

PLANNING COMMISSION MEETING
Thursday, October 25, 2012 7:00 p.m.
City Office Building
10246 N Canyon Rd, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Tonya Edvalson, Craig Clement, Emily Cox, Brad Weber
David Bunker, City Manager
Scott McMahon, Zoning Official
Courtney Hammond, Transcriptionist
Trent Augustus, City Council Liaison

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order 7:05 p.m. by C. Dodge.
2. Swearing in of New Alternate Members
Emily Cox will be sworn in at time of her convenience at the City Office Building. Until that happens she cannot be a voting member.

Brad Weber was recognized as a voting member.

3. Public Comment
No comments.

SCHEDULED ITEMS AND PUBLIC HEARINGS

4. Approval of Minutes from the March 29, April 19, June 28 and September 19, 2012 Planning Commission Meetings
C. Dodge stated that the March 29 minutes have previously been approved.

MOTION: C. Edvalson—To approve all the minutes from April 19, June 28, September 19, 2012 Planning Commission meetings. Seconded by C. Clement.

Yes - C. Clement
C. Dodge
C. Edvalson
C. Weber Motion passes.

MOTION: C. Clement—To move agenda 6 in place of agenda item 5. Seconded by C. Weber.

Yes - C. Clement
C. Dodge
C. Edvalson
C. Weber Motion passes.

6. Public Hearing/Review/Recommendation on the Final Plat for the Dimond Subdivision Plat A, located at approximately 4000 West 9486 North in the PR 2.2 Planned Residential Zone

David Bunker stated that he discussed the plan with the engineer, David Peterson. All of the items that were discussed at the last meeting have been addressed, including extending the water lines to the northwest corner of lot 2. The water line sizes were corrected. The drainage calculations were adjusted because the inlet on curb and gutter will be on the south side, but the sump could not be contained within the easement. The sump is about at the middle of lot 2. The sewer lateral will come in at the center of the north property line of lot 2. It is an existing 24-inch sewer line. Pressurized irrigation and culinary water will come in on the west side frontage of lot 2. A storm water pollution prevention plan will be required.

MOTION: C. Clement—To recommend final plat approval of the Dimond subdivision.
Seconded by C. Edvalson.

Yes	-	C. Clement	
		C. Dodge	
		C. Edvalson	
		C. Weber	Motion passes.

5. Review/Recommendation on the Conceptual Site Plan for Ben Oyler Property located at approximately 9220 North 3694 West

David Bunker stated that this plan proposes making 3 lots of what is currently 2 lots. Mr. Oyler put together this concept and asked for Planning Commission feedback. No action needs to be taken tonight. Before moving forward on this he wanted to ensure it was something the city would entertain. The current zone is R-1-20,000. In that zone the minimum square footage required for each lot is 20,000 square feet. This subdivision was annexed into Cedar Hills from Pleasant Grove a few years ago. All annexed properties come into the city in the R-1-20,000 and then can rezone. Without a zoning change, the proposed lots would not meet the zone. He proposed looking at the entire R-1-20,000 zone east of Canyon Road for possible rezoning. There is curb and gutter on the entire street. The Johnson property does not have sidewalk, but much of the street does. One requirement would be to take sidewalk all the way through the Johnson property.

C. Clement stated that the proposed lot would end up at 15,000 square feet, but the other two lots are left with less than 10,000. The total square footage of the lots combined is 33,000. It cannot meet the current zone requirements. The current lots don't appear to meet the zoning requirements.

7. Public Hearing/Review/Recommendation on Amendments to Title 5, Chapter 1, Article C-5, Kennel or Cattery, regarding allowing Residents to operate a Cat-Dog Hotel/Boarding Business

David Bunker stated that the City Council was approached by a resident who wanted to have a cattery in their home for short-term boarding. The current ordinance for a residential zone doesn't allow for it.

Scott McMahon stated that the two biggest areas of concerns from the Health Department are excessive noise and excessive odor. Some of the criteria included are guidance given by the Humane Society. This would be a conditional use, which requires a business owner of a kennel/cattery to come before the city for approval. Neighbors within 400 square feet of the kennel/cattery would be notified with the opportunity to protest. Issues of communicable disease will be deferred to animal control. A cage for a dog or cat in an indoor setting requires an exercise area. Most places require at least one exercise period per day. The ordinance includes a requirement for an indoor and outdoor exercise area, with restrictions for time of day outside exercise. The minimum square footage for runs was provided by the Humane Society. The maximum home occupancy square footage allowed in the city is 600 square feet. This ordinance allows for 50% of that space to be used for pet space. Determining how many animals to allow has been problematic. All residents are currently allowed to have 3 dogs and 3 cats. Home occupation businesses are not supposed to impose on neighbors.

David Bunker suggested outdoor hours no later than 8 p.m. This may take several sessions to get right. He suggested tabling this tonight to give commission members time to think about it. The Council may also want to consider a minimum square footage number.

C. Weber suggested putting conditions on the business license portion that require some type of veterinary or other animal training.

C. Edvalson feels like the numbers need to be kept low.

MOTION: C. Weber—To table the cattery/kennel issue until the next meeting. Seconded by C. Edvalson.

Commission should submit guidance and direction to Scott McMahon.

The November meeting will be moved to 7:00 p.m. on Wednesday the 14th.

Yes	-	C. Clement	
		C. Dodge	
		C. Edvalson	
		C. Weber	Motion passes.

8. Review/Discussion on Amendments to Title 10, Chapter 4, Article A-6, regarding Side and Rear Setbacks

David Bunker stated that the city received a proposal from a resident, Mr. Bacon, about how to determine side and rear setbacks for irregular shaped lots. He would like to build

an attached garage on the side of his home. His recommendation involves drawing a line parallel to the back of the house and 25 feet back and using that line as the rear setback. Everything else would be considered a side setback, which you are allowed to build within 8 feet of. David feels that following Mr. Bacon's proposal could potentially make things tight in a neighborhood. Currently the zoning official determines which are the rear and side lot lines. He would leave the code as is. When there is an issue, the zoning official makes the call.

Commission feels that no action is necessary, and it should be the determination of the Zoning Official.

9. Committee Assignments and Reports

Trent Augustus: the City Council is looking at visions and goals for the future. He has been tasked with looking at future development, including commercial development. He asked the Planning Commission to think about visions and goals for future development and planning. C. Dodge asked that this item be put on the next agenda.

ADJOURNMENT

10. This meeting was adjourned at 8:47 p.m. on a motion by C. Clement, seconded by C. Edvalson and unanimously approved.

Colleen A. Mulvey, City Recorder

Approved by Commission:
November 14, 2012