

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, June 24, 2010 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: Donald Steele, Gary Maxwell, Trent Augustus (7:05 p.m.)
Greg Robinson, Assistant City Manager
Courtney Hammond, City Meeting Transcriber
Others: Brent Uibel

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. Amendments to the city Code, Title 10, Chapter 6, Article B, Planned Residential Developments (PRD) (7:03 p.m.)

No comments.

4. Amendments to the General Plan (7:03 p.m.)

No comments.

SCHEDULED ITEMS

5. Approval of Minutes from the May 27, 2010, Regular Planning Commission Meeting (7:04 p.m.)

MOTION: C. Maxwell - To approve the minutes from the May 27, 2010, Regular Planning Commission Meeting. Seconded by C. Steele.

Yes - C. Chandler
C. Maxwell
C. Steele

Motion passes.

6. Review/Recommendation Regarding Amendments to the City Code, Title 10, Chapter 6, Article B, Planned Residential Developments (PRD) (7:04 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that all recommended changes suggested in past meetings are reflected in this version. The City wants to effectively use the open space and put those selected portions of open space in the General Plan. The City Code, Title 10-6B-12-b allows flexibility by stating, “The planning commission may require changes in the plan in order to more fully accomplish the intent of the PRD provisions. Such changes may include, but are not limited to, adjustments in the density or the number of structures, relocation of project elements, redesign of the road system, increase in the amount of open space and provisions for the disposal of surface water drainage.”

Commission Discussion:

- C. Steele stated that he is concerned that this amendment allows the developer to give only those portions of the property that are unusable for park land. This amendment allows the City to receive just the leftovers. There has to be something for the City and the residents to use.
- C. Maxwell discussed the areas that are in the 100-year flood plain, which is the golf course. This is a catchall since there is limited land left to develop. It would cover any areas that may annex into the City. The City has control under the PRD provisions.

MOTION: C. Maxwell - To recommend approval of the changes in 10-6B-8 and also note those in 10-6B-12-b from Don’s comments, Planned Residential Developments, Open Space, 10-6D-9 Planned Townsite Projects, Open Space as amended. Seconded by C. Steele.

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

7. Review/Recommendation on Amendments to the City’s General Plan (7:17 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that there are many missing items in this portion of the General Plan. This is a work in progress, and comments and feedback are always welcomed. The City will be short on park land. Deerfield Elementary took over half of a parcel that the City was planning on for park land.

Commission Discussion:

- C. Chandler stated that the City Council has created a non-motorized ordinance. The General Plan needs to comply with that ordinance.
- C. Maxwell stated that the City trail can be extended to connect to the Murdock Canal trail. Those connections need to get into the General Plan.
- C. Chandler asked that an update on this item be on the July agenda with a field trip to view the trail and possible trailheads. A full discussion will be on the August agenda.

MOTION: C. Maxwell - To continue item 7, which is the amendment to the City General Plan, specifically the parks and trails portion to the July meeting. Seconded by C. Augustus.

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

8. Review Annexation Policy Plan (7:50 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that the annexation policy was last updated in 2003. There have been a few small changes from boundary adjustments and annexations. He reviewed the current boundary/annexation map and policy.

MOTION: C. Augustus - To schedule the public meeting for July for the annexation and notice all interested parties. Seconded by C. Maxwell.

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

9. Committee Assignments and Reports (8:21 p.m.)

- Greg Robinson reported that the intersection of Canyon Road and SR-92 is still planned, but the time line is unknown. It is not currently on UDOT's to-do list.

ADJOURNMENT

10. Adjourn

This meeting was adjourned at 8:28 p.m. on a motion by C. Maxwell, seconded by C. Chandler, and unanimously approved.

/s/ Cathy D. Larsen
Cathy D. Larsen, Deputy Recorder

Approved by Commission:
July 29, 2010