

PLANNING COMMISSION MEETING

Tuesday, June 28, 2016 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Craig Clement, Vice Chair, Presiding
Commission Member: Jared Anderson, Jeff Dodge, Steven Thomas, Brian Miller
(7:09 p.m.)
Absent/Excused: John Dredge, David Driggs, LoriAnne Spear
Chandler Goodwin, Assistant City Manager
Daniel Zappala, City Council Liaison
Courtney Hammond, Transcriptionist
Other: Scott Beeson

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 7:06 p.m. by C. Clement.

2. Public Comment

Scott Beeson: Mr. Beeson’s property was affected by the zoning change, and he had a question about access requirements. He wanted to ensure that access requirements include flag lots and common drives.

PUBLIC HEARING

- Amendments to City Code, Title 10, Chapter 4, Article B-5 Access Requirements to Include Flag Lot Developments as a Permitted Use in the R-15,000 Zone

No comments.

- Amendments to the City Code, Title 10, Chapter 5 Related to Development and Setbacks

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the April 26, 2016 Special Planning Commission Meeting
Jared Anderson and Steven Thomas were recognized as voting members.

MOTION: C. Dodge—To approve the minutes for the April 26, 2016 Special Planning Commission Meeting. Seconded by C. Anderson.

Yes - C. Anderson
C. Clement
C. Dodge
C. Thomas Motion passes.

4. Review/Recommendation on Amendments to City Code, Title 10, Chapter 4, Article B-5 Access Requirements to Include Flag Lot Developments as a Permitted Use in the R-15,000 Zone

Chandler Goodwin stated that last year several lots were rezoned from the R-1-20,000 zone into the R-15,000 zone making them legal conforming lots. There are a few lots that are quite large. In the old zone owners had the ability to create flag lots or common lot projects. This amendment gives those rights back to those lots that were previously in the R-1-20,000 zone if they meet the requirements.

Jeff Dodge suggested that the 60-foot requirement still needs to be tied to Section A for cul de sacs.

MOTION: C. Dodge—To recommend to the city council the code changes as discussed in 10-4B-5 regarding access requirements in the R-1, 15,000 zone, for approval and adoption.

Seconded by C. Thomas.

Yes - C. Anderson
C. Clement
C. Dodge
C. Miller
C. Thomas Motion passes.

5. Review/Recommendation Amendments to the City Code, Title 10, Chapter 5 Related to Development and Setbacks

Chandler Goodwin stated that this code is a work in progress, but in this amendment items that are not addressed in the code are removed from the list. Specifically, this amendment removes recreational equipment (such as swing sets, slides and trampolines). Hot tubs don't belong in this section either, but he is hesitant to remove it until there is another section in the code to place it.

C. Thomas stated that without this, recreational equipment may be placed right at the property line.

MOTION: C. Thomas—The item Review/Recommendation on Amendments to the City Code, Title 10, Chapter 5, Related to Development and Setbacks that the city code 10-5-29 addresses “decks, porches, patios, pergolas, awnings, hot tubs, and similar structures,” included in this section is recreational equipment such as swing sets, slides, and trampolines. It is proposed that in an effort to begin cleaning up this section of code, the language related to recreational equipment be removed. As written, the code regulated the construction of awnings, decks into side yard and rear yard setbacks there are no provisions in this code related to the installation of recreational equipment. I move that these changes be accepted with the exception of hot tubs, which will remain until it is addressed in the code at a later date. Seconded by C. Miller.

Yes - C. Anderson
C. Clement
C. Dodge

C. Miller
C. Thomas Motion passes.

6. Discussion on Proposed Lot Subdivision

Chandler Goodwin stated that a resident would like to develop a flag lot behind his property. The building would need to face Canyon Road. The required 15,000 foot lot cannot include the dimensions of the pole section of the flag lot. Details and measurement are still being worked out. There are some high voltage power lines that cross over the property. The homeowner has been instructed to get documentation from Rocky Mountain Power about restrictions.

ADJOURNMENT

7. This meeting was adjourned at 7:35 p.m. on a motion by C. Miller, seconded by C. Dodge.

Approved:
August 23, 2016

/s/ Colleen A. Mulvey, MMC
City Recorder