

PLANNING COMMISSION MEETING
Tuesday, September 25, 2014 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
 Commission Members: John Dredge, David Driggs, Craig Clement (7:03 p.m.),
 LoriAnne Spear (7:05 p.m.)
 Chandler Goodwin, Assistant City Manager
 Courtney Hammond, Transcriptionist
 Others: Gary Gygi, Jenney Rees, Dan Wilson, Mr. and Mrs. Smart, Corey Shupe,
 Marisa Wright, Mike Geddes

PLANNING COMMISSION MEETING

1. This meeting called to order at 7:00 p.m. by C. Dodge.

2. Public Comments

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the August 28, 2014 Planning Commission Meeting

John Dredge was recognized as a voting member.

MOTION: C. Driggs—To approve the minutes from the Planning Commission meeting from August 28, 2014. Seconded by C. Dredge.

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

4. Review/Recommendation on the Wilson-Geddes Conceptual Plan located in the H-1 Hillside Zone, located at approximately 101200 N Canyon Road

Chandler Goodwin stated that this was discussed last month. Staff has asked for more information, including lot square footage, frontage lengths, a cul de sac bulb for Lot 8, open space dedication and possible trail easements for preliminary plan approval. This is for conceptual approval. City code 11.4.2b states that conceptual approval is deemed as approval of general concept. The preliminary proposal requires a geotech report, engineer's report, drainage plan and natural conditions analysis map because it is located in the Hillside Zone.

Dan Wilson stated that just a few minor details have changed since the last meeting. Lot 1 will include an easement, or a sliver of the lot will be sold to the power company. Phase 1 will be the termination of Bayhill Drive. Some lines on the conceptual plan may be moved based on feasibility of topography, geotech reports, etc., but the basic concept is what is planned.

LoriAnne Spear was recognized as a voting member.

MOTION: C. Clement—To approve the conceptual plan for the Wilson/Geddes. Seconded by C. Spear.

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

5. Discussion on the Commercial Zone with Blu Line Designs

Corey Shupe of Blu Line Designs stated that in the last proposal the concept of congregate care was misunderstood. After feedback from the last Planning Commission, Blu Line is trying to put together a congregate care in a campus-like setting limited to three stories. Blu Line is on the schedule to give the City Council an update next month. Then they would like to have another joint City Council/Planning Commission work session.

C. Driggs suggested limiting the proposal to the specific piece of property that the facility will be on. He would like to see some degree of retail in the proposal.

C. Clement stated that property tax revenue will bring in more for the city than low level service retail, which pay minimal taxes.

C. Spear stated that she doesn't want to see a lot of small units within the building.

C. Dodge reminded Blu Line to break up the building to reduce the massive look of the previous proposal.

6. Discussion on Accessory Apartments

Chandler Goodwin stated that the current code on accessory apartments is in 10-2-1 and defines an accessory apartment as a subordinate dwelling within an owner-occupied main building, which has its own eating, sleeping and sanitation facilities within a main residential building having no separate address or utilities, and having a separate entrance. Occupancy is limited to two persons per bedroom with a maximum of four people. The residence must provide off street parking for all occupants of the main building. There are two problems within the city with accessory apartments: (1) the city has no idea how many accessory apartments are within the city; (2) the city needs to have a moderate-income housing plan for the housing element of the general plan. The process the city has established for accessory apartments clearly isn't working because there is no point in time that a resident needs to come to the city to have an accessory apartment registered. Provo has a two-page document that gives zoning requirements, building code regulations and the process to make accessory apartments legal. Accessory apartments may pose public safety problems when there is no separate address. Licensing accessory apartments and ensuring they all pass inspection may clean up some of the apartments, with those that do not meet building code not being licensed. The approval of the conditional use permit could be delegated to building and zoning staff.

C. Driggs stated that he is a property rights guy. There needs to be a balance between property taxes and a potential neighborhood nuisance where every basement is rented. He would like information on any state penalty for not meeting moderate-income housing. His feeling is that the city should create the city it wants rather than the city the state wants.

C. Clement stated that once a basement is rented, you become a business, interacting with the public.

C. Dodge stated that a process, requirements and licenses are great, but if there is no enforcement or penalty, it won't solve any of the problems.

C. Dredge was excused at 8:03 p.m.

Chandler Goodwin stated that he would like to have proposed code and a public hearing for the next meeting.

7. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects

MOTION: C. Driggs—To move item7 Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects to the next regularly scheduled meeting. Seconded by C. Clement.

Yes	-	C. Clement	
		C. Dodge	
		C. Driggs	
		C. Spear	Motion passes.

8. Committee Assignments and Reports

Chandler Goodwin stated that the General Plan Committee will be appointed for next month

Public Comment

Lloyd Beal: Mr. Beal went to a Planning Commission meeting several months ago where a senior development across from Walmart was discussed. He would like some type of facility like that. He thinks a senior apartment facility across from Walmart is a great idea.

ADJOURNMENT

9. This meeting was adjourned at 8:22 p.m. on a motion by C. Spear, seconded by C. Clement and unanimously approved.

Approved:
October 23, 2014

/s/ Colleen A. Mulvey, CMC
City Recorder