

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, March 24, 2011 6:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding  
Commissioners: Trent Augustus, Donald Steele, Daniel Zappala, Craig Clement (6:07 p.m.)  
Kim Holindrake, City Recorder  
David Bunker, City Engineer  
Greg Robinson, Assistant City Manager  
Courtney Hammond, City Meeting Transcriber  
Other: Natalie Barrett

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 6:00 p.m. by C. Chandler.

Trent Augustus and Daniel Zappla were recognized as voting member.

2. Swearing In of New Members (6:04 p.m.)

Trent Augustus, Daniel Zappala, and Craig Clement were sworn in as members of the Planning Commission by Kim Holindrake.

3. Public Comment (6:05 p.m.)

No comments.

PUBLIC HEARING(S)

4. Amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of Dwelling, Single-Family (6:05 p.m.)

No comments.

5. Amendments to the City Code, Title 10, Chapter 2, Definitions, Regarding the Definition of Slope (6:05 p.m.)

No comments.

SCHEDULED ITEMS

6. Approval of Minutes from the January 27, 2011, Regular Planning Commission Meeting (6:06 p.m.)

**MOTION: C. Augustus – To approve the minutes of January 27, 2011.** Seconded by C. Zappala.

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

**MOTION: C. Clement – To move item #9 ahead of item #7.** Seconded by C. Chandler. (6:09 p.m.)

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

7. Discussion Regarding Amendments to the City Code, Title 10, Chapter 5, Supplementary Development Standards, Regarding Signs and Campaign Signs (6:49 p.m.)

Commission Discussion:

- C. Chandler stated that the state legislature has not acted on this item and recommended tabling the item until they do.

**MOTION: C. Chandler – To table item #7.** Seconded by C. Augustus.

Further Discussion:

Greg Robinson stated that it will be clear by the next meeting if the legislature is going to act on this item. He would recommend tabling the item for a month or two; if the legislature does not act on it, the city may want to have an acting ordinance. For the time being the sign ordinance is suspended.

**AMEND MOTION: C. Chandler – To table item #7 until the next meeting.** Seconded by C. Augustus.

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

8. Review/Recommendation Regarding the Definition of Dwelling, Single-Family (6:53 p.m.)

Staff Presentation:

Greg Robinson stated that the changes that were recommended in November have been made. The reference to hotels, motels, and bed and breakfast establishments are in the ordinance due to the fact that many other cities have that limitation in their ordinances.

Commission Discussion:

- C. Clement suggested changing the language from bed and breakfast “establishment” to “facility.” They are called “facility” in the code definitions.

**MOTION: C. Clement – To recommend to the City Council the following changes to City Code 10-2-1: Terms Defined, specifically to the definition of Dwelling, Single Family to read, “A detached residence designed for or occupied by one family, but not including hotels, motels, or bed and breakfast facilities. Single family dwellings may include accessory apartments.”** Seconded by C. Zappala.

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

9. Review/Recommendation Regarding the Definition of Slope (6:09 p.m.)

Staff Presentation:

David Bunker stated that this amendment to the code clarifies the method by which slope is calculated, which is the rise over 50 feet. The maximum allowed rise is 15 feet. In the H-1 zone, the allowed density is based on the slope. The maximum roadway grade is 8% and up to 12% for short distances. This 30% maximum is for land surfaces. If the lot is at 30%, it is not buildable. There is one roadway—a planned collector road—that runs from Morgan Boulevard down to the Canyon Heights area. There is a drainage area that is steeper than 30%. There is an exception in this amendment for master planned collector roadways and drainage ways.

Greg Robinson stated that this criteria only affects the process by which the slope is calculated.

Commission Discussion:

- C. Steele stated that regardless of how slopes are measured, he is opposed to building on 30% grade.
- C. Zappala stated that there needs to be further clarification. This ordinance makes it sound like someone can choose any two points to measure on the property, which is not the case.
- C. Clement stated the City should have a slope analysis done on the hillside in order to be aware of the locations of the problem areas.
- C. Chandler suggested changing the last sentence to read: “Exclusions are to be approved by the City Engineer, which may include but is not limited to natural drainage ways, master planned collector roadways with associated cut and/or fill slopes, and non-buildable zones mitigated via approved method.”

**MOTION: C. Augustus – To approve the slope determination set by staff and the City Engineer, that Planning Commission recommend approval of the first two sentences with a change of the third sentence to read, “Exclusions to be approved by the City Engineer, which may include but is not limited to natural drainage ways, master planned collector roadways with associated cut and/or fill slopes, and non-buildable zones mitigated via approved method.”** Seconded by C.

Zappala.

Further Discussion:

- C. Clement stated that the “but is not limited to” language in the motion is unnecessary.
- C. Steele stated that he thinks the motion should include direction to staff to do preliminary slope analysis.

**AMEND MOTION: C. Augustus – To strike the line “but is not limited to,” and at the end of the motion include that the City Planning Commission recommends to the City Engineer and staff that the City look into the possibility of doing a slope analysis on the hillside zones.** Seconded by C. Zappala.

|     |   |             |                |
|-----|---|-------------|----------------|
| Yes | - | C. Augustus |                |
|     |   | C. Chandler |                |
|     |   | C. Clement  |                |
|     |   | C. Steele   |                |
|     |   | C. Zappala  | Motion passes. |

10. Committee Assignments and Reports (6:58 p.m.)

- Greg Robinson stated that there was a Site Plan Review meeting with Holiday Oil. They are interested in the southeast corner of Cedar Hills Drive and 4800 West. Access will be a concern.
- Staff is working with Bowen and Collins to develop a master plan for the remaining Commercial District. It will come to the Planning Commission and will become part of the Design Guidelines.

ADJOURNMENT

11. Adjourn

This meeting was adjourned at 7:14 p.m. on a motion by C. Augustus, seconded by C. Zappala, and unanimously approved.

Approved by Commission:  
April 28, 2011

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