

PLANNING COMMISSION
Wednesday, November 14, 2012 7:00 p.m.
City Office Building
10246 N Canyon Road, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Donald Steele, Tonya Edvalson, Craig Clement,
Michael Geddes
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Trent Augustus, City Council Liaison

PLANNING COMMISSION

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 7:03 p.m. by C. Dodge
2. Public Comment
No comments.

SCHEDULED ITEMS

3. Approval of the Minutes from the October 25, 2012, Planning Commission Meeting

MOTION: C. Clement—To approve the minutes from the October 25, 2012, Planning Commission Meeting. Seconded by C. Edvalson.

Yes	-	C. Clement	
		C. Dodge	
		C. Edvalson	
Abstain	-	C. Steele	Motion passes.

4. Discussion/Review/Recommendation on Amendments to Title 5, Chapter 1, Article C-5, Kennel or Cattery, regarding allowing Residents to operate a Cat/Dog Hotel/Boarding Business

David Bunker stated that at the last meeting Scott McMahon, the zoning/code enforcement officer, presented this issue, and made recommended changes. This would replace Title 5 Chapter 1 Article C-5. A resident has approached the city with a request to allow for a professional kennel/cattery in a residential zone. The intention is to define the rules for such a business. This puts the cap on the number of allowed animals for boarding at 4. Title 5 Chapter 1 Article C-5 says that there are repercussions for three violations within a year. Those inspections will likely happen as a result of complaints from clients. The city currently receives many complaints from neighbors about non compliance issues and the zoning official responds appropriately.

C. Steele wasn't at the last meeting. He stated that there seems to be some open issues, such as the number of pets allowed. One issue to be addressed is the concept of how many and whether it is a for-profit business. He would like some controls over how many inspections would be allowed to protect the business owner from harassment.

C. Clement stated that the current code allows for kennels and catteries within certain zones. There should be an appeals process for disputed inspections or perceived harassment from inspectors.

C. Edvalson stated that this newer version gives further definitions and guidelines than what is currently in the code. As a neighbor to a kennel/cattery, this revision would give a greater peace of mind.

Michael Geddes was recognized as a voting member.

MOTION: Clement—To recommend to the City Council replacing section Title 5 Chapter 1 Article C-5 with the proposed changes. Seconded by C. Steele. All.

Yes - C. Clement
C. Dodge
C. Edvalson
C. Geddes
C. Steele Motion passes.

5. Discussion/Recommendation on Vision and Goals for future Development and Planning (Commercial and Residential)

C. Dodge stated that City Councilmember Trent Augustus asked that the Planning Commercial to discuss what it envisions as future development and goals for the commercial and residential areas.

David Bunker stated that build out was originally set at 17,500. He feels like the city won't reach that, but that build out will be closer to 12,500. The change is mostly due to grade issues on the eastern bench. Currently the population it is 10,000. St Andrews subdivision is owned by the city and zoned for residential, but there has been talk about rezoning it for commercial or mixed use. There has also been discussion in the past of zoning the area across from the public safety building as commercial. There is also a portion of the commercial area without frontage that can be mixed use. His vision would be to have a lodge/outfitter type of business to the area at St Andrews Estate subdivision.

Trent Augustus stated that the city is trying to rebrand itself. Part of doing that is determining what the city should be known for. The City Council keeps coming back to recreation, with the golf course, great parks and trails and access to the canyon. There is a cemetery on the master plan on open space that is too steep.

C. Clement said that there are great forest trails on the bench that don't tie into the city's system.

C. Steele stated that he feels that the city needs more commercial area.

C. Edvalson would like to see a Cedar Hills splash pad. Alpine has been complaining about the number of Cedar Hills residents at their splash pad.

Commission members should email ideas to Trent Augustus.

6. Review/Action on the 2013 Meeting Schedule

MOTION: C. Clement—To adopt the proposed 2013 meeting schedule. Seconded by C. Edvalson.

Yes	-	C. Clement	
		C. Dodge	
		C. Edvalson	
		C. Geddes	
		C. Steele	Motion passes.

7. Committee Assignments and Reports

None.

ADJOURNMENT

8. This meeting was adjourned at 8:17 p.m. on a motion by C. Edvalson, seconded by C. Dodge and unanimously approved.

Approved by Commission:
January 24, 2013

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