

SPECIAL PLANNING COMMISSION MEETING

Wednesday, July 10, 2019 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: John Dredge, Vice Chairperson, Presiding
Commissioners: Jared Anderson, LoriAnne Spear, Steve Thomas
Absent/Excused: Glenn Dodge, David Driggs, Eric Schloer
Chandler Goodwin, City Manager
Jenny Peay, Planning Associate
Colleen Mulvey, City Recorder
Others: Aaron & Crystal Michaelis

1. Call to Order

This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order by Vice Chairperson Dredge at 7:02 p.m.

2. Public Comment

There were no public comments.

3. Approval of Minutes from the May 21, 2019 Planning Commission Meeting

MOTION: C. Spear—To approve the minutes from the May 21, 2019 Planning Commission Meeting. Seconded by C. Thomas.

Yes - C. Anderson
C. Dredge
C. Spear
C. Thomas Motion passes.

4. Review/ Recommendation and Public Hearing on Amendments to City Code Title 10, Chapter 5-5 Regarding Development in Required Setback Areas

Jenny Peay presented the staff report and explained that this item was to consider amending the code to include swimming pools and tennis courts on side setbacks. She read the proposed changes to the code.

C. Thomas asked how far the setback was for tennis courts. Ms. Peay responded there was no requirement as there was no building permit required for tennis courts unless they installed fencing or lighting. C. Spear asked if they were adding tennis courts under the fencing section. Ms. Peay responded in the negative; they were removing tennis courts from section B. Mr. Goodwin explained that swimming pools had certain requirements. Tennis courts or similar items did not have these specific requirements, which was the reason why they were removed from section B.

C. Spear asked about the building code concerning swimming pools. Ms. Peay stated that they were required to have self-closing or self-latching gates. She also read the setback requirements

and other items that were required. Mr. Goodwin said they already required this but the changes to the code would formalize these requirements.

C. Dredge asked why pools would be in a side setback. Mr. Goodwin stated there were several requests this year for pools in a side setback. There no reason why they should not allow pools in side setbacks if the requirements were met.

C. Dredge asked about grandfathering in pools that did not meet the side setback requirements. Mr. Goodwin explained that they would have to include them.

PUBLIC HEARING

Crystal Michaelis said this item was important to them because they had a huge side yard. Mr. Goodwin commented that they went to the Board of Adjustment and were denied. This was the reason why they were asking for the changes. He said there was no reason to not allow the pool because they met all the setback requirements.

MOTION: C. Anderson—To recommend to the City Council the proposed amendments to Title 10, Chapter 5-5, subject to exchanging the language of “side lot line” to “property line”. Seconded by C. Spear.

Yes - C. Anderson
C. Dredge
C. Spear
C. Thomas Motion passes.

5. Review/Recommendation and Public Hearing on Preliminary Plans for the Lone Peak Landing Commercial Subdivision located at approximately Cedar Hills Drive and 4600 West (Redwood Drive) in the SC-1 Commercial Zone.

PUBLIC HEARING

There were no comments.

MOTION: C. Spear—To table the recommendation of the preliminary plans for the Lone Peak Landing Commercial Subdivision pending submission. Seconded by C. Thomas.

Yes - C. Anderson
C. Dredge
C. Spear
C. Thomas Motion passes.

ADJOURNMENT

This meeting was adjourned at 7:19 p.m. on a motion by C. Thomas, seconded by C. Spear and unanimously approved.

Approved:
September 24, 2019

/s/ Colleen A. Mulvey, MMC
City Recorder