

**PLANNING COMMISSION MEETING**

Tuesday, April 25, 2017 7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: David Driggs, Chair, Presiding  
Commission Members: John Dredge, Brian Miller, LoriAnne Spear (7:05 p.m.)  
Absent/Excused: Jared Anderson, Craig Clement, Jeff Dodge, Steven Thomas  
Chandler Goodwin, Assistant City Manager  
Rob Crawley, City Council Representative  
Courtney Hammond, Transcriptionist

**PLANNING COMMISSION MEETING**

1. This Planning Commission meeting of the City of Cedar Hills, having been properly noticed, was called to order at 7:01 p.m. by C. Driggs.

Brian Miller was recognized as voting member.

2. Public Comment

No comments.

PUBLIC HEARING

Amendments to the City Code Title 10, Chapter 5 Relating to Land Use Zoning Regulations

No comments.

3. Review/Action on Amendments to the City Code Title 10, Chapter 5 Relating to Land Use Zoning Regulations, Bed and Breakfast Facilities

Chandler Goodwin stated this is a proposed amendment to the portion of the code that deals with bed and breakfast facilities. It strikes the requirement that the B&Bs be in a structure of historical significance.

**MOTION: C. Dredge—To recommend the proposed changes to City Code 10-5-25(B)(2) related to bed and breakfast facilities.** Seconded by C. Miller.

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

4. Discussion on City Code Title 10, Chapter 5 Relating to Conditional Use Permits

Chandler Goodwin stated that the Conditional Use Permit (CUP) code includes a table that designates the approving land use authority and whether a public hearing is required. For a change in primary use of a residential dwelling, he is proposing that the land use authority be the City Council with the Planning Commission giving a positive recommendation. Some of those items are heavy enough that it makes sense to have the City Council weigh in as well as an additional opportunity for public input. He doesn't like hearing a resident say that they didn't

know about something that is happening in the neighborhood. Some members of the City Council have said that they wish they had opportunities to weigh in on these types of issues.

C. Miller stated that he appreciates the concern about getting information out to residents and giving them more opportunities for input. It is well known that public notices rarely get seen. He is not convinced that giving a second opportunity for public input at City Council meeting will make a difference to the public. He suggested that public hearings be posted on Facebook. He understands that a change to a residential dwelling may be something that needs additional discussion and viewpoints.

C. Driggs stated that the Planning Commission has worked with the code over the last year. As a result, the agenda in the coming years will be smaller because of that work on the land use code. His concern is that the workload of the City Council may increase just because people aren't paying attention to the public notices. His other concern is that the Planning Commission already has few responsibilities. He isn't sure that he wants to hand over more of the Planning Commission's authority. If the primary problem is resident input, it should be addressed through improved public noticing rather than adding another step in the approval process.

C. Spear stated that she is okay with this change because a land use change in a residential neighborhood makes a direct impact to the neighbors.

Chandler Goodwin stated there was an application for a carry out pizza restaurant. In looking through the code there was a conflict, with one area of the code showing a restaurant as a permitted use and a take-out requiring City Council approval. His proposal is to allow administrative approval for CUPs that do not change the external structure. Cedar Hills is an aberration in this regard. Most cities do not require City Council approval for a change of tenancy that does not require any modification to the external structure.

C. Dredge stated that the change will have to be worded carefully to designate what modifications to the external structure means.

C. Driggs stated this seems like it is the opposite as the previous discussion. Instead of asking for more review, this is less. Every use may have an impact that is not anticipated. Extra eyes help. He doesn't see a 30-40 day delay chasing away any potential tenants.

C. Miller stated that the public hearing is another barrier that may make businesses say that Cedar Hills is too much trouble. He wants to remove the barriers.

#### ADJOURNMENT

5. This meeting was adjourned at 7:47 p.m. on a motion by C. Miller, seconded by C. Dredge and unanimously approved.

Approved:  
July 25, 2017

/s/ Colleen A. Mulvey, MMC  
City Recorder