



CEDAR HILLS

PLANNING COMMISSION MEETING

Tuesday, March 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, March 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 February 28, 2023 Planning Commission meeting
4. Review/Action on concept plan for property located at 4701 W Ferguson Way in the PR 3.4 Planned Residential Zone
5. Review/Action on concept plan for property located at 9561 N Canyon Road in the R-1-15,000 Residential Zone
6. Review/Action on concept plan for Lot 7 in the Cedar Hills Gateway Subdivision located in the SC-1 Commercial Zone

ADJOURNMENT

7. Adjourn

Posted this 24th day of March, 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:	March 28, 2023

SUBJECT:	Review/Action on concept 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 Common Drive Projects, limits the maximum number of lots served by a common drive to five; currently plans show for six. 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 approve/not approve the concept plan for the Ferguson property subdivision, located at 4701 W Ferguson Way, in the PR 3.4 Zone, subject to the following changes: -Limit lots to five connecting to the private street -Lot sizes need to meet the 10,000 square feet requirement for development as a PRD in the PR 3.4 Zone -{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}	

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
 PROJECT NO: 2023-01
 PROJECT NAME: FERGUSON PROPERTY DRAINAGE EXHIBIT
 PROJECT LOCATION: 4701 W FERGUSON WAY, CEDAR HILLS, UT 84062



FERGUSON PROPERTY DRAINAGE EXHIBIT 4701 W FERGUSON WAY, CEDAR HILLS, UT 84062

SHEET: **EX-2**
 DATE: Mar 02, 2023

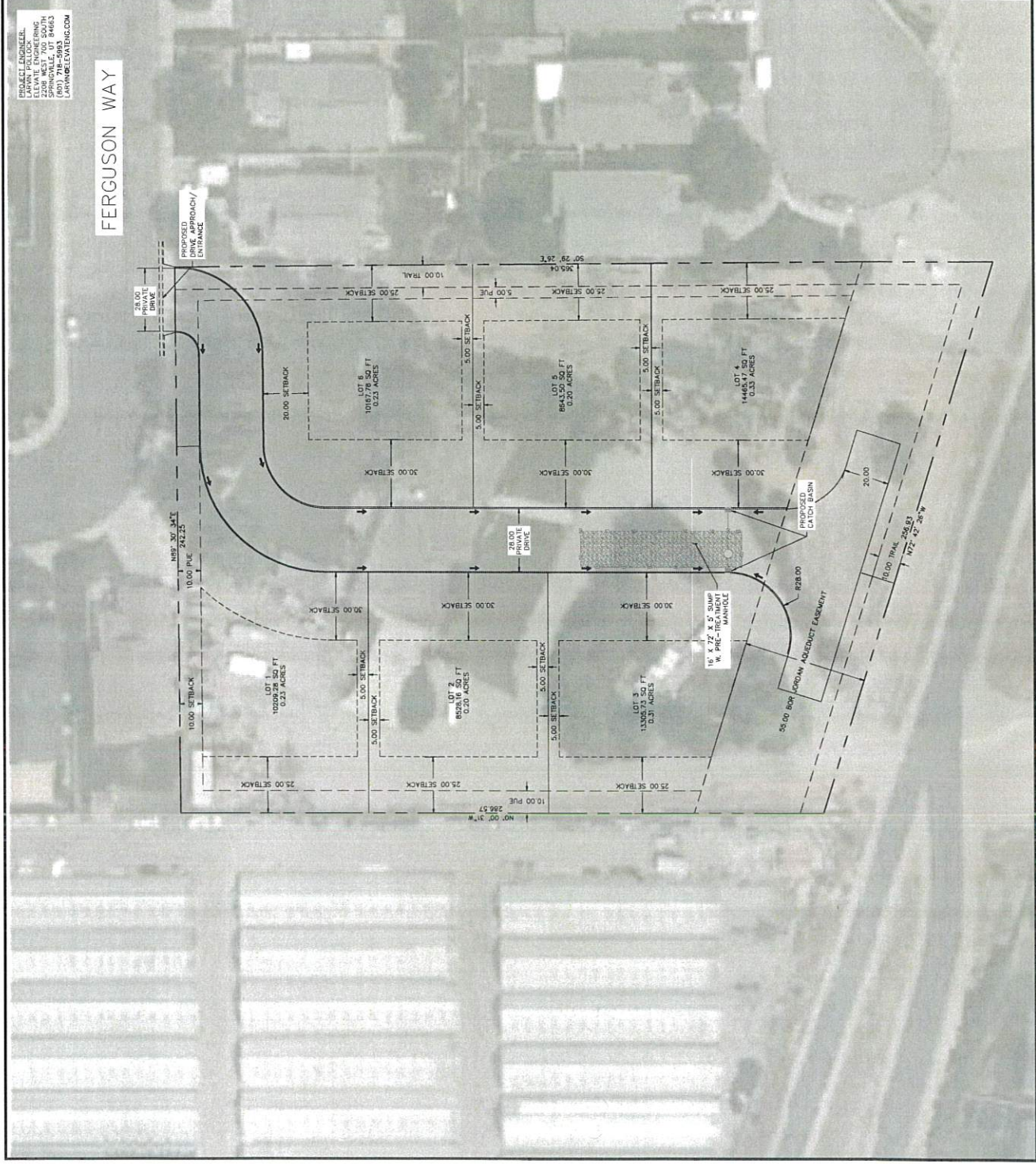
LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- STRENGTH
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EXISTING BUILDING
- TOP BACK OF CURB
- FINISHED FLOOR ELEVATION
- STORMWATER FLOW

SEE DATA
 LOT AREA: 70,364 SF (1.62 ACRES)
 PAVEMENT AREA: XX,XXX SF ± XX.XX%
 LANDSCAPE AREA: XX,XXX SF ± XX.XX%
 ZONING: PR-3.4 (PLANNED RESIDENTIAL ZONE)
 PARCEL ID#: 26525001
 SETBACKS:
 FRONT: 30 FEET
 SIDE: 10 FEET (5 FEET WITHIN PROPERTY)
 REAR: 30 FEET

SCALE: 1" = 20'
 0 10 20 30 40 50

JAMES S. JAMES, INC.
 JAMES S. JAMES, INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM.
 CONSTRUCTION ACTIVITIES WITHIN THE EASEMENT OR PIPELINE, 48 HOURS
 BEFORE THE START OF CONSTRUCTION, MUST BE NOTICED BY THE
 NEIGHBORHOOD. FOR MORE INFORMATION, CONTACT PAUL JAMES AT (801) 367-4378.
 STORAGE OR PLACEMENT OF CONSTRUCTION MATERIAL OR MACHINERY
 IS PROHIBITED WITHIN EASEMENT.



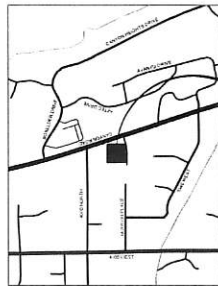


The City of Cedar Hills

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

Planning Commission Agenda Item

SUBJECT:	Review/Action on concept plan for property located 9561 N Canyon Road in the R-1 15,000 Zone
APPLICANT PRESENTATION:	Jon Traveller, Bright Homes
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner
BACKGROUND AND FINDINGS: Applicant is subdividing a lot in the R-1 15,000 Zone. The current proposal includes two lots accessed on Monson Place. Each lot is about .5 acres. Existing structures will be removed prior to development. Public infrastructure is already installed in the road and is accessible to development. Zone: R-1 15,000 Single Family dwellings are listed as a permitted use. Setbacks – Front 30', side interior 10' combined 24', side corner 30', rear 25' Special Setback off of Canyon Road requires that lots must be 80' from centerline of road (10-5-14) Utilities are available for connection in Monson Place	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Evans Lot Split	
RECOMMENDATION: Staff recommends that the Planning Commission approve the concept plan with the changes proposed by staff.	
MOTION: To approve/not approve the concept plan for the Ferguson property subdivision, located at 9561 Canyon Road, R-1 15,000 Zone, subject to the following changes: -{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}	



LOCATION OF
PROJECT



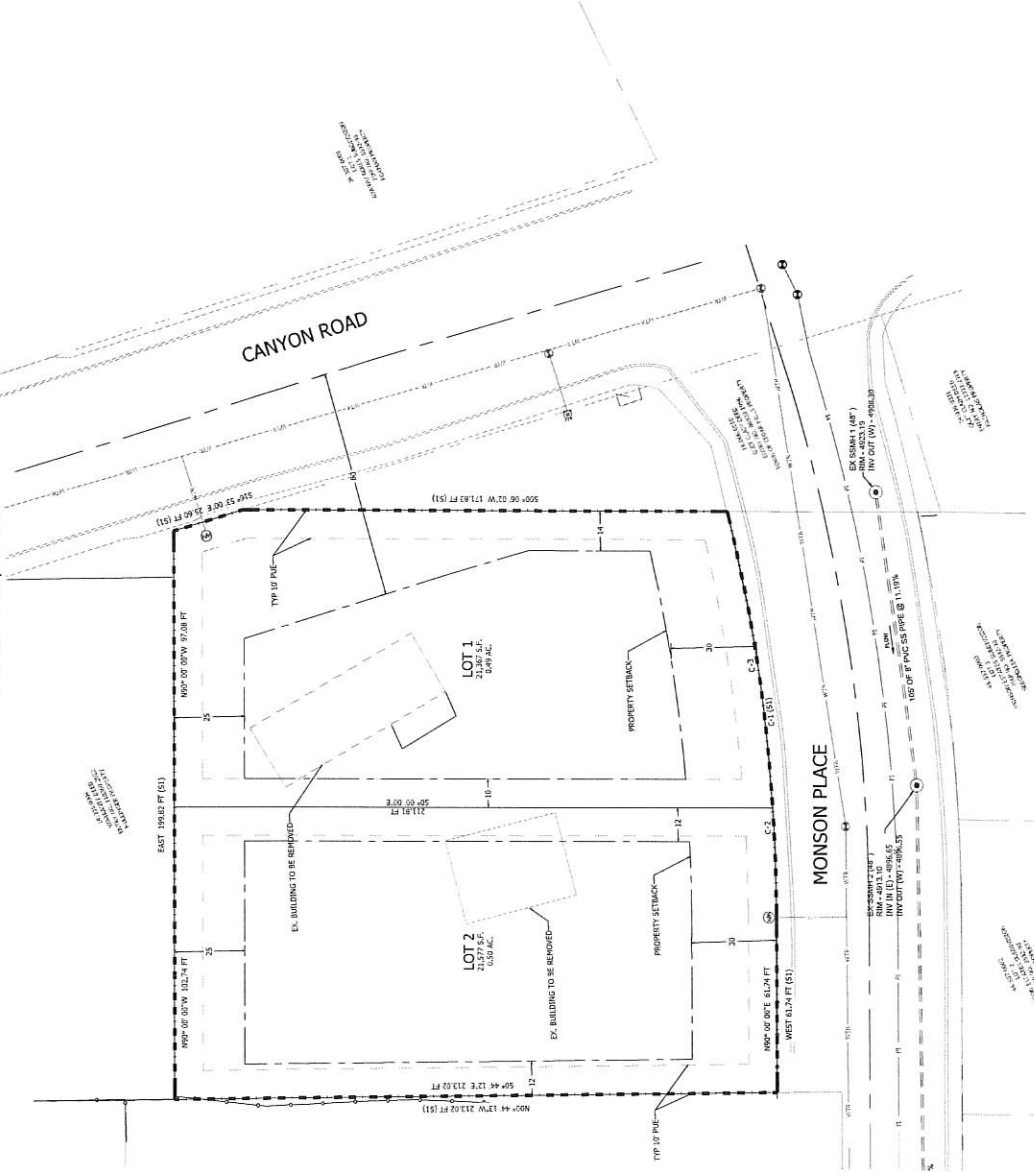
SHEET INDEX

CP-1 CONCEPT PLAN

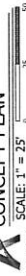
Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	143.27	617.00	13°21'04"	S83°19'28"W
C2	30.29	617.00	9°32'20"	N88°13'20"E
C3	105.49	617.00	9°47'44"	N81°32'48"E

EVANS LOT SPLIT

9561 CANYON ROAD
CEDAR HILLS, UTAH



A CONCEPT PLAN
SCALE: 1" = 25'



DATE	BY	REVISIONS

DATE	9-16-23
LOCATION	CEDAR HILLS, UTAH
PROJECT	BRIGHT HOMES - JON TRAVELLER
EVANS LOT SPLIT CONCEPT PLAN	

CP-1
DRAWING



The City of Cedar Hills

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

Planning Commission Agenda Item

SUBJECT:	Review/Action on concept plan for property located Cedar Hills Gateway Plat "B", Phase 2, Lot 7, in the SC-1 Commercial Zone
APPLICANT PRESENTATION:	Ryan Bybee
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner
BACKGROUND AND FINDINGS: Applicant is developing the property located at 9912 N 4700 W. The proposal is for a five-unit office/warehouse structure. Zone: SC-1 Commercial Zone, Mixed-use overlay subdistrict Offices and retail-type businesses are listed as permitted uses in the SC-1 Mixed-use overlay Setbacks – 30' from nearest residential property line As part of the approval process, the developer will need to submit lighting, landscape, and a set of civil plans for engineering and staff review. Building construction will need to comply with the provisions of City Code 10-6A-4, and building elevations will need to be submitted as part of the preliminary approval process. The Fire Marshal has reviewed the proposal and has indicated that access issues must be worked out to comply with fire requirements.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Cedar Hills Gateway Plat B, Phase 2, Lot 7 – Site Plan	
RECOMMENDATION: Staff recommends that the Planning Commission approve the concept plan with the changes proposed by staff.	
MOTION: To approve/not approve the concept plan for the Cedar Hills Gateway Plat B, Phase 2, Lot 7, located at 9912 N 4700 W, SC-1 Zone, subject to the following changes: -{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}	

