

PLANNING COMMISSION MEETING

Thursday, March 26, 2015 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Presiding
Commission Members: Craig Clement, Donald Steele, Jeff Dodge, John Dredge,
LoriAnne Spear
Absent/Excused: David Driggs, Brad Weber
Chandler Goodwin, Assistant City Manager
Jenney Rees, City Council Liaison
Colleen Mulvey, City Recorder

PLANNING COMMISSION MEETING

- 1. This meeting of the Planning Commission of the City of Cedar Hills having been properly noticed was called order at 7:05 p.m. by C. Dodge.

- 2. Public Comment
No Comments.

PUBLIC HEARING

- 3. Final Plans for Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone
No comments.

- 4. Lot Areas and Width Requirements for Churches
No comments.

- 5. Xeriscaping Policies
No comments.

Jeff Dodge and John Dredge were recognized as voting members.

SCHEDULED ITEMS

- 6. Approval of Minutes from the February 26, 2015 Planning Commission Meeting
C. Dredge pointed out a typographical error in item #5, the word “site” should be corrected to “sight.”

MOTION: C. Dredge—To approve minutes from the Planning Commission meeting of February 26, 2015 with the spelling correction. Seconded by C. Jeff Dodge.

Yes - C. Clement
C. Glenn Dodge
C. Jeff Dodge
C. Dredge
C. Steele Motion passes.

7. Review/Recommendation on Code Changes to Lot Areas and Width Requirements for Churches

Chandler Goodwin stated that the city received a call from someone interested in building a church for a congregation that is not of the predominate religion of the area. Currently in the code, in the zones where it outlines an area requirement for a church, it requires that the church be built on 2 ½ acres of land and have at least 200 feet of width frontage. In discussions with staff we felt that this code may be in place erroneously. We discussed this provision with the city attorney, and he said that the 2.5 acre requirement could be found to be an arbitrary and capricious requirement for a church. His recommendation was to remove that requirement from the code.

C. Jeff Dodge asked if churches are allowed in every zone. Mr. Goodwin stated that they are allowed in every residential zone, and the commercial zone with mixed-use and office retail.

C. Clement stated to clarify that the proposal is to just remove that line from the code. Mr. Goodwin stated that that was correct, and that he thought that we should change/add/clarify in the definition regarding churches to state that they shall have sufficient parking to meet the needs on site.

C. Clement stated that his concern with this is if someone bought a house and wanted to turn it into a church, because it is a permitted use without the limitation on the lot size. C. Clement stated that he thinks the best thing to do is to move it into a conditional use. Mr. Goodwin stated that we will have to look into if we can move churches into a conditional use.

Mr. Goodwin stated that he would like to look into this further, and have this item come back to the Planning Commission. We would draw up amendments that would remove the area and width requirement, and move churches from permitted use to conditional use. C. Clement suggested running this by the city attorney as well.

MOTION: C. Clement–To table item #7. Seconded by C. Jeff Dodge.

Yes	-	C. Clement	
		C. Glenn Dodge	
		C. Jeff Dodge	
		C. Dredge	
		C. Steele	Motion passes.

8. Review/Recommendation on Xeriscaping Code

Chandler Goodwin stated that he took the feedback from the last Planning Commission discussion, and we are not requiring a landscape architect. Some minor changes have been made to clean up some of the concerns regarding xeriscape. He said that under 10-5-27-C we have added xeriscaping under the term “landscaping” to make it clearer. Under Section C-1, Irrigation System, the last sentence was added stating “Xeriscaping areas shall be watered only using drip/trickle systems, or other similar systems used to reduce water consumption. The second

part is that we expanded the definition to state that it is a landscaping method that employs the use of drought tolerant plants and techniques in order to conserve water, and we left in that native landscaping is not xeriscape.

C. Steele asked if the city had considered having a water plan in regard to pressure, uses and pricing. Mr. Goodwin stated that the city talks about of those concerns all of the time. The city has a plan, and has contracted to do extensive studies on our utility systems to show replacement schedules, what utility rates should be in order to maintain a fund to replace infrastructure and fund capital projects when they come up. The city has looked at the water plan and has had many discussions regarding water conservation. Last year a committee was formed and began our education campaign to reach out to the community.

Councilmember Rees stated that the Water Conservation Committee has a comprehensive education campaign; they created a new website with water conservation information and put out signage last year to show residents the usage amounts. She said that their final recommendation was to go to secondary water meters.

Mr. Goodwin stated that the city has done a good job in educating residents. He said that it is up to the City Council to possibly offer incentives to those who choose to use xeriscape methods, but we want to make sure that if those incentives are put into place that there is a good code to back it up.

MOTION: C. Clement–To recommend to the City Council to adopt the proposed language to the City Code Title 10 Chapter 5 Section 27-C. Seconded by C. Dredge.

Yes	-	C. Clement	
		C. Glenn Dodge	
		C. Jeff Dodge	
		C. Dredge	
		C. Steele	Motion passes.

9. Discussion on Zone Changes

Chandler Goodwin stated that recently a request was brought to the city from someone who wanted to develop a lot, and because the density was not there we could not bring it forward to the Planning Commission. They appealed to Board of Adjustment which resulted in a tie vote. The place that they wanted to build the home was in the RR-1 20,000 zone, meaning that the home needed to have at least twenty thousand square feet in order to be considered a conforming lot. The land that they were proposing to build the house on was 15,000 square feet and did not meet the current code. There are other homes in that zone that are less than twenty thousand square feet, but they were grandfathered in as legal non-conforming lots when that area was annexed into the city. Mr. Goodwin said that in the discussions on this it was suggested that we consider doing zone changes in certain areas where it would make sense to allow similar sized lots to be conforming lots.

Mr. Goodwin stated that as staff was looking into this the thought was that there may be other areas in the city that need zone changes. He pointed out that there is land at the very south end of the city that the city owns which is designated to be a park, so we would want to put that in the Public Facilities zone. There is also land behind Oak Road and on Doral by The Cedars East subdivision that should also be designated as the Public Facilities zone. He stated that staff would like the Planning Commission to make recommendations on zone changes that are appropriate to the particular land uses.

Mr. Goodwin pointed out that there is one issue with going from the RR-1 15,000 to the RR-1 20,000 zone, which is the issue of large animal rights. The RR-1 20,000 zone allows large animal, the RR-1 15,000 does not, so we would want to look into adding large animal rights into the RR-1 15,000 zone. He said that we are not proposing anything tonight; we are just seeking the opinion of the Planning Commission of whether to go forward on this.

C. Dodge stated that he thinks this is a good idea.

C. Clement stated that his concern is that if you start changing things, then everyone is going to want to change, or subdivide lots. He said that there are some issues that we will need to discuss because changing zoning is a significant thing and has the potential to affect many people.

Mr. Goodwin agreed, and asked the Planning Commission if this was something that they want to look into. The general consensus of the commission is that they were interested in moving forward with discussions on the rezoning process.

10. Discussion on the General Plan Survey

Chandler Goodwin stated that the General Plan Committee wants to do a survey and get input from all the committees and boards of the city. Because the General Plan deals a lot with land use, transportation, housing and parks, etc. they wanted to get your feedback.

Mr. Goodwin said that we will be sending out a survey that should take about 5 – 8 minutes to complete, which will include questions regarding general demographics, land use, housing, services, parks, trails, recreation, economic development, and environmental protection. He said that this survey will also be opened up to the residents for their feedback.

11. Committee Assignments and Reports

C. Jeff Dodge stated that we had talked about setting up a separate meeting to discuss the Design Guidelines.

Chandler Goodwin said that we are going to set a meeting to specifically review and discuss the guidelines for the planned commercial developments. The meeting could be held sometime in May which would give the commission time to read up and prepare for it; it would be the only item on the agenda. He asked the commission for their thoughts. The general consensus of the commission was that they were okay to hold a meeting to specifically discuss the guidelines.

Mr. Goodwin stated that on Thursday nights this building is becoming increasing busy and it looks like that is going to be expanding. He presented the possibility of moving the Planning Commission meetings to the fourth Tuesday of the month instead of the fourth Thursday. He said that if we were to keep the meetings on Thursday nights, we would have to move the meeting to the city office building. He asked the commission to think about this option.

ADJOURNMENT

12. This meeting was adjourned at 8:08 p.m. on a motion by C. Jeff Dodge, seconded by C. Steele and unanimously approved.

Approved:
May 12, 2015

/s/ Colleen A. Mulvey, MMC
City Recorder