



**NOTICE OF
PLANNING COMMISSION MEETING
Thursday, October 23, 2014 7:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a regular **Planning Commission Meeting on Thursday, October 23, 2014 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

3. Approval of Minutes from the September 25, 2014 Planning Commission Meeting
4. Review/Action on Approval of a Conditional Use Permit for Andy Tenney to operate Beacon Heights Senior Living (formerly Osmond Senior Living), located at 3787 West Valley View Drive
5. Review/Recommendation on the Signage on the Amsource Property, located at 4800 West Cedar Hills Drive in the SC-1 Commercial Zone
6. Discussion on Accessory Apartments
7. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects
8. Committee Assignments and Reports

ADJOURNMENT

9. Adjourn

Posted this 22nd day of October, 2014

/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, Assistant City Manager
DATE:	10/23/2014

Planning Commission Agenda Item

SUBJECT:	Conditional Use Permit for Beacon Heights Senior Living
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Andy Tenney has purchased Osmond Senior Living and wishes to continue to run the assisted living home under a new name, Beacon Heights Senior Living. Because this use of property in the R-1 20,000 zone, it is listed as a conditional use. Mr. Tenney needs to get Planning Commission approval to continue to operate an assisted living center in a residential neighborhood.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Staff recommends that the Planning Commission consider the proposed assisted living facility, Beacon Heights Senior Living, for a conditional use permit to operate in the R-1 20,000 zone as a commercial business.	
MOTION: To approve/not approve the conditional use permit for Beacon Heights Senior Living located at 3787 West Valley View Drive	



CITY OF CEDAR HILLS

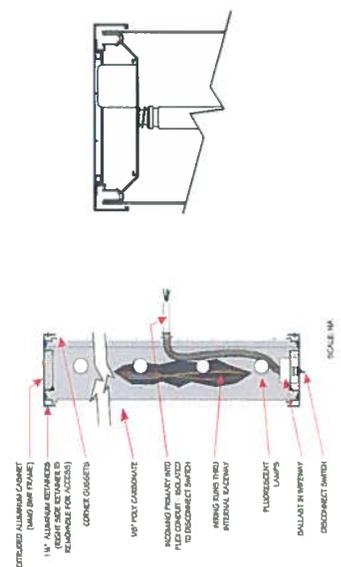
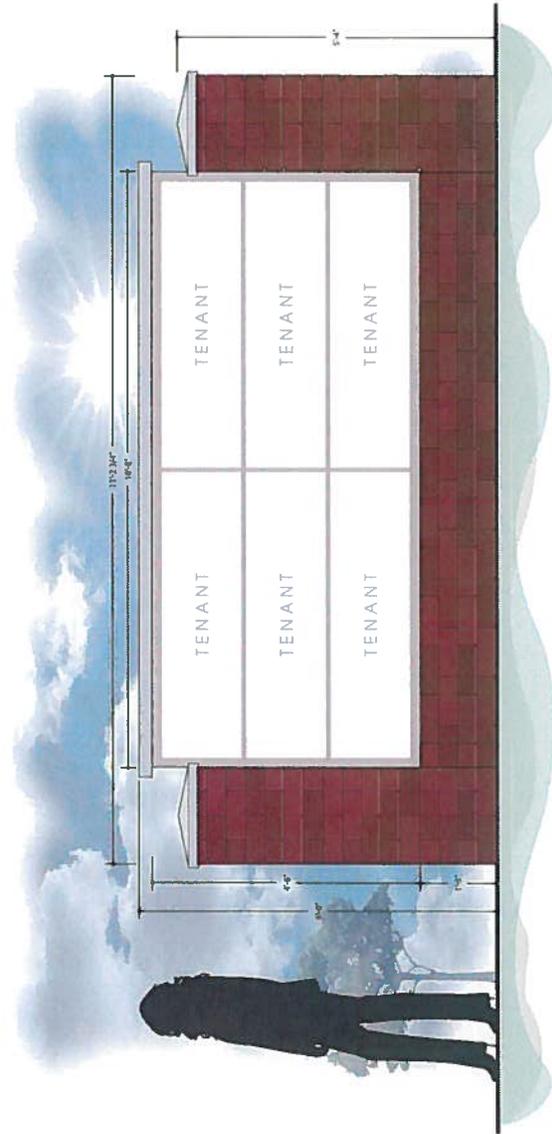
TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	10/23/2014

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation for signage at 4800 W Cedar Hills Drive
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Amsource and AFCU have submitted an elevation for consideration by the Planning Commission. The proposed sign is a monument sign with red brick base and sides. The sign is about 6' tall and 10'-13' wide, with internal fluorescent lamps. The sign would have space for all of the vendors on the site.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Amsource Sign Elevations	
RECOMMENDATION: Staff recommends that the Planning Commission review the sign ordinance (10-5-26) checking for compliance. Additionally, the brick should be the Old Virginia style brick matching the proposed brick and mortar style on the main buildings of the site.	
MOTION: To recommend/not recommend the sign for consideration to the City Council.	

INTERNALLY ILLUMINATED D/S MONUMENT SIGN

Qty 1 Internally Illuminated Double Sided Monument Sign
 Faces: 3/16" Acrylic White Acrylic Faces
 Retainers: 2" .063 Aluminum Retainers Painted Matthews MP
 Returns: 24" .063 Aluminum Returns Painted Matthews MP
 Illumination: Fluorescent Lamps Spaced 8" On Center
 Brick Columns & Base



1 INTERNALLY ILLUMINATED D/S MONUMENT SIGN
 Scale: 1/2" = 1'-0" (On 11x17 Paper)

IG GROUP SIGN & CONSTRUCTION IS A CONTRACTOR WITH THE STATE OF UTAH • CONTRACTOR LICENSE 7912686-5101 B100 AND S440 • WORKS COMPENSATION #261.8676 • \$2,000,000 LIABILITY INSURANCE • DRAWING IS REPRESENTATIONAL ONLY. SCALE, SIZING AND COLOR MAY VARY REFER TO PROPOSAL FOR EXACT SPECS.

INSTALL ADDRESS:
 Cedar Hills
 4800 W. Cedar Hills Dr.
 Cedar Hills, UT
 Melanie Child 801.741.4552

DESIGN # CH CH M 002-14
DATE 09/29/14
DESIGNER JOCELYN
SALES PERSON Al Latimer
801-558-6420

PROUD MEMBER OF:
 UTAH SIGN ASSOCIATION
 INTERNATIONAL SIGN ASSOCIATION
 UFIA

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CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	10/23/2014

Planning Commission Agenda Item

SUBJECT:	Discussion on Accessory Apartments
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: The City of Cedar Hills allows accessory apartments as long as they meet the City Code which is as follows: 10-2-1 Accessory Apartment: A subordinate dwelling within an owner occupied main building, which has its own eating, sleeping, and sanitation facilities, within a main residential building and having no separate address or utilities, and having a separate entrance. 10-5-32 Occupancy shall be limited to two (2) persons per bedroom with a maximum of four (4) people. The residence must provide off street parking for all occupants of the main building. (Ord. 11-9-2010B, 11-9-2010) Accessory apartments are listed as a conditional use (which is granted by the Planning Commission) and they must be owner occupied residences. Items that need to be addressed and possibly codified are the building code requirements for this type of residential unit, public safety response, inspections, separate addresses, and any possible licensing from the City. This type of housing qualifies as moderate income housing as part of the General Plan Housing Element.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Proposed Cedar Hills Accessory Apartment Doc.	
RECOMMENDATION: Staff would like Planning Commission to make recommendations and direction to proceed with addressing the issues related to accessory apartments. This is a land use issue, and will need a public hearing regarding any proposed changes.	
MOTION: No motion necessary, discussion item only.	



Accessory Apartment Requirements

Contact Information

Jeff Maag
Chief Building Inspector
jmaag@cedarhills.org
(801)785-9668 ext. 201

Chandler Goodwin
City Planner
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Jenny Peay
Code Enforcement Official
jpeay@cedarhills.org
(801)785-9668 ext. 500

Cedar Hills City Offices
10246 N Canyon Road
Cedar Hills, UT 84062
www.cedarhills.org

Office Hours
Mon. – Thurs.
8:00 – 5:00
Friday
8:00 – 4:00
Closed Holidays

Zoning Regulations:

Accessory Apartment: A subordinate dwelling within an owner occupied main building, which has its own eating, sleeping, and sanitation facilities, within a main residential building and having no separate address or utilities, and having a separate entrance. (10-2-1)

Occupancy shall be limited to two (2) persons per bedroom with a maximum of four (4) people. The residence must provide off street parking for all occupants of the main building (10-5-32)

- An accessory apartment shall only be allowed in one-family dwellings which are owner occupied
- No more than one accessory apartment shall be permitted in a one-family dwelling
- Accessory apartment occupancy shall be limited to one family as defined by code, or two unrelated adults, not to exceed four (4) individuals.
- The home continue to appear to be a one-family dwelling. There shall be only one front door visible from the front yard. Any new entrances shall be on the side or rear of the home.
-

Building Code Regulations:

- Any person establishing an accessory apartment shall obtain a building permit
- An interior building inspection shall be required as part of the building permit process.
- All new construction shall comply to current building code requirements.

- Accessory apartments that have been previously created without a building permit shall comply with minimum health and safety standards which include (but may not be limited to) the following:
 - Minimum room height, measured from floor to ceiling in each room, shall not be less than seven (7) feet or mitigated to the satisfaction of the Chief Building Inspector.
 - Smoke detectors must be installed in each bedroom and the hall way or room adjacent to the bedrooms.
 - GFCI protection must be provided in electrical outlets within six (6) feet of a water source, such as a sink.
 - One window in each bedroom must meet the emergency egress standards which are 5.0 square feet of openable area in windows at or below ground level or 5.7 square feet of openable area for windows above ground level, unless this requirement can be mitigated to the satisfaction of the Chief Building Inspector. Window sill heights must not exceed 44 inches above the floor for all emergency egress windows. A step or permanent fixture may be installed under windows that are more than 44 inches above the floor.
 - Handrails must be installed for any interior or exterior stairways with more than three steps.

Process:

- The property owner arranges for a preliminary interior inspection with the Code Enforcement Officer/Chief Building Inspector. The inspection shall encompass the entire home to determine whether minimum health and safety standards are satisfied.
- The Code Enforcement Officer/Chief Building Inspector will provide a correction list of the minimum health and safety corrections necessary for the property to qualify for an accessory apartment. The letter will provide instructions regarding the requirements to obtain a building permit and a deadline to obtain the permit (it is important to understand that if the inspection reveals minimum health and safety violations, corrections will be required whether or not a permit is obtained to establish the accessory apartment).
- All work must be completed within six months of obtaining the permit.
- Upon completion of the improvements, the property owner contacts the Chief Building Official to request a final inspection.
- After the home passes final inspection, the property owner shall be required to sign the Accessory Apartment Deed Restriction. The form will be notarized and recorded with the Utah County Recorder.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	10/23/2014

Planning Commission Agenda Item

SUBJECT:	Discussion on Commercial Design Guidelines
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: As part of the process of updating and reviewing the Commercial Design Guidelines, we will be reviewing each section of the Guidelines, and making recommendations to the City Council and soliciting feedback. We will be discussing sections 2 and 3, covering the Community Vision and Land Uses.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Guidelines for the Design and Review of Planned Commercial Development Projects (6/19/2009A)	
RECOMMENDATION: Staff recommends that the Planning Commission familiarize themselves with the guidelines and find areas in the guidelines that need to be addressed and updated.	
MOTION: No motion necessary, discussion item only.	