

PLANNING COMMISSION MEETING  
Thursday, October 30, 2008 7:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding  
Commission Members: Gary Maxwell, Scott Jackman, Donald Steele, Glenn Dodge,  
Bobby Seegmiller, Craig Clement  
Greg Robinson, Assistant to the City Manager-Planning  
Courtney Hammond, City Meeting Transcriber  
Eric Richardson, City Council Representative  
Others: Brent Uibel

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been posted throughout the city and the press notified, was called to order at 7:04 p.m. by C. Chandler.
2. Public Comment (7:04 p.m.)

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the August 28, 2008, Public Hearing and Regular Planning Commission Meeting (7:05 p.m.)

**MOTION: C. Maxwell - To approve the minutes for the August 28, 2008 meeting without comment.** Seconded by C. Maxwell.

Yes - C. Chandler  
C. Clement  
C. Jackman  
C. Maxwell  
C. Steele Motion passes.

4. Review/Recommendation on Check Cashing Business and Zoning Regulations (7:06 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that the City Council has asked the Planning Commission to look at adding an ordinance that addresses check cashing businesses in the City. He provided examples of how other cities have limited check cashing businesses. Issues to address include the type of limits (population, distance, or both) and where this type of business would be allowed as a conditional use. He recommended limiting zoning to allow for one such business in the City.

Commission Discussion:

- C. Seegmiller stated that often the people utilizing the services are stereotyped. The stereotypes are not necessarily true.
- C. Steele stated that these are respectable businesses, and are nothing like SOBs and shouldn't be treated as such.
- C. Maxwell suggested limiting check cashing to one per 15,000 residents and 1 mile apart.

**MOTION: C. Clement - To continue this item and direct staff to develop the wording for an ordinance that will include the following limitations: check cashing institutions be limited to the SC-1 commercial zone and within that zone to the retail area, a one mile distance limitation between such institutions, a population restriction of one to every 20,000 residents, and as a conditional use.** Seconded by C. Jackman.

Further Discussion:

- C. Steele stated that he feels the Commission needs to talk about definitions of such institutions.
- C. Clement stated that he would like the City to use the definition that is in the state code.

Yes - C. Chandler  
C. Clement  
C. Jackman  
C. Maxwell  
C. Steele

Motion passes.

5. Review/Recommendation on Amendments to the City Code, Title 10-5-18, Fences (7:22 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that this item was continued in a previous meeting. Eric Richardson proposed some changes to the fencing ordinance. Eric Richardson stated that the intent of this proposal is to take all the special exceptions from the fencing ordinance and streamline the process so that anybody that wants an exception can present their case to the City Manager who will weigh the request. Though it is not addressed in his proposed amendments, he would also like to see a change to the requirements for corner fencing. Currently there are three options. He would like it changed to two options: four foot privacy fence, or a six foot open fence. He would also like the requirements for double frontage lots removed.

Commission Discussion:

- C. Seegmiller would prefer to allow six foot privacy fences on corner lots and allow them a foot in from the sidewalk, as long as the clear view area is maintained. He would like to take the next month to look at sidewalks and corner lots and address the corner lot issue at the next meeting.
- C. Maxwell stated that he does not like a six foot privacy fence a foot off the sidewalk. He would be okay with a six foot fence that was 10 feet off the curb.
- C. Clement stated that he would like to see fencing measurements taken from the edge of sidewalk rather than lip of curve for more consistency throughout the City.

- C. Steele stated that he is opposed to chain link with vinyl slat inserts. Fencing issues change somewhat when you consider more than one lot at a time. The Commission needs to ensure that there are not problems with fencing that covers larger areas.
- Eric Richardson suggested that the Planning Commission address the proposed changes as written and leave the corner lot issue for later.

**MOTION: C. Maxwell - To recommend approval of the changes to the Ordinance 10-5-18, Paragraph 7, as noted with the one exception of allowing a 4 foot solid fence in Section C, Paragraph 1a within one foot of the sidewalk.** Seconded by C. Clement.

Yes	-	C. Chandler	
		C. Clement	
		C. Jackman	
		C. Maxwell	
		C. Steele	Motion passes.

6. Review General Plan Transportation Element (8:05 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that David Bunker intended to be here to cover this item. He was unable to attend. The Transportation Element in the General Plan needs to be updated. The General Plan is intended to be a 30-year plan. New maps that include proposed roads and bike lanes were prepared and presented. The Commission needs to look at wording in this element. He asked that changes be emailed to him. Resident Brent Uibel asked about planning traffic control along Canyon Road in anticipation of new development along the east side of Canyon Road and the county taking over the road. Greg Robinson said that currently the City cannot regulate anything along the road because it is a state road.

Commission Discussion:

- C. Clement suggested continuing this item. In the meantime Commission members can work on wording, and address the issue again at the next meeting with David Bunker present.
- C. Maxwell stated that he would like a striped bike lane from Bayhill Drive to Cottonwood Drive to Redwood Drive to the roundabout to Harvey Boulevard.

**MOTION: C. Jackman - To continue this item until next month and propose to staff that the non motorized intermodal transportation map include the route from Canyon Road along Bayhill Drive to Cottonwood Drive to Redwood Drive through the roundabout and down Harvey Boulevard.** Seconded by C. Maxwell

Yes	-	C. Chandler	
		C. Clement	
		C. Jackman	
		C. Maxwell	
		C. Steele	Motion passes.

7. Committee Assignments and Reports (8:31 p.m.)

- C. Clement: The Parks and Trails Committee met, but he was unable to attend.
- Greg Robinson: Chase Bank is working on new renovations. He is trying to set up tours of the Wal-Mart construction site. Numbers would have to be two commission members or less unless it is noticed as a meeting. If you would like a tour, contact Greg.

ADJOURNMENT

8. Adjourn

This meeting was adjourned at 8:39 p.m. on a motion by C. Maxwell, seconded by C. Clement and unanimously approved.

Approved by Commission:  
November 20, 2008

/s/ Kim E. Holindrake  
Kim E. Holindrake, City Recorder