

PLANNING COMMISSION
Thursday, March 28, 2013 7:00 p.m.
City Office Building
10246 N Canyon Road, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Emily Cox, David Driggs, Donald Steele, Mike Geddes
(7:02 p.m.), Craig Clement (7:09 p.m.)
Scott McMahon, Chief Zoning Official
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist
Trent Augustus, City Councilmember
Others: Robert Chesworth, Rich Welch-Garbett Homes

PLANNING COMMISSION

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 7:00 p.m. by C. Dodge.
2. Public Comment
No comments.

Emily Cox recognized as a voting member.

PUBLIC HEARING

3. Concept/Preliminary Plan for Bridgestone, Plat F & G
No comments.
4. Amendments to the City Code, Title 10, Regarding Assisted Living Facilities
No comments.

SCHEDULED ITEMS

5. Approval of Minutes from the February 28, 2013 Planning Commission Meeting

MOTION: C. Driggs—To accept the minutes from the February 28, 2013 Planning Commission Meeting. Seconded by C. Steele.

Yes	-	C. Cox	
		C. Dodge	
		C. Driggs	
		C. Steele	Motion passes.

6. Review/Recommendation on Concept/Preliminary Plan for Bridgestone, Plat F & G

Staff Presentation:

Chandler Goodwin stated that in addition to plats F and G, this plan includes a portion of Plat D. This development originally came before the Planning Commission in 2007 under

a different developer. He reviewed this plan with David Bunker. There are some issues that need to be addressed. Two existing roads need to be named. The existing address map is confusing. The city would like to see any references to specs be to Cedar Hills design standards. Storm water calculations are needed. Postal easements need to be identified. In plat D unit 52 needs to be removed in order to avoid the sewer lateral. There needs to be a streetlight somewhere at the corner of 4380 West and Harvey Boulevard. Sight triangles need to be double-checked. The utility line work along Bridgestone needs to be cleaned up. David Bunker would like to see a Y-connect as well as a drop manhole. The side exteriors on Harvey Boulevard are about 20% brick 80% stucco. That ratio is fine for the interior buildings, but more brick is needed along Harvey Boulevard. Garbett Homes will be changing the sidewalk so that it doesn't veer down 4380 West. Construction vehicles cannot use 4380 West to keep the machinery away from the elementary school.

Rich Welch of Garbett Homes presented the plans for these plats of Bridgestone. This development began in the late 1990s. Garbett is the fifth builder to be involved in this project. This proposal is for 43 units. One foundation has been built. That plan will continue as originally planned. The biggest change is a change to the building type. It will still be a four-plex and closely sits in the recorded footprint, but these units will be two-story units, each with its own attached garage sitting at grade level. The larger end units have 1,740 square feet plus an unfinished basement. The middle units are 1,630 square feet plus unfinished basement. The goal was to do an architectural style that matches the development. Each unit has some dedicated yard space in the backyard.

C. Driggs stated that he feels that the driveways for units 69–72 leading on to 4380 West area a public safety issue because there is an elementary school across the street. Several times on every school day there is a line of cars in front of those proposed town homes. He would like to see units 69-72 face the other way with a lane that fronts onto Harvey Boulevard.

C. Geddes stated that he is excited to see further development of Bridgestone. He is concerned that there will be a lot more surface parking with this plan. He wants to ensure that all the driveways are long enough for additional parking.

C. Steele stated that he strongly objects to being given too little information to review this development and receiving it too late. There are a lot of issues. Rules have changed since 2007. He hasn't had a chance to check the density. He doesn't see open space calculations. He is disappointed in lack of landscaping detail.

C. Clement stated that these are the concept/preliminary plans and final engineering, landscape, etc are not required at this point.

C. Dodge stated that he feels there are too many units in too small a space, but has no problem with the plans or elevations themselves.

MOTION: C. Clement—To approve the concept/preliminary plan for Bridgestone Plats F & G with the conditions that the elevations facing Harvey Boulevard pick up more brick or stone and less stucco. Seconded by C. Steele.

Yes - C. Clement
C. Cox
C. Dodge
C. Steele
No - C. Driggs Motion passes.

7. Review/Recommendation Amendments to the City Code, Title 10, Regarding Assisted Living Facilities

Chandler Goodwin stated that section M places restrictions on where one assisted living facility can be located in relation to another. The Planning Commission approved that language. It appears again because of the requirement for a public hearing. The public hearing requirement has now been met.

MOTION: C. Driggs—To recommend that we strike section 10-5-34 Assisted Living Facility for Elderly Persons, section M from the City Code. Seconded by C. Clement.

Yes - C. Clement
C. Cox
C. Dodge
C. Driggs
C. Steele Motion passes.

8. Discussion/Review/Recommendation on Amendments to Title 4, Chapter 2, Section 3, Nuisances, Regarding Weeds and Refuse; Landscaping Overhanging the Street

C. Dodge stated that the city council requested review of further language to cover weeds in pastures requiring pastures to be kept at 6 inches within 30 feet of property line, road or structure.

Scott McMahon stated that he talked to the fire marshal. This is his recommendation for open spaces and pastures. The city will not be going after natural vegetations/sagebrush on the hillside. This is more geared towards large open spaces and undeveloped land. Thirty feet along the property line, road or structure is a reasonable barrier.

MOTION: C. Dodge—To recommend to the City Council the amendment to Nuisance Code 4-2-3 abatement of weeds as set forth in the recommendation. Seconded by C. Steele.

C. Clement stated that in the future he would like the recommendations to mirror the format of the code, in this case have the definitions lettered rather than numbered.

Yes - C. Cox
C. Dodge
C. Steele
No - C. Driggs
C. Clement Motion passes.

9. Discussion on Rental Properties

Chandler Goodwin stated that rental properties have become a problem in the city.

Scott McMahon stated that the city has a code for accessory apartments, but nobody is applying for accessory apartments. The city is seeing an increase in rental homes. Accessory apartments require two additional off street parking spaces. The biggest rental issues are parking and maintenance. The city is trying to figure out a way to manage rental properties because it is becoming a business with out of state corporations buying rental properties. Currently the city does not require a business license for rentals. It may want to consider requiring a business license. Other issues such as parking need to be managed. Some cities give property owners a benefit to take a good landlord class. Another issue is the city's current definition of a family, which is currently the only way to limit the numbers of renters, and includes a provision where there cannot be more than four unrelated tenants. In some cases a single family home is rented out to six single individuals. The rental code won't solve all the problems, but may help with some. Requiring a rental license would give him a direct contact to the owner. When he worked in Taylorsville, an annual rental inspection was required, which was merely driving by the house to ensure it met the standards and codes that the entire city was required to abide by. If there was a violation, the license process was put on hold and the property owner contacted. Once the nuisance was resolved the license process continued.

C. Clement stated that annual inspections like what is required for a business might be appropriate. If a corporation owns a property, it needs to be treated as a business.

C. Cox stated that she lives on a street with many rentals. She would like to see more expectations from the owners of the homes.

C. Geddes stated that he owns a property for rental in the city. He updates, maintains to attract a good tenant. He is hesitant to place restrictions such as inspections. The key is getting an accessible point of contact.

C. Driggs' family trust own properties as well, which are families but may look like corporations on paper. Having a rental code may encourage rentals. The definition of the family needs to be looked at and changed. He feels that the license should be required if they are renting to a group of unrelated individuals, but not if they are renting to a single family.

Trent Augustus stated that he also lives on a high rental street. With narrower streets two cars cannot pass with cars parked on either side of the street. Also, to get off street parking, some rental property tenants have started parking on lawns.

C. Dodge suggested requiring a license for entities that own and rent out more than one home.

10. Committee Assignments and Reports
No reports.

ADJOURNMENT

11. This meeting was adjourned at 9:11 p.m. on a motion by C. Clement, seconded by C. Dodge and unanimously approved.

Approved by Commission:
April 25, 2013, 2013

/s/ Colleen A. Mulvey
Colleen A. Mulvey, CMC
City Recorder