

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, April 29, 2010 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding  
Commission Members: Craig Clement, Glenn Dodge, Daniel Zappala, Trent Augustus  
Greg Robinson, Assistant City Manager  
Courtney Hammond, City Meeting Transcriber

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 7:07 p.m. by C. Chandler.

2. Public Comment (7:07 p.m.)

No comments.

PUBLIC HEARINGS

3. Average Daily Traffic on City Streets (7:07 p.m.)

No comments.

C. Zappala and C. Augustus were recognized as voting members. (7:07 p.m.)

SCHEDULED ITEMS

4. Approval of Minutes from the March 25, 2010, Regular Planning Commission Meeting (7:07 p.m.)

**MOTION: C. Dodge - To approve the minutes from the March 25, 2010, Planning Commission meeting.** Seconded by C. Zappala.

Yes - C. Augustus  
C. Chandler  
C. Clement  
C. Dodge  
C. Zappala Motion passes.

**MOTION: C. Chandler - To move to item 6 and reserve item 5 until Mr. Bunker is here.** Seconded by C. Dodge.

Yes - C. Augustus  
C. Chandler  
C. Clement  
C. Dodge  
C. Zappala Motion passes.

6. Discussion regarding City Code, Title 10, Chapter 6, Article B, Planned Residential Developments (PRD) (7:09 p.m.)

See handouts.

Greg Robinson stated that the proposal, per the Commission's recommendation, changes the open space requirement in the Code regarding PRDs to require that 20% of open space be functional with a 5% grade or less. This proposal also requires that when the project is adjacent to an existing or planned trail, common space must include connections to those trails. His only concern is that some developers may consider the 20% functional space as an exaction, which may open the City to litigation. Typically, when a developer is required to put in a park or trail, the cost of that is deducted from their impact fees. Another way to go about getting functional space is to look at the General Plan and choose those areas where the Commission would like to see a park. In the Code, the Commission already has latitude to require the developer to move elements of the development, increase open space, etc. He recommended including the verbiage about connecting to trails, but leave out the 20% functional open space. He will work on getting a parks/trails plan and a slope analysis.

**MOTION: C. Clement - To continue the Item 6 discussion regarding City Code, Title 10, Chapter 6, Article B, Planned Residential Developments (PRD) until the next meeting and instruct Greg Robinson to come up with final language.** Seconded by C. Dodge.

Yes	-	C. Augustus	
		C. Chandler	
		C. Clement	
		C. Dodge	
		C. Zappala	Motion passes.

7. Review of the City's General Plan (7:36 p.m.)

See handouts.

Greg Robinson stated that some connections need to be made up on the hillside to relieve congestion on Canyon Road and provide connectivity throughout the City. There is one road not shown on the proposal that would run from the end of Sage Vista Lane and connect to Heiselt's Hollow Drive.

8. Committee Assignments and Reports (7:47 p.m.)

No reports.

5. Review/Recommendation Regarding the Average Daily Traffic (ADT) on City Streets (7:57 p.m.)

See handouts.

Greg Robinson stated that currently there is no limit on the average daily traffic (ADT) on City streets. David Bunker has looked at areas where congestion can be minimized and avoid dangers of having too many people on roads that were not designed for that level of traffic. Several areas of the Code would need to be amended, i.e. Large Scale Developments and Hillside PRDs. A paragraph h added in Section 11-5-2-B.-2. for subdivisions would be sufficient. The Traffic Analysis Report should be required and added in Section 11-5-1-B.-1. as paragraph e.

David Bunker stated that the recommended ADTs are standard.

**MOTION: C. Clement - To recommend approval for the following changes to the City Code, (1) adding a definition in Section 1-3-2, General Definitions, Average Daily Traffic (ADT): One equivalent residential connection shall constitute ten (10) trips per day. (2) Adding to Section 11-5-1-B.-1., paragraph e, Traffic analysis report. (3) Adding to Section 11-5-2-B.-1., paragraph h, stating "Cul-de-sac or dead end streets shall have a maximum Average Daily Traffic (ADT) of 250 trips or less. City owned facilities or parcels having access via cul-de-sac or dead end streets shall be exempt, and trips generated by City use shall not be included in the maximum ADT.** Seconded by C. Augustus.

Yes - C. Augustus  
C. Chandler  
C. Clement  
C. Dodge  
C. Zappala                      Motion passes.

ADJOURNMENT

9. Adjourn

This meeting was adjourned at 8:21 p.m. on a motion by C. Chandler, seconded by C. Dodge and unanimously approved.

Approved by Commission:  
May 27, 2010

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