

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

Present: Cliff Chandler, Chair, Presiding
Commission Members: Glenn Dodge, Donald Steele, Trent Augustus (7:16 p.m.)
Greg Robinson, Assistant City Manager
Courtney Hammond, City Meeting Transcriber
Others: Scout Troop, Reese DeMille

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 7:01 p.m. by C. Chandler.

2. Public Comment (7:02 p.m.)

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the February 25, 2010, Public Hearing and Regular Planning Commission Meeting (7:03 p.m.)

MOTION: C. Dodge - To accept the minutes from the last meeting. Seconded by C. Steele.

Yes - C. Chandler
C. Dodge
C. Steele Motion passes.

4. Open and Public Meetings Training and Land Use Training (7:03 p.m.)

- C. Dodge stated that he attended the Land Use Training and came away with a different view of the Planning Commission, more as the thinkers rather than the doers.
- C. Chandler stated that the Planning Commission only recommends to the City Council, with a few exceptions.

5. Review/Recommendation on Demille Site Plan and Exchange of Property by Metes and Bounds Located at approximately 9764 N Meadow Drive (7:05 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated in this case for a metes and bounds adjustment is appropriate. Mr. Demille wants to acquire a little more land from his neighbor to install a pool, which requires additional setbacks. The neighbor, Mr. Dearing, is willing to sell him the property. Mr. Demille is aware

of a storm drain easement, and the pool will not impinge on the easement. The concrete deck does go into the easement, but is not an issue.

MOTION C. Steele - To approve the concept/preliminary/final of the DeMille Subdivision located at 9764 North Meadow Drive without any change. Seconded by C. Dodge.

Yes - C. Chandler
C. Dodge
C. Steele Motion passes.

Trent Augustus was recognized as a voting member.

6. Discussion regarding City Code, Title 10, Chapter 6, Article B, Planned Residential Developments (7:16 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that this item was continued from the last meeting, and the City Council requested that the Planning Commission review this item. The Commission can decide to make adjustments or make no changes. He and David Bunker are also working on the transportation element of the General Plan.

Commission Discussion:

- C. Chandler stated that he is happy to see the area designated as open space remain open space. There may be some flat buildable area in this area, and it may be possible to address those areas on a case by case basis. For now, he would like to see the Code remain as is.
- C. Steele stated that the area left to develop is limited because the majority of the land exceeds 30% grade.
- C. Dodge stated that he would like to see a requirement that a portion of the open land dedicated to the City needs to be usable at grades of 5% or less.
- C. Augustus agrees that open space should be usable for additional parks and trails rather than steep unusable land.

MOTION: C. Dodge - To continue this to the next meeting. Seconded by C. Augustus.

Yes - C. Augustus
C. Chandler
C. Dodge
C. Steele Motion passes.

Further Discussion:

- C. Steele stated that he would like to see some access to the beautiful forest service land above the boundaries of the City.

7. Discussion regarding the Average Daily Traffic (ADT) on City Streets (7:32 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that the purpose of the proposal is to change the language in the ordinance to ensure the City does not have large amounts of traffic traveling on roads that were not designed for it. David Bunker will be at the next meeting to discuss this item.

8. Committee Assignments and Reports (7:34 p.m.)

- Greg Robinson stated that the Parks and Trails Committee was dissolved and replaced with an ad-hoc committee to deal with specific issues.

ADJOURNMENT

9. Adjourn

This meeting was adjourned at 7:36 p.m. on a motion by C. Dodge, seconded by C. Steele and unanimously approved.

Approved by Commission:
April 29, 2010

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