays according to the following schedule:

MONTH	DATES	TIME
January	30	6:00 p.m.
February	27	6:00 p.m.
March	26	6:00 p.m.
April	30	6:00 p.m.
May	28	6:00 p.m.
June	25	6:00 p.m.
July	30	6:00 p.m.
August	27	6:00 p.m.
September	24	6:00 p.m.
October	22	6:00 p.m.
November	19	6:00 p.m.
December	No Meeting	