

PLANNING COMMISSION MEETING

Tuesday, October 25, 2016 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: David Driggs, Chair Presiding
Commission Members: Jared Anderson, Craig Clement, John Dredge, Brian Miller, Steve Thomas (7:25 p.m.)
Absent/Excused: Jeff Dodge, LoriAnne Spear
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist

PLANNING COMMISSION MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:02 p.m. by C. Driggs.

Brian Miller and Jared Anderson were recognized as voting members.

2. Public Comment

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the September 27, 2016 Planning Commission Meeting

MOTION: C. Dredge—To accept the minutes as presented. Seconded by C. Miller.
Jared Anderson stated that he was present at that meeting.

MOTION: C. Dredge—To accept the minutes from the September 27, 2016 meeting as amended to include Jared Anderson as present. Seconded by C. Miller.

4. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 5 Relating to Requirements to Renewable Energy Systems

Chandler Goodwin stated that he has made the changes that the Planning Commission had discussed last month. Wind turbines produce infrasound, which is below audible hearing, and can cause wind turbine syndrome, though it is unclear whether small residential turbines would be a problem. Sound level at property line should be changed to 65 dB.

C. Driggs stated that he would like to prohibit rooftop mounted wind energy systems based on aesthetics.

C. Dredge stated that he feels that the 12-foot height for the climbing apparatus seems too high.

MOTION: C. Clement—To recommend approval of city code section 10-5-38 with the change to section C.1.a. to change the sound produced to 65 dB as measured at property line and amend section 3 to say that rooftop mounted wind energy systems are prohibited.

Seconded by C. Anderson.

Yes - C. Anderson
C. Clement
C. Dredge
C. Driggs
C. Miller Motion passes.

5. Discussion on Rezoning the RR-1-22,000 Rural Residential Zone

Chandler Goodwin stated that the city is considering rezoning the remainder of the RR-1-20,000 zone for the same reasons that portions of the zone were rezoned last year. If it were to remain in the RR-1 20,000 zone, many homes would be nonconforming. Rezoning would put these lots into the zone where they fit. An overlay zone may work well that permits property rights for those that have adequate size.

C. Clement stated that he lives in the area and there are several lots that have horses. They would be opposed to a change to the R-1-11,000 zone. While animal rights are grandfathered in for current owners, they would not be able to sell their property as an animal property if it was changed to the R-1-11,000 zone.

C. Driggs stated that he likes that area of the city because of the animals and the generational feel of the neighborhood. He doesn't want to see that lost. He wants to keep animal rights for the neighborhood.

C. Anderson stated that he sees the need to clean up the zones to avoid causing problems in the future.

C. Miller doesn't want to take rights or expectations from anyone.

ADJOURNMENT

6. This meeting was adjourned at 7:42 p.m. on a motion by C. Clement, seconded by C. Miller and unanimously approved.

Approved:
January 24, 2017

/s/ Colleen A. Mulvey, MMC
City Recorder