

PLANNING COMMISSION MEETING
Thursday, May 26, 2011 6:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission: Daniel Zappala, Glenn Dodge, Gary Maxwell
Greg Robinson, Assistant City Manager
Courtney Hammond, City Meeting Transcriber
Others: Julie Buswell

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 6:10 p.m. by C. Chandler.

C. Zappala was recognized as a voting member.

2. Public Comment (6:10 p.m.)

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the April 28, 2011, Public Hearing and Regular Planning Commission Meeting (6:11 p.m.)

Motion: C. Dodge – To accept the minutes of the Planning Commission meeting of April 28, 2011, as is. Seconded by C. Maxwell.

Yes	-	C. Chandler	
		C. Dodge	
		C. Maxwell	
		C. Zappala	Motion passes.

4. Discussion Regarding Animal Units, Small, in all Zones (6:11 p.m.)

Staff Presentation:

Greg Robinson stated that the City Council referred this back to the Planning Commission. At the previous meeting the discussion surrounded the distance from the neighboring residence, and the Planning Commission recommended no change. The City Council would now like the Planning Commission to review and reconsider the entire issue. The current ordinance limits small animals to 50 feet from a neighboring residence. There are some lots in the City that are too small to have small animals with the

ordinance. Orem has a required distance from the property lines of 10 feet, along with a distance of 40 feet from adjacent property buildings. Provo has a graduated allowance that allows increasing numbers of chickens based on the lot size. Provo also has a required distance from the property line. Provo and Orem also have regulations that prohibit roaming and slaughter, and have criteria about smell and construction of the chicken coop.

Commission Discussion:

- C. Chandler said he will write a draft ordinance that will allow people to have animals, but restrictive enough that neighbors won't be infringed upon. He will look at other ordinances and tackle all the major components.
 - C. Maxwell stated that he prefers the Orem ordinance. There is enough detail to address the major concerns.
 - C. Zappala stated that the City shouldn't be more restrictive unless it really means to enforce it. He would like to see a requirement in the ordinance that ensures that the animals don't get out.
5. Discussion Regarding City Code 10-6A, Planned Commercial Development Projects, and the Guidelines for the Design and Review of Planned Commercial Development Projects
(6:28 p.m.)

Staff Presentation:

Greg Robinson stated that there have been some requests for a change in code for temporary food services. An Alpine resident has a shaved ice business that she would like to bring to Cedar Hills. Currently Cedar Hills allows these types of businesses on completed commercial property towards 4800 West. It is not allowed in the office space portion of the commercial zone. The commercial property that is currently developed does not allow those types of food establishments. Things to consider include parking, restroom facilities for workers, power and water. Ms. Buswell is asking the City to consider allowing these types of facilities on undeveloped commercial area or in the office space portion. If these types of businesses run well, it can be great for the community. If these changes are made, the City may want to consider a distance requirement between facilities of this type.

Julie Buswell stated that she approached Walmart and they would not allow it on their property. Because of shared parking agreements with Walmart, the McDonalds area can't be used either. Lexington Heights isn't her first choice, but she feels that she is very established in Alpine, and people go to her from Cedar Hills already. Once she establishes the business, her customers will find her. She attracts a fair amount of vehicular traffic. Summer hours are 11 a.m. to 10 p.m.

Commission Discussion:

- C. Chandler stated that he visited the Alpine Shaved Ice facility and it looked nice and clean.
- C. Maxwell suggested the shack could be located east of Walmart by the retention pond, which is owned by Philips Edison.
- C. Zappala stated that he likes Provo City's ordinance, which has a list of types of temporary uses that are allowed and also a list of requirements.

6. Committee Assignments and Reports (7:02 p.m.)

No reports.

ADJOURNMENT

7. Adjourn

This meeting was adjourned at 7:05 p.m. on a motion by C. Maxwell, seconded by C. Dodge, and unanimously approved.

Approved by Commission:
June 30, 2011

/s/ Cathy D. Larsen
Cathy D. Larsen, Deputy Recorder