

PLANNING COMMISSION MEETING

Tuesday, April 26, 2016 7:00 p.m.

Community Recreation Center

10640 N Clubhouse Drive, Cedar Hills, Utah

Present: David Driggs, Chair, Presiding
Voting Members: John Dredge, Craig Clement, Jeff Dodge, LoriAnne Spear
Alternates: Jared Anderson, Steve Thomas
Absent/Excused: Brian Miller
Daniel Zappala, City Council Liaison
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist
Others: Mr. Johnson, Gary Gygi, Donald Steele

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 7:01 p.m. by C. Driggs.

2. Public Comment

No comments.

PUBLIC HEARING

- Amendments to the General Plan of the City of Cedar Hills

No comments.

- Amendments to the City Code, Title 10, Chapter 6 Related to Planned Commercial Development Projects

No comments.

MOTION: C. Clement—To close the public hearing. Seconded by C. Dodge.

Yes - C. Clement
C. Dredge
C. Driggs
C. Dodge
C. Spear Motion passes.

MOTION: C. Dodge—To move item 7 to be the first item. Seconded by C. Spear.

Yes - C. Clement
C. Dredge
C. Driggs
C. Dodge
C. Spear Motion passes.

SCHEDULED ITEMS

7. Review/Action on Conceptual Plans to Subdivide the Johnson property, located at 9220 N 3635 W in the R-1-15,000 Residential Zone

Chandler Goodwin stated that Mr. Johnson proposes to subdivide his lot. This lot takes pieces of adjoining properties and creates a conforming lot that meets the requirements of the R-1 15,000 zone.

C. Driggs stated that there are a few things on the adjoining land that is contrary to the nuisance ordinance, such as pruned limbs, piles of trash and weeds.

MOTION: C. Clement—To approve the conceptual plan to subdivide the Johnson property located at 9220 N 3635 W in the R-1-15,000 Residential Zone. Seconded by C. Dredge.

Yes - C. Clement
C. Dredge
C. Driggs
C. Dodge
C. Spear Motion passes.

3. Approval of Minutes from the March 31, 2016 Special Planning Commission Meeting

MOTION: C. Spear—To approve the minutes of the March 31, 2016 Special Planning Commission Meeting. Seconded by C. Dredge.

Yes - C. Clement
C. Dredge
C. Driggs
C. Dodge
C. Spear Motion passes.

4. Review/Recommendations on Amendments to the General Plan of the City of Cedar Hills

Chandler Goodwin stated that amendments have been made to the Land Use Element and the Economic Element. The focus of the discussion should be to the SC-1 Commercial zone. He suggested moving the economic element into the development code where it will be seen by developers.

Planning Commission suggested amendments:

There are several places within the general plan that say certain areas are to be avoided. Those should be changed to state that development in those areas should be avoided.

III.4 and throughout document: geographic hazards changed to geologic hazards.

Rework section on high density residential.

Remove very high density residential section.

Goal 4, Policy 2: change “shall” to “may” and strike “zone change.”

Goal 1, Policy 1: change “shall” to “may” and change “amend” to “recommend.”

Economic Plan, III: remove “self-sustaining.”

Economic Plan, goal 1, strike policy 2, change “will” in policy 1 to “may.”

C. Dodge suggested the general plan be on the January agenda every year so it is reviewed and stays up to date.

MOTION: C. Dodge—To accept the land use element with the changes discussed this evening, that the economic element be deleted from the General Plan with the exception of moving the language in the economic element that deals with an economic study of our community over to the land use element, added as item 10 under III. Seconded by C. Dredge.

Yes - C. Clement
C. Dredge
C. Driggs
C. Dodge
C. Spear Motion passes.

5. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 6 Related to Planned Commercial Development Projects

C. Driggs suggested that the use table be given a title. He would like to see a senior housing facility in the office zone and portrait photography as a conditional use in the retail zone.

C. Dodge stated that a density restriction for senior housing needs to be stipulated.

C. Clement stated that he thought that the intent of conditional uses within 100 feet of a residential area was to apply to adjacent zones, and not to residential within the commercial zone. Every developer has wanted to put residential in this area. He does not want to zone out economic viability by zoning out residential. He suggested that the density limits be looked at to ensure that they are warranted and substantiated.

Planning Commission amendments:

Strike “in this zone” from 10-6A-3 in the sentence about conditional uses within 100 feet of residential zones.

Remove “nonconforming” from 10-6A-4-A1.

Add the sentence “Lighting levels shall diminish to 0 foot candles at the development property line” to 10-6A-4-D5.

Change “dark sky lighting” to “directional lighting” in 10-6A-4-D5.

Strike requirement for evergreen trees.

MOTION: C. Dredge—To recommend the proposed amendments to 10-6a Design Requirements for Planned Commercial Development to the City Council with the changes made this evening. Seconded by C. Spear.

Yes - C. Dredge
C. Driggs
C. Dodge
C. Spear
No - C. Clement Motion passes.

C. Clement stated that he does not like the limitations on building size.

6. Review/Recommendations on Amendments to Title 10, Chapter 5 Related to Conditional Use Permits

Chandler Goodwin stated that he made changes per the city attorney by using multiple land use authorities depending on whether they are existing uses or changes to existing uses or brand new uses. New or expanded structures would come before the Planning Commission. For existing structures or sites, the Planning Department would issue a conditional use permit. He will add language to require Planning Commission approval if the primary use changes under Title 10-5-37E-1. City Council will approve uses when it is part of a new subdivision.

C. Driggs stated that he would like to have the Planning Commission approve the conditional use permits in section A, and to state that the Planning Commission is the Land Use Authority.

C. Dodge stated that the City Council has broader discretion than the Planning Commission. It may be wise for approval to go beyond the Planning Commission.

C. Clement stated that the amendment should refer to the land use table.

MOTION: C. Dodge—To recommend the proposed code, 10-5-36, regarding Conditional Use Permits to the City Council for approval and adoption with the changes discussed this evening. Seconded by C. Clement.

Yes - C. Clement
C. Dredge
C. Driggs
C. Dodge
C. Spear Motion passes.

8. Discussion on the Land Use Academy

MOTION: C. Clement—To table item 8 on the scheduled items. Seconded by C. Spear.

Yes - C. Clement
C. Dredge
C. Driggs
C. Dodge
C. Spear Motion passes.

9. Committee Assignments

C. Driggs stated that the Dollar Tree hasn't met all three of their conditional uses. There is still a wire protruding from the building. He also mentioned Walmart nursery items are outside in the south parking lot.

ADJOURNMENT

10. This meeting was adjourned at 9:45 p.m. on a motion by C. Dredge, seconded by C. Dodge and unanimously approved.

Approved:
June 28, 2016

/s/ Colleen A. Mulvey, MMC
City Recorder