

**PLANNING COMMISSION MEETING**  
Tuesday, September 24, 2019      7:00 pm  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present:            John Dredge, Vice Chair, Presiding  
                         Commissioners: Jared Anderson, LoriAnne Spear  
                         Absent/Excused: David Driggs, Jeff Dodge, Eric Schloer, Steve Thomas  
                         Chandler Goodwin, City Manager/Planner  
                         Jenny Peay, Planning Associate  
                         Joel Wright, City Attorney  
                         Gretchen Gordon, Deputy City Recorder

1. Call to order  
Vice Chair John Dredge called the meeting to order at 7:04 pm.
2. Public Comment  
Vice Chair Dredge opened the floor for public comments. Seeing none, he closed the floor for public comments.
3. Approval of the Minutes of the July 10, 2019 Special Planning Commission Meeting

**MOTION: C. Spear—To approve the minutes of the Planning Commission Special Meeting held on July 10, 2019.** Seconded by C. Anderson.

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

4. Review/Recommendation and Public Hearing on Amendments to City Code Title 10, Chapter 5-5 related to Driveways

Jenny Peay explained that staff would like the Planning Commission to consider amending City Code 10-5-5 so as to include residential driveway approach in front setback area. Staff was also requesting that a secondary driveway be included in this section. Residential driveway approach would allow residents the option of extending driveway approach to a maximum of 30 feet. Extended driveway areas would be required to maintain 50 percent landscaped area. A secondary driveway option would allow residents additional off-street parking and would accommodate homes containing an ADU with additional parking spaces. Secondary driveways would be required to meet conditions for width, spacing, and landscaping for interior and corner lots.

Vice Chair Dredge opened the public hearing. There were no comments offered, so he closed the public hearing.

Jenny Peay explained that in Section 10-5-5 of City Code, language had been added and moved to accommodate the proposed changes. Corner lots would have to meet the front and side yard setback.

C. Anderson asked if there were a maximum number of driveways per lot, as the language did not currently set a maximum. Ms. Peay stated that the width of secondary driveways would not exceed 20 feet. In response to a question from C. Spear regarding circular driveways, Ms. Peay explained that there would be a minimum of 10 feet between driveways. There was subsequent discussion regarding the language of the motion.

**MOTION: C. Spear—to recommend the proposed amendments 10-5-5, as stated modifications regarding section C, C1-width of secondary driveway from 24’ to 20’, and the combined corner lot driveway shall not exceed 50% of the front and side yard setback.**

Seconded by C. Anderson.

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

5. Review/Recommendation and Public Hearing on Amendments to City Code Title 10, Chapter 5-9 related to Recreational Vehicles and Mobile Homes

Jenny Peay explained that staff would like the Planning Commission to consider amending City Code Section 10-5-9 so as to exclude language “/or.” After meeting with the City Attorney, a recommendation was made to change this portion of Code. Joel Wright, City Attorney, explained that removing the “/or” ensured reasonable compliance.

Chair Dredge opened the public hearing. There were no comments offered, so he closed the public hearing.

**MOTION: C. Anderson—to recommend the proposed amendments to City Code 10-5-9, relates to Recreational Vehicles and Mobile Homes.**

Seconded by C. Spear.

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

ADJOURNMENT

This meeting was adjourned at 7:32 pm on a motion by C. Spear, seconded by C. Anderson, and unanimously approved.

Approved:  
November 26, 2019

/s/ Colleen A. Mulvey, MMC  
City Recorder