

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, August 26, 2010 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: Gary Maxwell, Glenn Dodge, Donald Steele, Craig Clement
Greg Robinson, Assistant City Manager
Courtney Hammond, City Meeting Transcriber
Scott Jackman, City Council Liaison
Others: Kristine Petersen (Pleasant Grove City Attorney), Lynn Ritchie (Highland City Mayor)

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 7:02 p.m. by C. Chandler.
2. Public Comment (7:02 p.m.)

No comments.

PUBLIC HEARINGS

3. Amendments to the City's Annexation Policy Plan (7:02 p.m.)

Kristine Petersen: Ms. Petersen addressed the blue areas of the Annexation Policy Plan that are currently within Pleasant Grove City. The Pleasant Grove Mayor and City Council have expressed concern about the proposed boundary adjustment areas. State statute does not address areas that are already incorporated into another municipality. Pleasant Grove City requests that the areas be removed from the Annexation Policy Plan. Pleasant Grove City residents do not like to see that their homes are proposed to be boundary adjusted without the consent of Pleasant Grove. Removing the areas from the map does not prohibit those areas from being boundary adjusted in the future should it be mutually agreeable. Certain areas have been identified as areas that Pleasant Grove City would be willing to boundary adjust out. Pleasant Grove City is planning to provide sewer service to all of its residents.

Lynn Ritchie: Mr. Ritchie echoed the sentiments expressed from Pleasant Grove City. Highland City requests that areas within Highland City be removed from the annexation plan. Highland City provides all utilities to the small parcel adjacent to Walmart. Boundary adjusting the parcel on SR-92 across the street from the public works building at the mouth of the canyon would create a peninsula or island. Highland City owns the parcels around that area. Highland City has no opinion about the parcel along the foothills and is willing to discuss that parcel but does not want it in the annexation plan. The last parcel is part of the golf course. Highland City sees no problem with the golf course being owned by Cedar Hills and being in the boundaries of Highland City. It is in a flood zone, splits two Highland neighborhoods and contains part of Highland trails. He sees no compelling reason to create a peninsula through boundary adjustment. He requests these parcels be removed from the annexation plan.

4. Amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of a Family (7:17 p.m.)

No comments.

SCHEDULED ITEMS

5. Approval of Minutes from the July 29, 2010, Regular Planning Commission Meeting (7:18 p.m.)

MOTION: C. Dodge - To approve the minutes from July 29, 2010. Seconded by C. Maxwell.

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

6. Review/Recommendation on Amendments to the City's Annexation Policy Plan (7:19 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that the Utah Valley Dispatch Special Service District responded and is in favor of the annexation plan. Current borders make it difficult for dispatch to get the proper authorities to the scene of emergencies. They support a cleaner boundary. Legal counsel sees no reason that the City cannot continue with the proposed map. He suggested that the boundary adjustment areas remain on the map for situations where a resident files a suit to disconnect from a municipality. In those instances the county requires them to immediately annex into another municipality. They may choose to take legal action to get out of a city, but Cedar Hills would not be allowed to take them in without them being on the annexation plan. The plan does not force any resident into or out of a city. There have been instances when Pleasant Grove City has not allowed a property to boundary adjust into Cedar Hills even though Pleasant Grove could not provide sewer to the property. This map just identifies those areas that Cedar Hills would allow in if a resident wanted to boundary adjust.

Commission Discussion:

- C. Steele stated that he has talked to some of the residents along the boundary area who are Pleasant Grove residents. He hasn't met any that want to leave Pleasant Grove.
- C. Clement stated that some of his Pleasant Grove neighbors would like to leave because Cedar Hills is perceived to be a better address and because they are on septic and would like to move to sewer.
- C. Maxwell stated that it is his understanding that the highlighted areas on the Annexation Policy Plan are intended to allow those that would care to come into Cedar Hills an opportunity. It is not meant to force anyone to leave any other city and join Cedar Hills unless they so desire. It is his understanding that it was under those conditions this map has been created.

MOTION: C. Maxwell - To recommend the amendments to the City Council in the current Annexation Policy Plan map be made official and public as noted in the map. Seconded by C. Clement.

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

7. Review/Recommendation on amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of a Family (7:46 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that the State Code regarding the definition of a family has changed. Cedar Hills' definition needs to be updated. The proposed changes meet the code. The City does not have an accessory apartment ordinance. With this change to the definition of a family, the City will address accessory apartments.

Commission Discussion:

- Council Member Jackman stated that when you have four unrelated people it generates other situations, such as parking issues.
- C. Maxwell stated that he would like to have all the pieces to the puzzle, including the accessory apartment ordinance, before making any decisions.

MOTION: C. Maxwell - To continue this item to the next month so that we can review other items that would be significant, similar in nature, and to be presented by the Chief Zoning and Building Official. Seconded by C. Dodge.

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

8. Review/Recommendation on Amendment to the City's General Plan (8:06 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that the Planning Commission was able to tour the parks and trails at the last meeting. There are several references in the Non-Motorized, Intermodal Transportation section that can't be found. He would like to remove those references. He would also like to add a trails section to show interconnectivity with parks. The City Council is making decisions about

recreation, and the Commission may want to wait to see what recreation decisions are made before really tackling the parks and trails section of the General Plan.

MOTION: C. Clement - To continue this item to the September Planning Commission meeting.

Seconded by C. Maxwell.

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

9. Committee Assignments and Reports (8:14 p.m.)

No reports.

ADJOURNMENT

10. Adjourn

This meeting was adjourned at 8:15 p.m. on a motion by C. Maxwell, seconded by C. Dodge, and unanimously approved.

Approved by Commission:
September 30, 2010

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