

PLANNING COMMISSION MEETING
Thursday, January 26, 2012 6:00 p.m.
Public Works Building
10246 N Canyon Road, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: David Driggs, Donald Steele, Glenn Dodge, Daniel Zappala,
Craig Clement (6:06 p.m.)
Greg Robinson, Assistant City Manager
Brad Kearn, Chief Building Official
David Bunker, City Engineer
Kim Holindrake, City Recorder
Courtney Hammond, City Meeting Transcriber
Others: Dave Jardine, Stan Jardine

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 6:05 p.m. by C. Chandler.
2. Swearing In of New Members (6:05 p.m.)

Kim Holindrake swore in Donald Steele and Daniel Zappala as members of the Planning Commission and David Driggs as 1st alternate.
3. Appointment of Chair and Vice Chair (6:08 p.m.)

MOTION: C. Clement - To appoint Cliff Chandler as Chair of the Planning Commission.
Seconded by C. Steele.

Yes - C. Chandler
C. Clement
C. Dodge
C. Steele
C. Zappala Motion passes.

MOTION: C. Chandler - To appoint Glenn Dodge as Vice Chair. Seconded by C. Zappala.

Yes - C. Chandler
C. Clement
C. Dodge
C. Steele
C. Zappala Motion passes.

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

No comments.

SCHEDULED ITEMS

5. Approval of Minutes from the November 17, 2011, Public Hearing and Regular Planning Commission Meeting (6:10 p.m.)

MOTION: C. Clement - To accept the minutes from the November 17, 2011, Public Hearing and Regular Planning Commission Meeting. Seconded by C. Zappala.

Yes - C. Chandler
C. Clement
C. Dodge
C. Steele
C. Zappala Motion passes.

MOTION: C. Zappala - To change the ordering of 6 and 7, to switch the order to consider Review/Action on the Concept for Rhinehart Oil Gas and Convenience Store first followed by Discussion Regarding a Community Apiary (Bee Keeping) second. Seconded by C. Dodge.

Yes - C. Chandler
C. Clement
C. Dodge
C. Steele
C. Zappala Motion passes.

7. Review/Action on the Concept for Rhinehart Oil Gas and Convenience Store (6:12 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that the property Rhinehart will develop is in the annexation process. In the meantime, they want to move ahead with the site plan. The site is approximately four acres. At this time they plan on using two acres and saving the rest for future development. The site has two access points because the property was originally residential. UDOT will own 4800 West. Rhinehart has petitioned UDOT and the City to combine those two access points into one 36-foot access point. The requirements for concept are that the use fits into the zone, the development ties into the master plan, and the use is allowed. The project may be ready with preliminary plans prior to the next scheduled meeting.

David Bunker stated that the road on the north side straddles the property line. Rhinehart has the ability to develop half the road. The completed road will have a 56-foot right of way with 36 feet of asphalt. Rhinehart has the option of doing a phasing plan, which may include the road on the east side of the property. A full storm drain master plan will be required. The utilities to the site are stubbed off of 4800 West. Utility extensions will be required.

Dave Jardine and Stan Jardine stated that they would like to develop a gas station and convenience store. They are aware of the colonial style of the commercial development. The

access on 4800 West is imperative. They want to make the north side of the road convenient, which may require bonding with Amsource to develop the entire road. The current access plan will be sufficient for trucks. They are planning a roomy design for easy access for cars with trailers. There will be 16 fueling positions with diesel in half of those. Pricing will be much lower than the nearest Chevron station. The brand of gas will be Philips 66. The fuel gets people to stop, but their main focus is the inside sales. They have offered promotions to local high schools in other areas and like to be involved with the community. Their plan includes plans for a future car wash and an outdoor picnic area.

Commission Discussion:

- C. Driggs suggested some of the place be slated for restaurant/retail development for trailer space and parking. He has a trailer and drives down to Walkers in Lindon because of the space. The landscaping on the east side of the building is important to him. Often the back side of a gas station isn't attractive, but the property to the east is a future civic property. He wants it to be attractive.
6. Discussion Regarding a Community Apiary (Bee Keeping) (7:06 p.m.)

See handouts.

Staff Presentation:

Brad Kearn stated that this is the second part of the bee keeping discussion. The Planning Commission needs to determine whether the city wants to provide a communal location for bee keeping. The best location for such a communal property would be at the end of Cottage Cove. There is a water source, which is a spring at the property. There is another irrigation pond about a half mile away. The other criterion for beekeeping is flat land to make the land and hives accessible. It would only be a temporary location because it is slated for a future pocket park. One potential problem is that if one person doesn't maintain their bees, it could kill all nearby hives.

David Bunker stated that the water source at the location is overflow from Pleasant Grove irrigation. Once Pleasant Grove puts in a chlorinator, there will be no flow, cutting off the water source.

Commission Discussion:

- C. Chandler stated that there was interest in bee keeping from citizens and the City Council was supportive. He likes that something is offered to the citizens, but he doesn't want to get involved in it this far. Residents already have the ability to have hives on their property.
- C. Steele questioned whether there is a demand for this type of plot. He doesn't feel like this needs to be addressed. It is an interesting discussion, but he doesn't see the need.
- C. Driggs stated that encouraging bees is a great idea but is concerned about the size of the communal property and the number of allowed hives on that property. He has neighbors who raise bees and they get quite a number of bees. He is concerned about the sheer quantity of bees.
- C. Clement stated that if this is a temporary site, any ordinance would need to make that clear. By allowing it on city property, the City becomes involved to some extent in policing it.

The consensus of the Planning Commission is to not move forward at this time.

8. Committee Assignments and Reports (7:30 p.m.)

No reports.

9. Review/Action on Meeting Locations (7:30 p.m.)

C. Chandler stated that the location is being moved from the public safety building to the public works building.

MOTION: C. Clement - To move the location of Planning Commission meetings to the Public Works Building, 10246 N Canyon Road, Cedar Hills, Utah. Seconded by C. Dodge.

Yes - C. Chandler
C. Clement
C. Dodge
C. Steele
C. Zappala Motion passes.

ADJOURNMENT

10. Adjourn

This meeting was adjourned at 7:31 p.m. on a motion by C. Dodge, seconded by C. Zappala, and unanimously approved.

Approved by Commission:
February 23, 2012

/s/ Kim E. Holindrake
Kim E. Holindrake, City Recorder