

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, September 24, 2009 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: Donald Steele, Craig Clement, Glenn Dodge, Scott Jackman,
Gary Maxwell
Brad Kearl, Building and Zoning Official
Courtney Hammond, City Meeting Transcriber
Eric Richardson, City Council Liaison

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 7:03 p.m. by C. Chandler.

2. Public Comment (7:03 p.m.)

No comments.

PUBLIC HEARINGS

3. Vacation and Resubdivision of Juniper Heights, Plat C, Lots 13 and 14 (Juniper Heights, Plat F)
(7:03 p.m.)

No comments.

4. Subdivision Plat for Juniper Heights, Plat F, located at 10361 N. and 10343 N. Sandalwood Drive, Cedar Hills, Utah (7:03 p.m.)

No comments.

5. City Code Amendments Regarding Development in Required Setback Area (Decks, Porches, Patios, Pergolas, Awnings, Hot Tubs, and Similar Structures), Zoning Definitions, Parking and Storage of Vehicles, and Landscaping (7:03 p.m.)

No comments.

SCHEDULED ITEMS

6. Approval of Minutes from the August 27, 2009, Public Hearing and Regular Planning Commission Meeting (7:04 p.m.)

MOTION: C. Clement - To approve the minutes from the August 27, Public Hearing and Regular Planning Commission Meeting. Seconded by C. Steele.

Yes - C. Chandler
C. Clement

C. Jackman
C. Maxwell
C. Steele Motion passes.

7. Review/Recommendation on Vacation and Resubdivision of Juniper Heights, Plat C, Lots 13 and 14 (Juniper Heights, Plat F) (7:05 p.m.)

See handouts.

C. Chandler stated that this is a straightforward revocation and addition to the existing plat. Both properties agree to the change.

MOTION: C. Maxwell - To approve the vacation of lots 13 and 14 of Juniper Heights Plat C.
Seconded by C. Jackman.

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

8. Review/Recommendation on Subdivision Plat for Juniper Heights, Plat F, located at 10361 N. and 10343 N. Sandalwood Drive, Cedar Hills, Utah (7:07 p.m.)

See handouts.

MOTION: C. Maxwell - To approve the preliminary/final subdivision of Juniper Heights, Plat F, Subdivision. Seconded by C. Jackman.

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

9. Review/Recommendation on City Code Amendments Regarding Development in Required Setback Area (Decks, Porches, Patios, Pergolas, Awnings, Hot Tubs, and Similar Structures), Zoning Definitions, Parking and Storage of Vehicles, and Landscaping (7:08 p.m.)

See handouts.

Staff Presentation:

Brad Kearl stated that in the previous meeting the Planning Commission requested changes in the definition section to clarify verbiage with the definition of hard surface and portable garage. Amendments to the ordinance include provisions and requirements for portable sheds, what is allowed in the side and rear setback areas, and animal rights. The amended animal ordinance

makes provision for fowl or smaller animals. It allows for up to eight fowl requiring four square feet per animal/fowl.

MOTION: C. Clement - To recommend approval of the amended ordinance presented tonight, which included 10-2-1 Definitions, 10-5-5 Development in Required Setback Area, 1-5-29 Decks, Porches, Patios Pergolas, Awnings, Hot Tubs, and Similar Structures, 4-2-3: v) Improper Parking or Storage, 5-2-5 Parking Regulations, 10-5-27 Landscaping, 10-4 Regulations within Zones, 10-5-30 Portable Utility Shed and 10-4-3 Conditional Uses (applied to all zones). Seconded by C. Maxwell.

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

10. Committee Assignments and Reports (7:56 p.m.)

No reports.

11. Adjourn

This meeting was adjourned at 7:56 p.m. on a motion by C. Maxwell, seconded by C. Jackman and unanimously approved.

Approved by Commission:
October 29, 2009

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