

**PLANNING COMMISSION MEETING**

Tuesday, July 28, 2015 7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding  
Commission: Craig Clement, Jeff Dodge, John Dredge, Donald Steele  
Absent/Excused: David Driggs, LoriAnne Spear  
Chandler Goodwin, Assistant City Manager  
Courtney Hammond, Transcriptionist  
Jenney Rees, City Council Liaison  
Others: Cheryl Boone, Steve Allen

**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 7:02 p.m. by C. Dodge.

John Dredge was recognized as a voting member.

2. Public Comment  
No comments.

**PUBLIC HEARING**

**Amendments to the City Code, Title 10, Relating to Animal Rights in the R-1-15,000 Zone**

No comments.

**Amendments to Title 10, Chapter 3, Regarding the Rezoning of Certain Portions of Area Currently in the RR-1-20,000 to the R-1-15,000 Zone, Portions of Area Currently in the RR-1-20,000 to the G-1 Hillside Zone, the Cottages Park, Doral Park and Cedar Run Park to the PF Public Facilities Zone, and to Amend the Official Zone Map to Reflect these Zone Changes**

Cheryl Boone: Ms. Boone stated that this change will affect her property, and she wants more information about the reasons behind this change.

Steve Allen: Mr. Allen stated that based on the information he received at the last meeting, he wonders whether a zoning change is required or if it can be addressed another way to allow for the development. He has an underlying concern about the zone change.

**SCHEDULED ITEMS**

3. Review/Recommendation on Amendments to the City Code, Title 10, Relating to Animal Rights in the R-1-15,000 Zone

Chandler Goodwin stated that the city zoning map shows that many of the homes in the RR-1-20,000 zone do not meet the requirements of the R-1-20,000 zone because the lots are less than

the ½ acre required, creating legal non-conforming lots. Moving them to the R-1-15,000 zone will make them legal conforming lots of record. The city is required by state law to follow a certain process. Looking at the code, the only discrepancy between the RR-1-20,000 and the R-1-15,000 zones is large animal rights. The current residents would be grandfathered in, but when ownership changes, those lots would not be allowed large animal rights unless this amendment is made. This amendment gives large animal rights to the R-1-15,000 zone.

**MOTION: C. Clement—To recommend to the City Council the proposed changes amending Title 10, Chapter 4, Section B to allow for large animal unit to be allowed as a conditional use in the R-1 15,000 zone.** Seconded by C. Dredge.

Yes - C. Clement  
C. Dodge  
C. Jeff Dodge  
C. Dredge  
C. Steele Motion passes.

4. Review/Recommendation on Amendments to Title 10, Chapter 3, Regarding the Rezoning of Certain Portions of Area Currently in the RR-1-20,000 to the R-1-15,000 Zone, Portions of Area Currently in the RR-1-20,000 to the G-1 Hillside Zone, the Cottages Park, Doral Park and Cedar Run Park to the PF Public Facilities Zone, and to Amend the Official Zone Map to Reflect these Zone Changes

Chandler Goodwin stated that in addition to the change from RR-1-20,000 to R-1-15,000, there are two additional proposed zoning changes: to put all the Avanyu Acres lots into the same zone, and moving three park properties from their respective zones into the Public Facilities Zone.

**MOTION: C. Jeff Dodge—To recommend the proposed changes amending portions of the zoning map found in the RR-1-20,000, H-1, and the P.R. 3.4 zones to be rezoned as R-1-15,000 and P.F. zones.** Seconded by C. Steele.

Yes - C. Clement  
C. Dodge  
C. Jeff Dodge  
C. Dredge  
C. Steele Motion passes.

5. Discussion on Amendments to Title 10, Chapter 5-5, Regarding Driveways

Chandler Goodwin stated that current code allows for circular driveways with both egresses in the front setback. The considered amendment would allow for circular driveways to use the side egress as well. There are already several driveways in the city that have circular driveways in side setback as well. The main concern with a circular driveway in a side setback on a corner lot is maintaining the site triangle. One potential clause is that the zoning official will examine the site and make any safety stipulations.

6. Discussion on Amendments to Title 10, Chapter 5, Regarding Signs in the Public Right of Way

Chandler Goodwin stated that there is a roundabout that the city has used as a forum for public events. Participation in these events has increased with the use of the roundabout. When the signs were moved to an adjacent corner, participation decreased 15%. The sign ordinance allows for exemptions for the city to put signs in the public right of way, though the ordinance refers to regulatory signs. The city's attorney agreed that putting informational signs in the roundabout breaks the ordinance. If the city wants to do that, the ordinance needs to be changed.

Craig Clement suggested installing a marquis-type monument sign to announce upcoming events.

ADJOURNMENT

7. This meeting was adjourned at 8:00 p.m. on a motion by C. Dredge, seconded by C. Steele and unanimously approved.

Approved:  
September 17, 2015

/s/ Colleen A. Mulvey, MMC  
City Recorder