

PLANNING COMMISSION MEETING
Thursday, March 25, 2010 7:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

NOTICE is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold their Regular Planning Commission Meeting on Thursday, March 25, 2010, beginning at 7:00 p.m.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item).

SCHEDULED ITEMS

3. Approval of Minutes from the February 25, 2010, Public Hearing and Regular Planning Commission Meeting
4. Open and Public Meetings Training and Land Use Training
5. Review/Recommendation on Demille Site Plan and Exchange of Property by Metes and Bounds Located at approximately 9764 N Meadow Drive.
6. Discussion regarding City Code, Title 10, Chapter 6, Article B, Planned Residential Developments (PRD)
7. Discussion Regarding the Average Daily Traffic (ADT) on City Streets
8. Committee Assignments and Reports

ADJOURNMENT

9. Adjourn

Posted this 22nd day of March, 2010.

Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission and the staff.

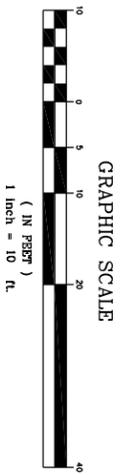
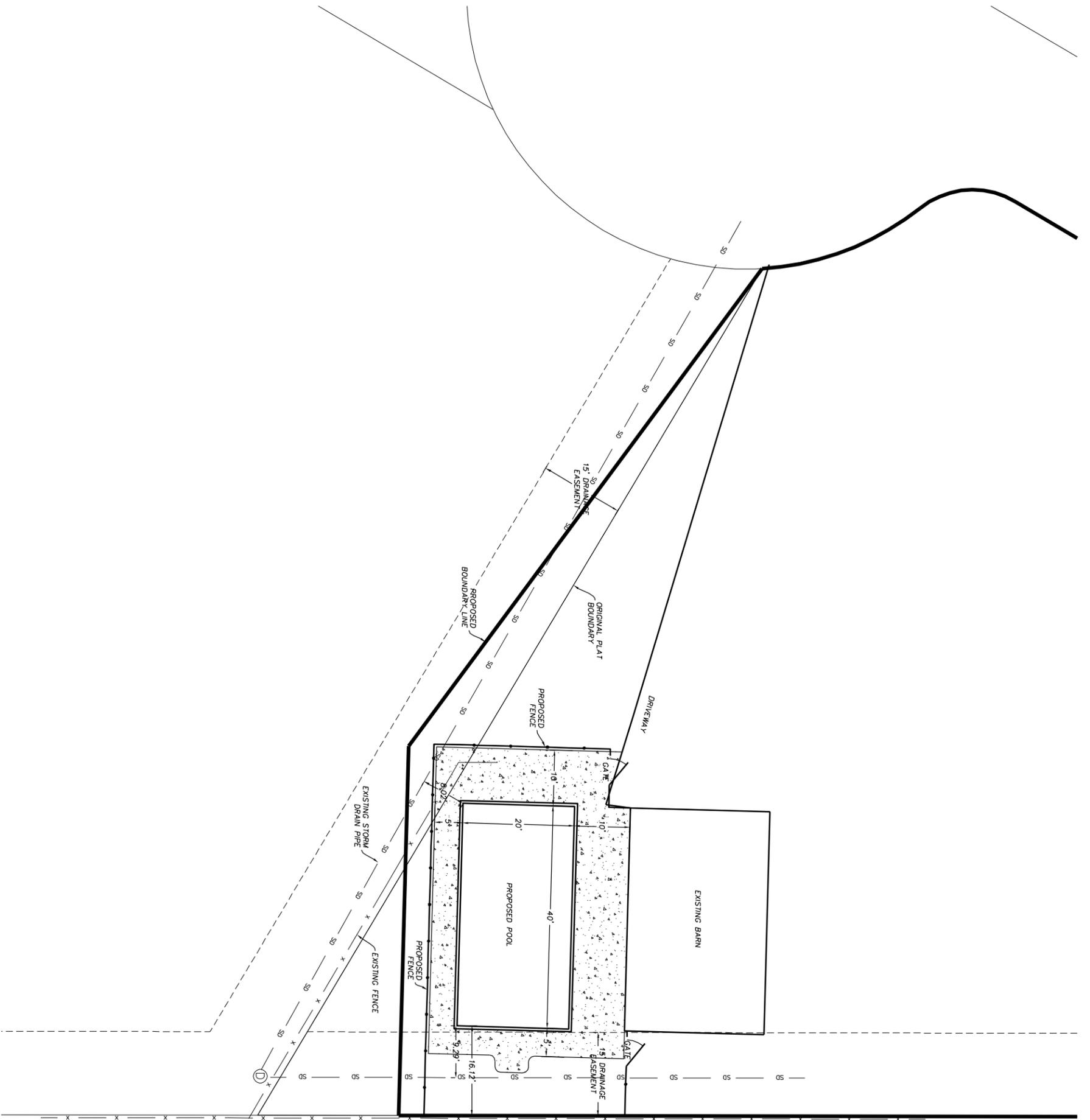


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	3/25/2010

Planning Commission Agenda Item

SUBJECT:	DeMille Metes and Bounds Subdivision
APPLICANT PRESENTATION:	Reece DeMille
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: The requested metes and bounds change is intended to give Mr. DeMille the property needed to build a pool with the proper setbacks. This is a simple boundary line adjustment that both Mr. DeMille and Mr. Dearing the adjacent property owner are in agreement with. The setbacks for the pool are 10' from the existing barn, 10' from side property line, and 5' from the rear property line. There are however, existing easements that the pool must be out of to build this pool. Mr. DeMille meets each of these setbacks and the metes and bounds conditions in order to move this property line.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: DeMille Site Plan Image of current lot lines	
RECOMMENDATION: This drawing meets the requirements for a metes and bounds change, staff recommends that the Planning Commission review the drawings and code found in 11-1-3	
MOTION: To approve/not approve concept/preliminary/final of the DeMille Subdivision located at 9764 North Meadow Drive.	



DEMILLE SITE PLAN

9764 N MEADOW DRIVE

H&H
ENGINEERING AND
SURVEYING, INC.

131 S 700 E, STE 101, AMERICAN FORK, UT 84003
 TEL: (801) 756-2488 FAX: (801) 756-3499

NO.	DATE	DESCRIPTION	BY

01

PROJECT NO. 10-360-01
 DATE 3/18/10
 HOR SCALE 1"=10'
 VER SCALE NA
 ENGINEER VEH
 DRAFTED VEH
 CHECKED VEH

SHEET



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	3/25/2010

Planning Commission Agenda Item

SUBJECT:	Discussion regarding City Code, Title 10, Chapter 6, Article B, Planned Residential Developments (PRD)
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: This is an item that was continued from our February Planning Commission meeting. The Commission wanted to see a slope analysis map of the Hillside Zone, so I have included one that was developed in association with a previous impact fee analysis.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: City Code 10-6B Planned Residential Developments (PRD) Slope Analysis Map	
RECOMMENDATION: Staff will be prepared to answer questions regarding the City Code associated with the Hillside Zone, but has no specific recommendation regarding this item.	
MOTION: To recommend to the City Council that no changes be made to the H-1 Hillside Zone or to the PRD ordinances regarding the H-1 Hillside Zone. or... To continue this ordinance to the March Planning Commission Meeting, and direct staff to make the following changes...	



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	David Bunker, City Engineer/PW Director
DATE:	3/25/2010

Planning Commission Agenda Item

SUBJECT:	Cul-de-sac development Criteria
APPLICANT PRESENTATION:	David Bunker
STAFF PRESENTATION:	David Bunker, City Engineer/Public Works Director

BACKGROUND AND FINDINGS:

Continued from the 2/25/2010 meeting.

Recently there have been several instances where our definition of Cul-de-sac development could use some increased definition and requirements.

Staff proposes that the City consider the following additional requirements and definitions:

First that the city limit the number of ADT (average daily traffic) that a cul-de-sac is allowed to generate to 250 ADT.

Second, that the definition of one Residential Unit (R.U) is equal to 10 ADT. And that the point of calculation be considered from the closest single permanent point of public access having one ingress point and at least one other egress point.

For Cul-de-sacs in the hillside zone, the ADT limitation would only allow up to 25 homes to be accessed off the cul-de-sac. In addition, if a commercial entity is on a cul-de-sac, a traffic study would be required to define the ADT.

One exemption would be allowed. A City owned facility in a public facility zone that accesses the cul-de-sac, i.e. a park, would not count against the ADT of the cul-de-sac.

PREVIOUS LEGISLATIVE ACTION:

None

FISCAL IMPACT:

Code change.

SUPPORTING DOCUMENTS:

Proposed language for code modification.

RECOMMENDATION:

Staff recommends the Planning Commission consider the appropriate changes to Cul-de-sac development criteria.

MOTION:

To recommend/ not recommend approval for changes to City Code 11-5-1 and 11-5-2C, an amendment regarding Average Daily Traffic (ADT) limits for public and private cul-de-sacs and dead end streets.