



**NOTICE OF  
PLANNING COMMISSION MEETING  
AND PUBLIC HEARING  
Tuesday, June 23, 2015 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 **Planning Commission Meeting on Tuesday, June 23, 2015 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)

**PUBLIC HEARING**

- Amendments to Title 10, Chapter 3, Regarding the Re-zoning of Certain Portions of Area Currently in the RR-1-20,000 to the R-1-15,000 Zone, Portions of Area Currently in the RR-1-20,000 to the H-1 Hillside Zone, the Cottages Park, Doral Park and Cedar Run Park to the PF Public Facilities Zone, and to Amend the Official Zone Map to Reflect these Zone Changes

**SCHEDULED ITEMS**

3. Approval of Minutes from the May 26, 2015 Planning Commission Meeting
4. Review/Recommendation on Amendments to Title 10, Chapter 3, Regarding the Re-zoning of Certain Portions of Area Currently in the RR-1-20,000 to the R-1-15,000 Zone, Portions of Area Currently in the RR-1-20,000 to the H-1 Hillside Zone, the Cottages Park, Doral Park and Cedar Run Park to the PF Public Facilities Zone, and to Amend the Official Zone Map to Reflect these Zone Changes
5. Discussion on Amendments to Title 10, Chapter 5-5, Regarding Driveways
6. Discussion on Preliminary Plan for Rosegate at Cedar Hills, located at 4600 West and Cedar Hills Drive

**ADJOURNMENT**

7. Adjourn

Posted this 19th day of June, 2015

/s/ Gretchen F. Gordon, Deputy City Recorder

- Supporting documentation for this agenda is posted on the City's Website at [www.cedarhills.org](http://www.cedarhills.org).
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.

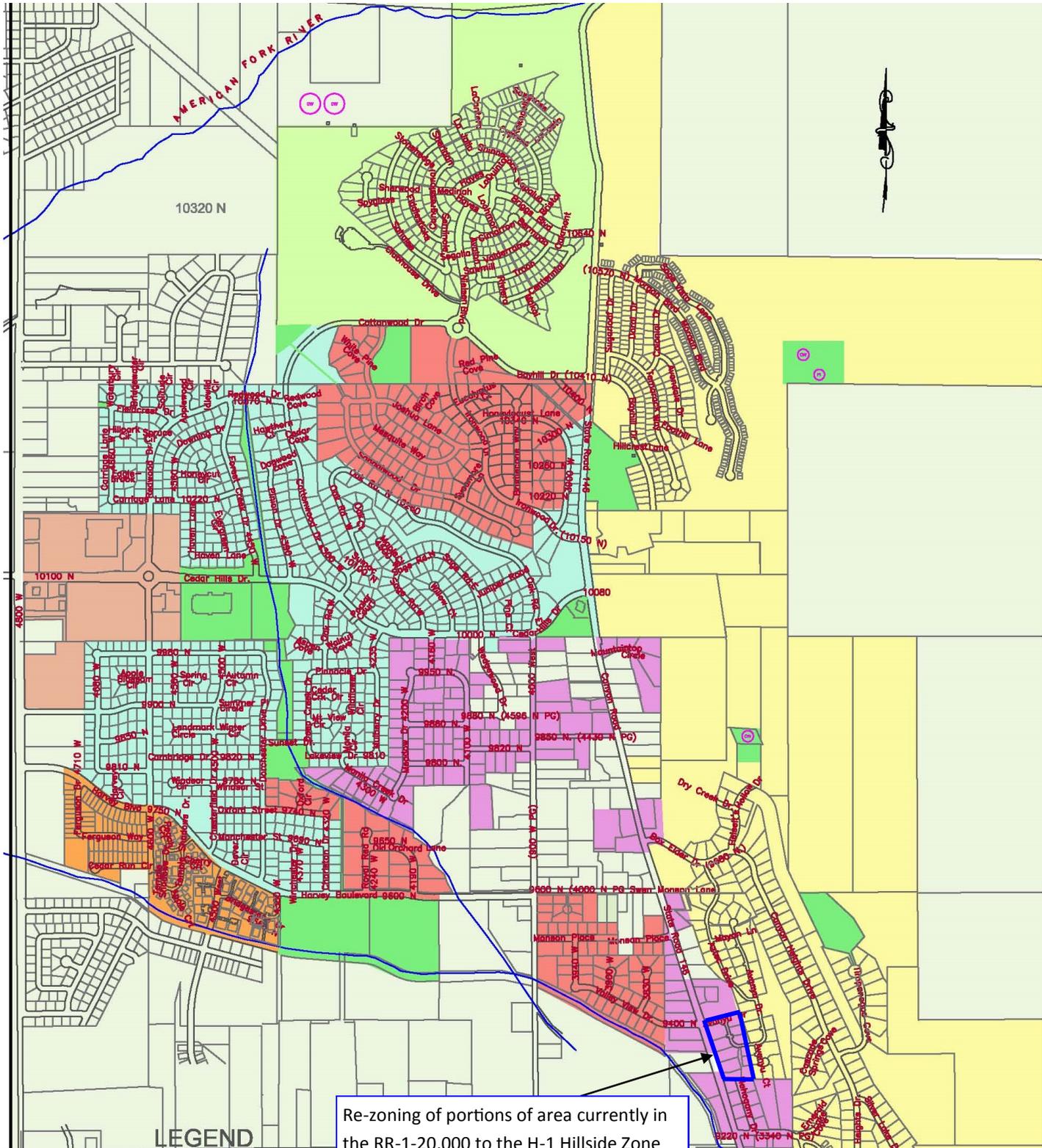


# CITY OF CEDAR HILLS

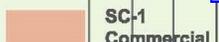
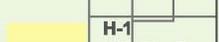
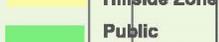
<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	6/23/2015

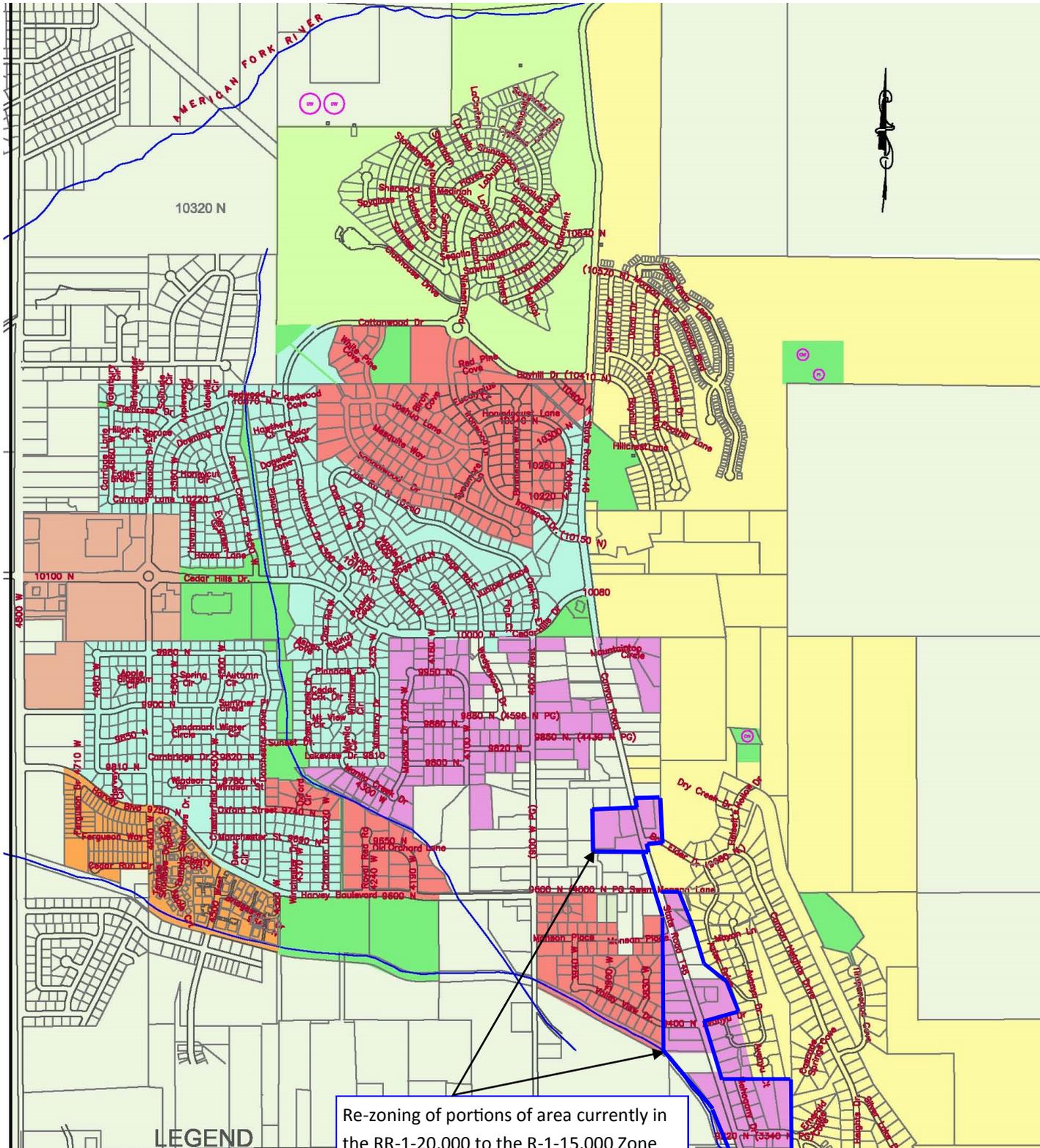
## Planning Commission Agenda Item

<b>SUBJECT:</b>	Review/Recommendation on amending the zoning map for portions of the RR-1 20,000, H-1, and the P.R. 3.4 zones.
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b>	
<p>Staff is recommending to the Planning Commission amendments to the current zoning map. Sections of the zoning map to be amended include City of Cedar Hills properties found in the H-1 zone and P.R. 3.4 zone that are currently municipal parks, or listed in the Capital Improvements Plan to be developed as parks. It is recommended that these properties be moved from their respective current zones and be placed in the Public Facilities Zone (P.F. Zone). Additionally, staff is recommending that portions of the RR-1 20,000 zone be rezoned into the R-1 15,000 zone, as many of the lots found in area recommended for the rezoning meet the size requirements of the R-1 15,000 zone, and not the R.R. 1 -20,000 zone. After conversations with the Utah County Tax Assessors Office, there will be no change in the property tax assessment for the properties in question, as they will remain single family residential lots.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
N/A	
<b>FISCAL IMPACT:</b>	
N/A	
<b>SUPPORTING DOCUMENTS:</b>	
Current Zoning Map, map showing areas of proposed changes.	
<b>RECOMMENDATION:</b>	
Staff recommends that the Planning Commission make a recommendation to the City Council to amend the current zoning map.	
<b>MOTION:</b>	
To recommend/not recommend the proposed changes amending portions of the zoning map found in the RR-1 20,000, H-1, and the P.R. 3.4 zones, to be rezoned as R-1 15,000 and P.F. zones.	



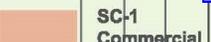
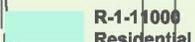
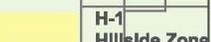
**LEGEND**

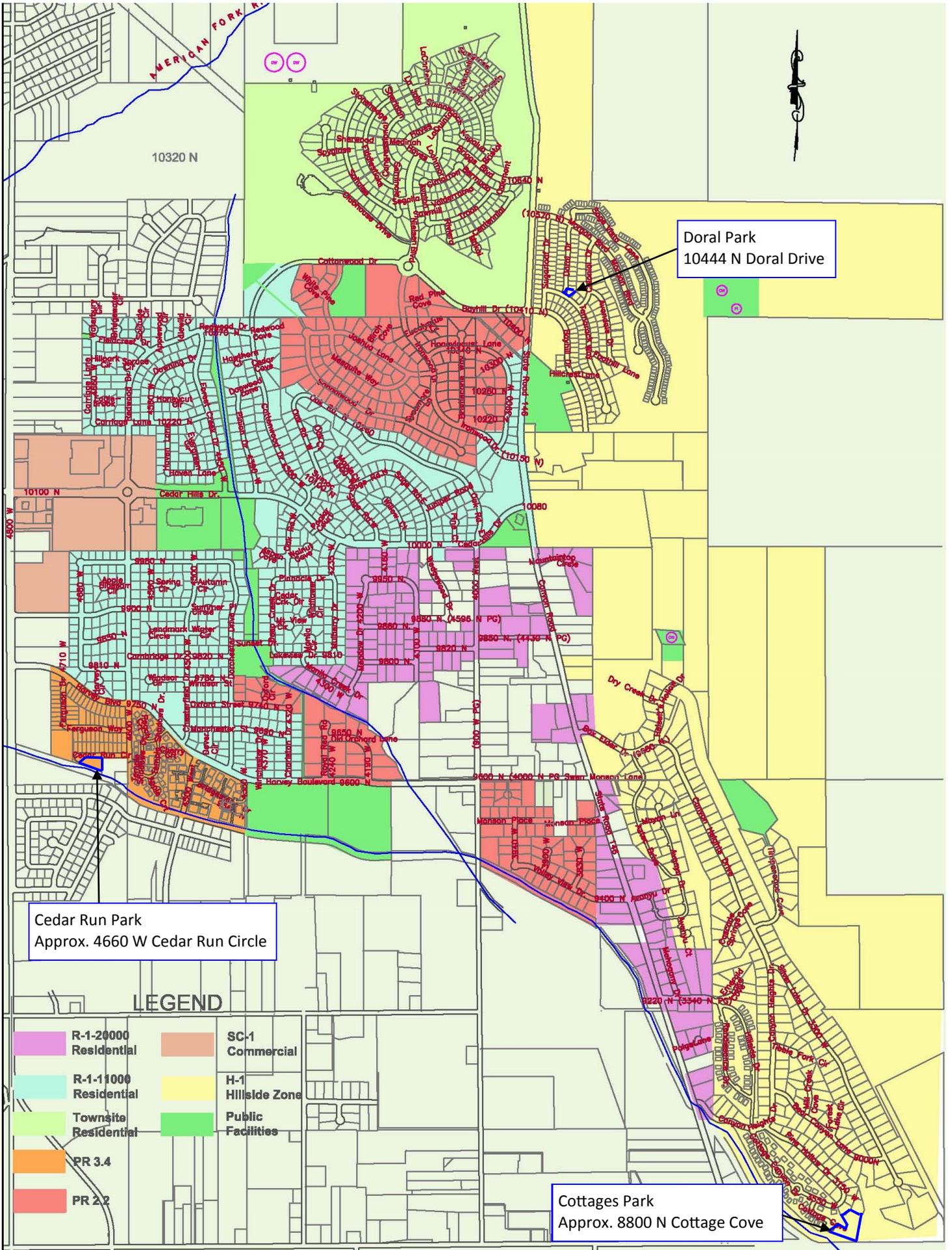
	R-1-20000 Residential		SC-1 Commercial
	R-1-10000 Residential		H-1 Hillside Zone
	Townsite Residential		Public Facilities
	PR 3.4		
	PR 2.2		



Re-zoning of portions of area currently in the RR-1-20,000 to the R-1-15,000 Zone

**LEGEND**

 R-1-20000 Residential	 SC-1 Commercial
 R-1-10000 Residential	 H-1 Hillside Zone
 Townsite Residential	 Public Facilities
 PR 3.4	
 PR 2.2	



Doral Park  
10444 N Doral Drive

Cedar Run Park  
Approx. 4660 W Cedar Run Circle

Cottages Park  
Approx. 8800 N Cottage Cove

**LEGEND**

- |  |   |
|--|---|
|  R-1-20000 Residential |  SC-1 Commercial   |
|  R-1-11000 Residential |  Hillside Zone     |
|  Townsite Residential  |  Public Facilities |
|  PR 3.4                |   |
|  PR 2.2                |   |



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	6/23/2015

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on circular driveways in the side setback
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> After reviewing the City Code, 10-5-5 C6, and discussing a request from a resident, staff is recommending to the Planning Commission that the provisions found regarding circular driveways being constructed in the front setback, be extended to be included in the side setback as well. Many of these driveways are currently found in Cedar Hills, as they have been installed after a Certificate of Occupancy has been granted for the property. Staff feels that these driveways should be allowed as long as they do not infringe on the clear view area of corners or cause any other hazard to residents.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Staff will provide examples in the Planning Commission	
<b>RECOMMENDATION:</b> Staff is seeking input from the Planning Commission.	
<b>MOTION:</b> No motion necessary, discussion item only.	



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	6/23/2015

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on Preliminary Plans for Rosegate
<b>APPLICANT PRESENTATION:</b>	Cory Shupe, Blu Line Designs
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b>	
<p>This discussion is a follow up from the previous decision by the Planning Commission regarding the Planning Commission’s recommendation to the City Council to make a finding of fact on allowing the Rosegate proposal to traverse the two SC-1 subzones, Mixed use and Neighborhood Retail subzones. The City Council has been advised by City’s legal counsel to not have that discussion. As a result, Cory Shupe would like to update the Planning Commission on the design process, and how they are intending to implement the recommendations and resolve the concerns with the previous building while still placing the building in the appropriate sub-zone.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
<p>MOTION: C. Jeff Dodge—To recommend to the City Council a finding of fact for the proposed congregate care facility Rosegate located at 4600 West and Cedar Hills Drive to allow the developer to proceed with the conceptual site plans that traverse two SC-1 subzones, namely Neighborhood Retail and the Mixed-Use Office Retail in an effort to maximize park-like open space visible and accessible to the public, and reduce the scale of the building along the southern property line adjacent to single family homes, thereby meeting the intent of the SC-1 zone, and the Design Guidelines for Commercial Development, subject to a 1-to-1 area trade between Mixed-Use Office Retail and Neighborhood Retail in order to improve commercial opportunities along the west side of the site along the proposed north-south corridor located at approximately 4700 West. Seconded by C. Clement. AMEND MOTION C. Weber—To change “1-to-1” to “approximately 1-to-1.</p>	
<b>FISCAL IMPACT:</b>	
N/A	
<b>SUPPORTING DOCUMENTS:</b>	
N/A	
<b>RECOMMENDATION:</b>	
Provide input to the developers on how to proceed with their preliminary plan submission	
<b>MOTION:</b>	
No motion necessary, discussion item only.	