

**PLANNING COMMISSION MEETING**  
Tuesday, September 27, 2016  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: David Driggs, Chair, Presiding  
Commission Members: Jared Anderson, Jeff Dodge, John Dredge, Brian Miller,  
LoriAnne Spear, Steve Thomas  
Chandler Goodwin, Assistant City Manager

**PLANNING COMMISSION MEETING**

1. This meeting of the Planning Commission of the City of Cedar Hills, Utah, having been properly noticed, was called to order at 7:04 p.m. by C. Driggs.

Steve Thomas was recognized as a voting member.

2. Public Comment  
No comments.

**PUBLIC HEARING**

Amendment to the City Code Title 10, Chapter 5 Relating to Requirements on Renewable Energy Systems

No comments.

Amendments to City Code, Title 10, Chapter 5 Relating to Regulations on Short Term Rentals

No comments.

**SCHEDULED ITEMS**

3. Approval of Minutes from the August 23, 2016 Special Planning Commission Meeting

C. Miller stated that on the list of those present at the meeting his name was listed as Ben Miller, rather than Brian Miller.

**MOTION: C. Dodge—To approve the minutes.** Seconded by C. Spear.

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

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

Chandler Goodwin stated the city council enacted a moratorium on renewable energy systems, excluding roof mounted solar. That gives the city time to look at this without

getting new proposals. There is a provision in this proposal requiring a building permit. There is concern about noise levels for wind systems. He borrowed a provision from Salt Lake, which required that the system meet all county health department noise regulations, but Utah County doesn't have any. Sound levels for residential systems tend to be noisy. Research has gone into reducing noise for large industrial systems. The residential systems tend to produce about 70-80 dBA from 350 feet away. Acceptable noise limits would be around 30-40 dBA. The height restriction is 10 feet in keeping with other height restrictions. Ground-mounted solar are required to be fenced—either the yard or the entire backyard—because they can cause burns. The city may want to consider requiring fencing around wind systems that have a ladder-like or lattice support. If the wind system affected neighbors, such as with interference, the owner would need to remedy the situation and ultimately may need to remove the structure.

C. Dodge suggested allowing heights of up to 8 feet on a flat-roofed structure and 4 feet on the highest ridgeline of a sloped-roof structure, whichever is less. He also suggested having the height of the turbine at 12 feet. Many teenagers can jump and grab a basketball hoop at 10 feet.

C. Driggs would like to change the definition of inoperable from not working for 24 months to 12 months.

**MOTION: C. Thomas—to table item 4, Review/Recommendation on Amendments to the City Code Title 10, Chapter 5 Relating to Requirements on Renewable Energy Systems, until the next planning Commission meeting when changes can be made.**

Seconded by C. Dredge.

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

**5. Discussion on Amendments to the City Code, Title 10, Chapter 5 Relating to Regulations on Short Term Rentals**

Chandler Goodwin stated that the Utah League of City and Towns did not discuss this at the last conference. He looked at ordinances for Provo and St. George. They define short-term rentals of 29-30 day or less. St. George requires that these types of rentals be located on lots of at least 2 acres, front a major street and receive the approval of all property owners within 200 feet of the rental. The city only has two of these types of rentals. One is a problem because there are frequent police calls and neighborhood complaints.

C. Driggs stated that he would like to prohibit short-term rentals. He draws the line at a six-month rental. He has had bad experiences in the past with short-term rentals and safety concerns.

C. Spear stated that he was talking to a friend who runs an Airbnb out of their home in north Orem. This is something that needs to be addressed, because it is happening in neighborhoods that you might not expect based on tourist destinations.

C. Miller understands that this is a way for property owners to make mortgages and meet their financial needs. He doesn't want to take that away as an option. It is anticipated that the legislature will address this statewide.

C. Spear, C. Anderson, C. Dredge and C. Miller are fine with owner-occupied rentals.

C. Thomas is okay with short-term rentals as long as they are advertised.

6. This meeting was adjourned at 7:58 p.m. on a motion by C. Spear, seconded by C. Dodge and unanimously approved.

Approved:  
October 25, 2016

/s/ Colleen A. Mulvey, MMC  
City Recorder