NOTICE OF
PLANNING COMMISSION MEETING
Tuesday, October 25, 2016 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, October 25, 2016 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. Review/Recommendation on Amendments to the City Code Title 10, Chapter 5 Relating to Requirements on Renewable Energy Systems
4. Discussion on Rezoning the RR-1-20,000 Rural Residential Zone

ADJOURNMENT

5. Adjourn

Posted this 21st day of October, 2016 /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:	10/25/2016

Planning Commission
Agenda Item

SUBJECT:	Review/Recommendation on Renewable Energy Systems
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin

BACKGROUND AND FINDINGS:

Based on City Council recommendation and the current desire for residents to have renewable energy systems installed at their homes, there is a need to regulate these systems so as to mitigate any negative impacts that may occur to the surrounding property owners. The proposed code comes from West Jordan and covers wind and solar systems, both ground and mounted systems. Code has been updated from the September meeting to reflect the changes proposed by the planning commission.

PREVIOUS LEGISLATIVE ACTION:

n/a

FISCAL IMPACT:

n/a

SUPPORTING DOCUMENTS:

Proposed City Code 10-5-38

RECOMMENDATION:

Make recommendations for adoption of code for Cedar Hills

MOTION:

To recommend/not recommend the proposed code, 10-5-38 Renewable Energy Systems, to the City Council for adoption pending the following changes: {List any proposed changes to the code}

10-5-38

A. Purpose: The purpose of this section is to allow renewable energy systems such as wind and solar within the city while protecting residential areas and other land uses from potential adverse impacts of these systems.

B. Submittal Requirements For all Wind and Solar Energy Systems:
    1. Review Criteria: When a conditional use permit is required, the zoning administrator shall consider the following criteria in determining whether to approve a conditional use permit for any wind and/or solar energy system:
        a. Proximity of the system to residential structures and residential district boundaries;
        b. Possible negative impacts on surrounding properties, including, but not limited to, noise, shadow flicker, low frequency vibrations and the disruption of scenic views or other visual impacts;
        c. Aesthetics of the system, including, but not limited to, height, wind vanes, color, type, size and the visibility of the system.
    2. Utility Notification: All applicants shall submit evidence to the city that the relevant electric utility company has been informed of the customer's intent to install an interconnected customer owned wind and/or solar energy system. Off grid systems shall be exempt from this requirement.
    3. Cables: Any cable connected to the wind and/or solar energy system must be undergrounded except for properties which obtain electric power service from aboveground lines and who are not otherwise required to underground.
    4. Permit: All applicants shall make application by fulfilling all requirements of the city building permit application.

C. Wind Energy Systems:
    1. Design Standard For All Wind Energy Systems:
        a. Sound: Sound produced by the turbine under normal operating conditions shall be limited to 75 decibels, except during naturally occurring short term events like severe storms.
        b. Shadow Flicker: The tower shall be located so as to eliminate the occurrence of shadow flicker on inhabited structures located on adjacent properties.
        c. Signage: Signage is prohibited on the tower, blades, or accessory structures except for appropriate warning signs. Manufacturer identification may be placed on the turbine; however, advertising signs of any kind of prohibited.
        d. Lighting: No illumination of the turbine or tower shall be allowed unless required by the federal aviation administration. When lighting is required, it shall be done in such a way as to reduce the effects on birds.
        e. Signal Interference: The owner or operator shall make reasonable efforts to avoid all disruption or loss of radio, telephone, television, internet or similar wireless signals, and shall mitigate any harm caused by the wind energy system.

Such owners may be subject to a notice of violation and administrative penalties if violation persists.

f. Accessory Buildings And Support Equipment: Buildings and support equipment associated with tower shall be defined as accessory structures and must comply with 10-4 of this title.

2. Small Wind Energy Systems:
   a. Tower Height:
      1. Residential Zones: The maximum tower height for small wind energy systems, including the blade, shall not exceed twenty feet (20') measuring from the adjacent finished grade to the tip of the blades at their highest point.
   b. Blade Height: The minimum height of the lowest point of a turbine blade shall be fifteen feet (15') above ground.
   c. Setback:
      1. The base of the tower shall be set back from all property lines, public rights of way, and aboveground public utility lines a distance equal to the tower height plus the length of one blade.
      2. The base of the tower shall not be located within any required front, side, or corner side yard area.
      3. The base of the tower and turbine blades shall be set back from all structures on the same property a minimum of ten feet (10').
      4. Wind energy systems shall not be allowed in street side yard setback area.
   d. Access:
      1. Freestanding Tower: No climbing apparatus including foot pegs or rungs shall be within 12' of the ground on a freestanding tower.
      2. Lattice Tower: The towers shall be wrapped by a protective cover, including sheets of metal, wood or similar barrier on the bottom of the lattice tower so that it cannot readily be climbed. Latticed towers shall be fenced according to the provision of 10-5-18 of this Title.
3. Rooftop Mounted Wind Energy Systems:
   a. Height: The proposed system is restricted to the same maximum height requirements as found in the applicable zoning district, or up to eight feet (8') above the ridgeline of a sloped structure on which it is located, or whichever is less. For flat roofed structures, a wind energy system is restricted to four feet (4') above the surface of the roof.
   b. Setback: The proposed rooftop mounted wind energy system must be set back from all property lines at a distance equal to the total height of the system, including blades and tower.
   c. R-1 Zones: In R-1 zones only one roof mounted wind energy system is allowed as an accessory use per parcel and must meet all the requirements as an accessory use.

D. Solar Energy System:
    1. Design Standards For All Solar Energy Systems:
        a. Reflection: Steps shall be taken to minimize the amount of reflected sunlight onto neighboring structures and rights of way in order to reduce safety hazards. This includes, but is not limited to, altering system angles and locations, utilizing antireflective coatings, etc.
        b. Screening: All ground mounted solar energy systems shall screen utility and mechanical equipment as required in subsection 10-5-18 of this title related to fencing.
    2. Building Mounted Solar Energy System:
        a. Setback: Building mounted solar energy systems shall beet the same setbacks as are required for the building the system is mounted to, but are not allowed to extend beyond the surface to which they are attached.
        b. Height: Building mounted solar energy systems are allowed to extend to the peak of any existing roof, regardless of height, subject to the restrictions of subsection D2b(1) of this section.
            1. Building mounted solar energy systems that are not visible from the public right of way may be bracket mounted or tilted on a roof to a maximum of not more than seven feet (7') above the surface of the roof at the highest finished pitch of the system but shall maintain one side of the array within twelve inches (12") of the roof surface. Roof mount systems that are visible from the street frontage right of way shall not have a highest finished pitch more than five percent (5%) steeper than the roof pitch on which the system is mounted, and shall be mounted not higher than twelve inches (12") above the roof.
    3. Ground Mounted Solar Energy System:
        a. Setback: Setbacks for ground mounted solar energy systems shall be the same as accessory structures found in Title 10, Chapter 4 and are prohibited within the front yard area and street side yard enclosure areas.
        b. Height: The maximum height allowed for ground mounted solar energy systems is twenty feet (20') measured from the surrounding natural grade to the highest point of the system.
        c. Ground mounted solar energy systems shall be enclosed by a fence according to the provisions of section 10-5-18
    4. Solar Easement: Solar easements are not a requirement for city approval; nonetheless, a property owner who has installed or intends to install a solar energy system may negotiate a solar easement with adjacent property owners to ensure perpetual sun on the property. Any easement agreed upon must be recorded by the county recorder, with a copy provided to the city.
E. General Provision;
    1. Abandonment:

a. An inoperable system must be dismantled and removed promptly. If a system is not operated for twenty four (24) consecutive months it will be presumed that the system is inoperable.
b. The homeowner is responsible for reclaiming the land using natural vegetation and to the greatest extent possible the land shall be fully restored within sixty (60) days of the removal and decommissioning of the system.

2. Small Decorative Systems: Small systems less than three feet (3') in diameter or width that use direct current solely for decorative or yard lighting are exempt from permit requirements and restrictions of this section.
3. Prohibited: This section does not permit large scale projects which include multiple wind and/or solar energy systems designed to produce energy for wholesale purposes.

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	10/25/2016

Planning Commission
Agenda Item

SUBJECT:	Discussion on Rezoning the RR-1 20,000 Zone
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin

BACKGROUND AND FINDINGS:

The City is considering rezoning the remainder of the RR-1 20,000 zone for the same reasons portions of the same zone were rezoned last year. Many of the lots in the RR-1 20,000 zone (20,000 square feet is the equivalent to half an acre) are equivalent to the R-1 11,000 and the R-1 15,000 zone or the 1/4 acre and 1/3 acre zones respectively. Issues that the planning commission needs to discuss are large animal rights, flag lots, and the timing of the proposed change. Staff is recommending that portions of the zone be moved to the R-1 11,000 zone where large animal rights and flag lots are not allowed (current uses would be grandfathered in). Other portions of RR-1 20,000 zone would be moved to the R-1 15,000 zone where large animal rights and flag lots are both conditionally allowed; these lots are larger in size and able to accommodate horses or future development.

PREVIOUS LEGISLATIVE ACTION:

n/a

FISCAL IMPACT:

n/a

SUPPORTING DOCUMENTS:

City map designating affected area.

RECOMMENDATION:

Make recommendation on moving forward with the proposed zoning change.

MOTION:

No motion necessary, discussion item only.