



**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, October 6, 2020 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, October 6, 2020, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting, and anyone is invited to attend.

COUNCIL MEETING

1. Call to Order. Pledge led by C. Ellsworth and Invocation given by C. Geddes
2. Approval of Meeting's Agenda
3. 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)

REPORTS/PRESENTATIONS/RECOGNITIONS

4. Review/Action on Adopting a Resolution Recognizing Cedar Hills Champions

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

5. Appointment of Tyler Dahl and Katherine Newman as Alternate Members to the Planning Commission

CITY REPORTS AND BUSINESS

6. City Manager
7. Mayor and Council

SCHEDULED ITEMS & PUBLIC HEARINGS

8. Review/Action and Public Hearing on an Ordinance amending City Code 10-6A-2 related to Districts within the SC-1 Commercial Zone
9. Review/Action and Public Hearing on an Ordinance amending City Code 10-6A-3 related to Conditional and Permitted Uses within the SC-1 Commercial Zone
10. Review/Action and Public Hearing on an Ordinance amending City Code 10-6A-6 related to Residential Requirements in the SC-1 Commercial Zone
11. Review/Action and Public Hearing on approving a Permit for Bank of America in the SC-1 Commercial Zone

ADJOURNMENT

12. Adjourn

Posted this 2nd day of October, 2020

/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.
- A Closed Session may be called to order pursuant to Utah State Code 52-4-204 & 52-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically to permit one or more of the council members or staff to participate.

RESOLUTION NO. _____

A RESOLUTION RECOGNIZING LIONEL LONGSON, MEMBERS OF AMERICAN FORK RESCUE CREW, AND MEMBERS OF AMERICAN FORK POLICE DEPARTMENT AS A CEDAR HILLS CHAMPIONS FOR THEIR HEROIC EFFORTS AND OUTSTANDING SERVICE.

WHEREAS, the City of Cedar Hills wishes to fully recognize resident Lionel Longson, American Fork Rescue Captain Jordan Hendrickson, Lt. Chase Parry, Firefighter Patrick Cullen, Paramedic Chad Jensen, Battalion Chief Eddie Hales, and American Fork Police Sergeant Stuart Fore, Officer Robert Araiza, and Officer Phillip Craig for their quick response and heroic efforts which lead to saving the life of a Cedar Hills resident; and

WHEREAS, On August 20th, dispatch received a call that a man was in cardiac arrest, and neighbor Lionel Longson immediately began CPR and continued until police and EMS arrived on the scene, and were able to resuscitate the individual and transport him to the hospital where he received the care needed and was later released; and

WHEREAS, Medical staff from the hospital have said that without the lifesaving efforts of Mr. Longson and the EMS/police team, the patient would not have survived ; and

WHEREAS, Each of these Champions exemplifies the traits, abilities, and determination that set an example and inspire others in our community.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Hills, Utah, and on behalf of all residents, hereby proclaims that October 7th, 2020, be recognized as “Cedar Hills Champions, Lionel Longson, Captain Jordan Hendrickson, Lt. Chase Parry, Firefighter Patrick Cullen, Paramedic Chad Jensen, Battalion Chief Eddie Hales, Sergeant Stuart Force, Officer Robert Araiza and Officer Phillip Craig Day.” With this, the City of Cedar Hills wishes to recognize and sincerely thank these Champions for their dedication, inspiration, and example they have provided to our community.

PASSED AND APPROVED this 6th day of October, 2020.

CITY OF CEDAR HILLS COUNCIL

By: _____
Jenney Rees, Mayor

VOTING:

Denise Andersen	Yea	Nay
Ben Ellsworth	Yea	Nay

Mike Geddes	Yea	Nay
Brian Miller	Yea	Nay
Kelly Smith	Yea	Nay

ATTEST:

Colleen A. Mulvey, MMC
City Recorder

Deposited in the office of the City Recorder this 7th day of October, 2020.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	October 2, 2020

City Council Agenda Item

SUBJECT:	Review/Action and Public Hearings on an Ordinance amending City Code 10-6A-2 related to districts within the SC-1 Commercial Zone, amendments to City Code 10-6A-3 related to Conditional and Permitted uses within the SC-1 Commercial Zone, and an Ordinance amending 10-6A-6 related to Residential Requirements in the SC-1 Commercial Zone
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

(Item #9) Following a discussion last month related to allowing buildings in the SC-1 Commercial Zone that remain vacant to expand the conditional/permitted uses to those that are found in adjacent zones, the City Council denied both staff's recommendation and the Planning Commission's recommendation to classify land use 6550 as a conditional use in the retail district. Instead, the City Council recommended that the Planning Commission consider rezoning the building located at 4723 W Cedar Hills Dr to be in the mixed-use district. Currently the building has two of the four sections of the building occupied, one is a Great Clips, and the other is a Marco's Pizza. Both existing uses are permitted in both the retail and mixed-use districts. The reason for pursuing a zone change rather than either staff's recommendation or the Planning Commission's recommendation was to try to minimize any unintended consequences. The proposed rezone would simply show that the entire building would be in the Mixed-Use District. Planning Commission made a positive recommendation

(Item #10) In reviewing the SC-1 Land Table, staff is asking the Planning Commission to consider updating the permitted and conditional uses. If the Planning Commission is open to rezoning the subdistrict (see previously noticed item), then there should be a review of the uses for that building, to make sure that currently allowed uses will not be significantly altered. Additionally, the City has received proposals for development that do not meet the current requirements in the Table, staff would like feedback on the possibility of altering the Table in response to the proposal.

(Item #11) Following the review of the Lone Peak Lofts commercial subdivision, staff was evaluating the residential requirements in the SC-1 zone, specifically 10-6A-6 (4). One of the requirements is that "the residential building is located in the southern half of the mixed-use district." This requirement reflects the intent of previous zoning measures in place prior to the creation of the PD-1 zone (Cedar Canyon). With the creation of the PD-1 zone, this code becomes problematic and difficult to interpret. The Code currently reads:

"The requirement that all residential use be situated above a commercial ground floor may be altered to allow residential use on the ground floor only if all of the following conditions are met:"

The Lone Peak Lofts parcel sits where there is now no SC-1 zone to the south, but with the changes to the Zoning Map, this provision should change as well.

PREVIOUS LEGISLATIVE ACTION:

Planning Commission made a positive recommendation on all three items

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

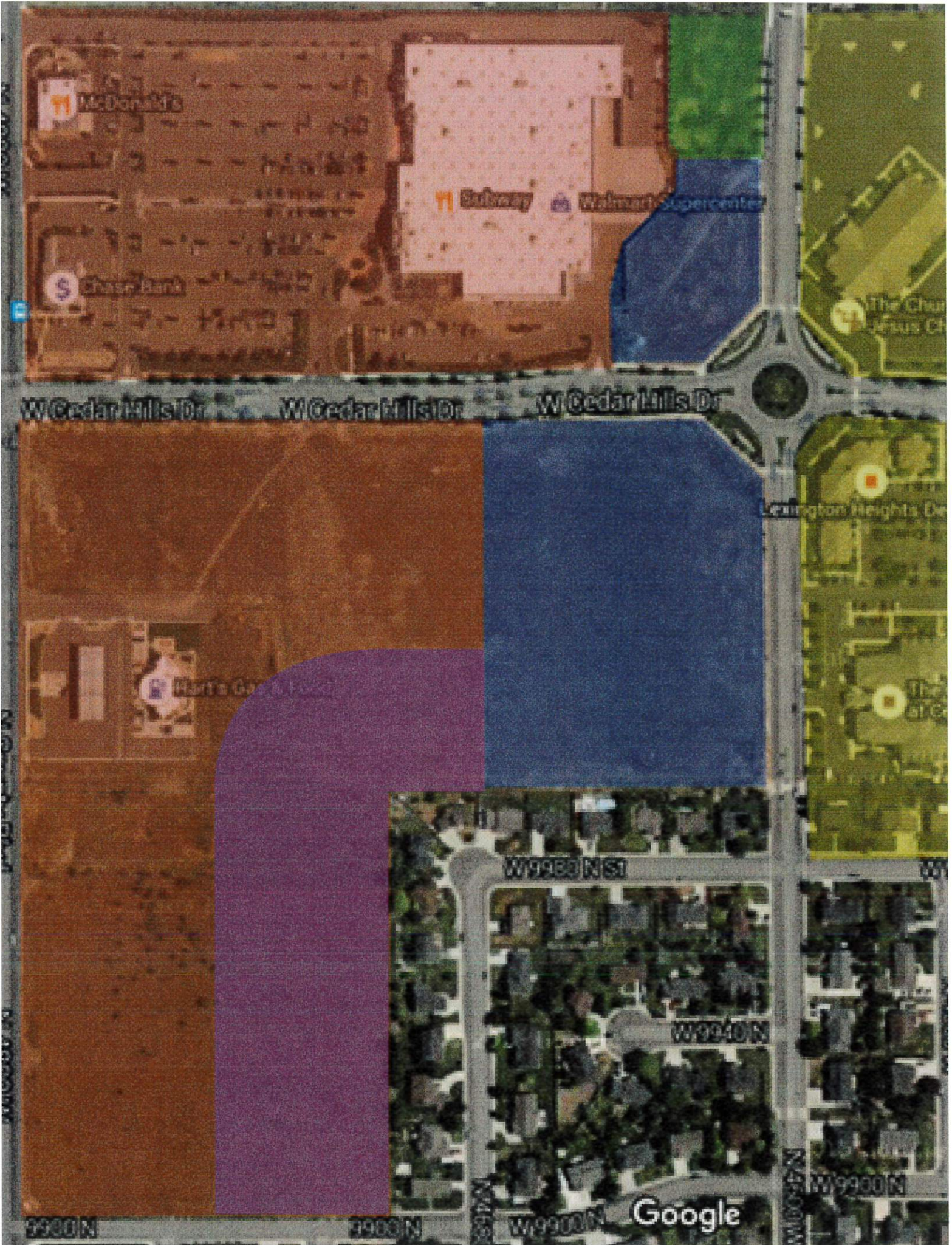
Current and Proposed SC-1 Districts, Land Use Table, Proposed amendments to Residential Requirements

RECOMMENDATION:

Review proposed changes to the SC-1 Code found within City Code 10-6A, make any necessary changes for adoption

MOTION:

To approve/not approve Ordinance _____, amending Cedar Hills City Code 10-6A, Sections 2, 3, and 6, related to Districts within the SC-1 Zone, Conditional and Permitted Uses, and Residential Requirements within the SC-1 Zone, subject to the following modifications {LIST ANY NECESSARY CHANGES}.



McDonald's

Chase Bank

Railway

Wal-Mart Supercenter

The Church of Jesus Christ of Latter-day Saints

W Cedar Hills Dr

W Cedar Hills Dr

W Cedar Hills Dr

Lexington Heights Dr

Harris County Jail

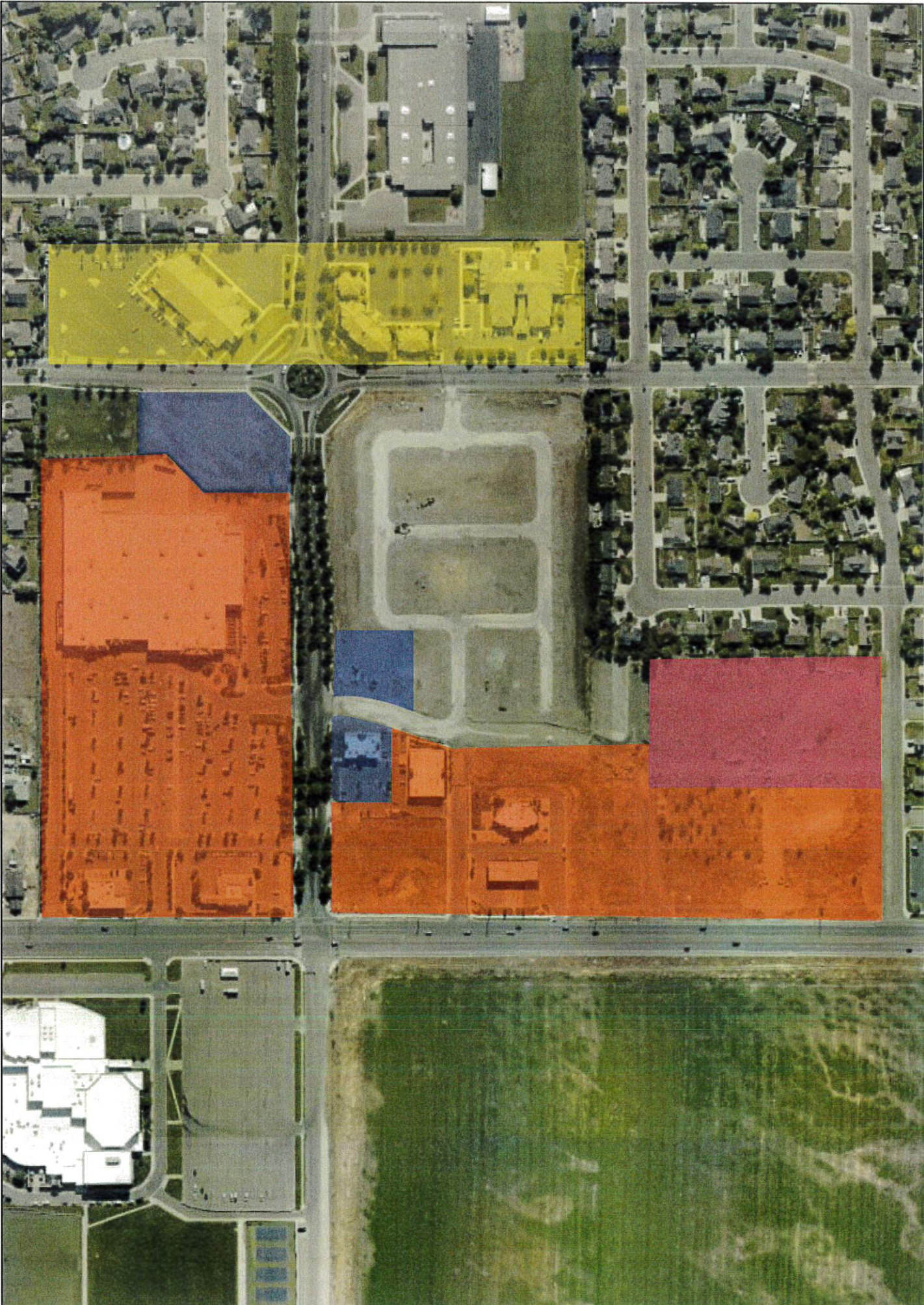
W 9900 N

W 9940 N

W 9980 N

W 9990 N

Google



Utah County Parcel Map

SC-1

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 9/17/2020



Use	Description	Retail	Mixed-Use	Office		
1121	Two family dwelling (duplex) detached				C	
1122	Two family dwelling (duplex), attached to 1 or more duplexes				C	
1123	Two family dwelling (duplex), attached to a commercial use				C	
1131	Multiple family dwelling containing three or four family residences, detached				C	
1133	Multiple family dwelling containing three or four family residences, attached to a commercial use				C	
1292	Disabled assisted living facility				C	C
1293	Senior housing or congregate care				C	C
1294	Senior assisted living				C	E
5230	Paint, glass, and wallpaper			C	C	
5240	Electrical supplies and lighting stores			P	P	
5251	Hardware stores			P	P	
5310 - 5312	Shopping centers, department stores, and discount department stores			P	P	
5330	Variety stores (dollar stores)			P	P	
5391 - 5392	Dry goods and general stores (yarn shops, linen shops, boutiques, craft stores, fabric stores)			P	P	
5400	Food (groceries, meat and fish, fruits and vegetables, candy and confectionery, dairy products, bakeries)			P	P	
5520	Tires, batteries and accessories			C	C	
5530	Gasoline service stations			C		
5600	Apparel and accessories (clothing, shoes, tailoring, cosmetics, leather goods)			P	P	
5700	Furniture, home furnishings, and equipment (furniture, household appliances, musical instruments, office equipment)			P	P	
5810	Restaurants (food consumed on premises)			P	P	
5813	Drive-through and fast food restaurants			C		
5910	Drug stores and pharmacies			P	P	
5930	Antiques and secondhand merchandise			P	P	
5940	Books, stationery, art and hobby stores			P	P	
5950	Sporting goods, bicycles and toys			P	P	
5969	Farm and garden supplies			C	C	

5970	Jewelry	P	P	
5991	Florists	P	P	P
5992 - 5999	Miscellaneous retail (newspapers, cameras, gifts, optical, paper products, pet supplies)	P	P	
6111	Banking services	E		
6121	Savings and loans associations	E		
6122	Credit unions	E		
6130 - 6190	Security brokers, insurance agents, real estate services		P	P
6221	Portrait photography		P	P
6230	Beauty and barber services	P	P	P
6250	Apparel repair, alteration and cleaning pickup services, shoe repair services	C	P	
6297	Gymnasiums, athletic clubs, body- building studios, spas, health clubs, aerobic centers, etc.		C	
6375	Indoor climate controlled storage (only allowed in the Retail/Mixed-Use Overlay)	C	C	
6416 - 6417	Auto washing	C		
6511	Physicians' offices and services		P	P
6512	Dental offices and services		P	P
6520	Legal services		P	P
6530	Engineering, architectural, and planning services		P	P
6540	Research services		P	P
6550	Data processing services		P	P
6590	Professional services		P	P
7110	Cultural activities (libraries, museums, art galleries)	C	P	C
7212	Motion picture theaters (indoors)	C		
7392	Miniature golf	C		
7413	Tennis courts		C	
7414	Ice skating	C	C	
7417	Bowling alleys	C	C	
7424	Recreation and community centers	C	C	
7430	Swimming pools	C	C	
7611	Developed park land, general recreation	C	C	
7621	Developed park land, leisure and ornamental	C	C	

8110 - 8130, 8180	Agriculture	E	E	
8221	Veterinarian services		C	

10-6A-6: RESIDENTIAL USE REQUIREMENTS:

A. All Residential Uses: Residential use is permitted in the SC-1 Zone only as set forth herein. These requirements pertain to uses 1121 - 1123 (two-family dwellings), 1131 and 1133 (multiple-family dwellings), 1292 (disabled assisted living), 1293 (senior housing or congregate care), and 1294 (senior assisted living) listed in the SC-1 land use table in section [10-6A-3](#) of this article.

The purpose of residential development in the SC-1 Zone is to provide for mixed use, which combines residential and commercial uses in order to provide housing opportunities in close proximity to retail, office, civic and related uses. Mixed use development promotes a pedestrian friendly environment, and more compact development. Mixed use development projects shall follow the following process, and meet the following requirements:

1. Submission Of Site Plan: All development projects seeking approval for residential use must be new construction, and must submit a detailed site plan pursuant to section [10-6-3](#) of this chapter showing the entire development project, and showing the added requirements of this section.

2. Commercial Uses: The entire ground floor of any building in the project shall only have commercial uses (land use codes 5000 through 6999 listed in the SC-1 land use table, section [10-6A-3](#) of this article), except as provided within this section.

3. Residential Use: Residential use shall be located above the ground floor commercial use, except as provided within this section. Allowed residential density shall be eight (8) units per acre, with no more than four (4) units per building. For this requirement, attached structures are considered part of the same building. No more than fifty (50) total units may be built within the mixed use district.

4. Residential Use Conditions: The requirement that all residential use be situated above a commercial ground floor may be altered to allow residential use on the ground floor only if all of the following conditions are met:

~~a. The residential building is located in the southern half of the mixed use district;~~

b. A minimum of fifty percent (50%) of the ground floor area within the project shall be for commercial uses (land use codes 5000 through 6999 listed in the SC-1 land use table, section [10-6A-3](#) of this article);

c. If the project is completed in multiple phases, each phase shall independently meet the fifty percent (50%) requirement, provided, however, that residential use may exceed fifty percent (50%) of any phase if, taken as a whole and including the proposed phase, the project meets the fifty percent (50%) requirement; and

d. This alteration is approved by the city council following a recommendation from the planning commission.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	October 6, 2020

City Council Agenda Item

SUBJECT:	Review/Action and Public Hearing on approving a Permit for Bank of America ATM Room in the SC-1 Commercial Zone
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Staff has received an application for an ATM room to be operated by Bank of America. The proposed use is not a bank, with tellers or any other financial services, other than a room for customers to transact with an ATM. For this reason, staff is considering the application as a data center, land use 6550 because the property is not being used as a traditional bank. The property is located within the SC-1 Zone, and pending the Council's decision on a previous item, is proposed to be in the mixed-use retail zone. The land use "Data Center" is listed as a permitted use within the mixed-use retail district.	
PREVIOUS LEGISLATIVE ACTION: Previous proposed legislation designates this building as being within the SC-1 mixed use retail zone.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Staff recommends that the City Council approve the proposed land use to be located at 4723 W Cedar Hills Dr.	
MOTION: To approve/not approve the proposed land use, Bank of America ATM Room, to be located at 4723 W Cedar Hills Dr.	