

**SPECIAL PLANNING COMMISSION MEETING**

Tuesday, September 17, 2015 6:00 p.m.

Community Recreation Center

10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding  
Commission Members: Craig Clement, John Dredge, LoriAnne Spear, Jeff Dodge (6:15 p.m.)  
Absent/Excused: David Driggs, Donald Steele  
Chandler Goodwin, Assistant City Manager  
Courtney Hammond, Transcriptionist  
Jenney Rees, City Council Liaison (6:15 p.m.)  
Others: Fred Levine, Gary Gygi (6:42 p.m.)

**PLANNING COMMISSION MEETING**

1. This special 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. Dodge.

2. Public Comment

No comments.

**SCHEDULED ITEMS**

3. Approval of the Minutes from the July 28, 2015 and August 18, 2015 Planning Commission Meetings

C. Dredge and C. Spear recognized as voting members.

**MOTION: C. Dredge—To approve the minutes from the July 28, 2015 and August 18, 2015 Planning Commission Meetings.** Seconded by C. Spear.

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

4. Review/Action on Conceptual Plans to Subdivide Fred Levine’s property, located at 3939 W 4000 N in the PR 22 Planned Residential Zone

Chandler Goodwin stated that any new subdivision requires that the subdivision be brought up to current improvement code, including curb, gutter and sidewalk. The nature of Mr. Levine’s property creates a large financial burden to installing those improvements. It would cost Mr. Levine about \$90,000 to do so. Mr. Levine would like to subdivide without doing those improvements. Staff has told Mr. Levine that it does not have the ability to overturn the city code, nor does the Planning Commission. Appeals can be brought to the Board of Adjustment. If the Board of Adjustment grants a variance, Mr. Levine can come back to the Planning Commission for approval without the improvements. There are no utility issues in this

subdivision. Pleasant Grove City would like to maintain that road as a country lane. Cedar Hills would like to see the road be an arterial road.

Mr. Levine stated that if the sidewalk were to be installed, it would reduce visibility for those traveling up the road. This property is his only retirement. He would like to get this settled as soon as possible. The other possible solution may be to boundary adjust into Pleasant Grove.

**MOTION: C. Spear—To deny the concept plan to subdivide Fred Levine’s property located at 3939 W 4000 N in the PR 22 Planned Residential Zone.** Seconded by C. Clement.

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

5. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects

Chandler Goodwin stated that he would like something final on this update by November before any changes to the current Planning Commission members. Portions of the commercial area subzones are built-out. It may be wise to include that the open space in the commercial development needs to be open to the public. It may be necessary to include some definitions. Otherwise, important sections of the guidelines are open to interpretation. Density is one such consideration that needs a definition.

C. Dredge stated that if the city wants to be environmentally responsible, it may want to consider allowing xeriscaping, though he doesn’t feel strongly about it. He would consider increasing the mixed-use retail setback to 45 feet. He would like to strike the last sentence about facades.

C. Clement stated that he would like to remove the stamped concrete from the Design Guidelines. The plant list could be expanded to include drought tolerant plants without specifically getting into xeriscaping. Walmart and The Charleston are 45 feet from residential neighbors.

C. Jeff Dodge stated that xeriscaping should be added, but the scope and definition needs to be decided. It could be possible to require any xeriscaping be designed by a certified landscape architect not to exceed a maximum of 1/3 of total landscape area. Density is typically defined by minimum lot size, an allowable building envelope, and dwelling units. He would like to go beyond residential units to define units of any kind per acre. The commission should look at the area abutting the residential properties and consider whether there is more that should be done to mitigate the impact to the residents.

Jenney Rees stated that Pleasant Grove has a congregate care density calculation of 24 residents per acre for congregate care facilities in their commercial area.

ADJOURNMENT

6. This meeting was adjourned at 7:55 p.m. on a motion by C. Dodge, seconded by C. Jeff Dodge and unanimously approved.

Approved:  
October 13, 2015

/s/ Colleen A. Mulvey, MMC  
City Recorder