

PLANNING COMMISSION MEETING
Wednesday, September 19, 2012 7:00 p.m.
Cedar Hills Office Building
10246 N Canyon Road, Cedar Hills, Utah

Present: Glenn Dodge, Vice Chair, Presiding
Commission Members: Donald Steele, David Driggs, Brad Weber
David Bunker, City Manager/City Engineer
Gretchen Gordon, Deputy City Recorder
Courtney Hammond, City Meeting Transcriber
Trent Augustus, City Council Liaison
Others: Melissa and Mike Williams

PLANNING COMMISSION

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. Dodge.

Brad Weber was sworn in as a Planning Commission member by Gretchen Gordon. He is the first alternate.

C. Weber was recognized as a voting member.

MOTION: C. Driggs—To move item 4 to just after item 1 and before item 2.
Seconded by C. Weber.

Yes	-	C. Dodge	
		C. Driggs	
		C. Steele	
		C. Weber	Motion passes.

SCHEDULED ITEMS

4. Election of a Planning Commission Chair (City Code, Title 9, Chapter 1, Article B-3) (7:07 p.m.)

C. Dodge stated that when the chairman of the Planning Commission resigns the vice chair steps in until the end of the resigning chairman's term. Cliff Chandler's term ends at the end of December. The Planning Commission needs to elect a vice chair tonight.

C. Steele stated that he would be happy to serve.

MOTION: C. Driggs—To nominate Donald Steele to be vice chair. Seconded by C. Weber.

Yes	-	C. Dodge	
		C. Driggs	
		C. Steele	
		C. Weber	Motion passes.

2. Concept/Preliminary Application for Dimond Subdivision (7:11 p.m.)

Staff Presentation:

David Bunker stated that this is a proposal for a lot split for the Dimond Subdivision. Subdivision code requires all improvements be installed. This plat needs to show a building envelope. There are several easements on the lot which will need to be in restricting side yard setbacks. The frontage would be on 4000 West. The Woods property to the north did not install improvements per development plans. Consequently there are no culinary and pressurized irrigation and lines to connect to as shown on the plans. The current plan for culinary water shows culinary brought down to the southern corner of lot 2. The culinary and pressurized irrigation mains could be shortened. The lengths of the lines would be similar, and would allow for that because the canal is the southern boundary, and there will be no future Cedar Hills development to the south. A storm drain sump is proposed for the southwest corner of lot 2. There is an aqueduct easement in that area, which may preclude a sump in which case it, would need to be shifted to the easement boundary. A streetlight location may need to be identified. In a combination curb, gutter, sidewalk, the sidewalk should be 5 feet. A Storm Water Pollution Prevention Plan needs to be submitted. The minimum water line is an 8-inch, the plan shows a 6-inch main. The sewer line is mislabeled as an 8-inch line; it is actually an 18-inch. This will not change the zone. It is in the PR 2.2 Planned Residential Zone.

Commission Discussion:

C. Steele stated that he has not seen this before getting to the meeting tonight. He asked that in the future the Commission be provided packets before the meeting. Water rights need to be calculated. He would have liked to have the chance to walk this before making any decisions.

C. Driggs stated that he lives east of lot 2. He has the same aqueduct easement going through his side yard. From his landscaping experience, the aqueduct easement is strict. The aqueduct under that easement is already 15 years past its lifespan. This zone permits animal rights. He feels it important that it remains in the same zone with animal rights. That this part of the City is the last remnant of a rural-type community. That lot has had animals for years.

MOTION: C. Driggs—To recommend that the Council approve the preliminary application to subdivide the Dimond subdivision providing that all the City required utilities are installed. Seconded by C. Steele.

Yes - C. Dodge
C. Driggs
C. Steele
C. Weber Motion passes.

3. Discussion Regarding Portable Utility Sheds (8:09 p.m.)
C. Steele remembers sending something back to the Council regarding portable sheds.

C. Driggs stated that previously the Commission discussed the idea of permanent versus temporary.

MOTION: C. Dodge—To table. Seconded by C. Weber.

Yes	-	C. Dodge	
		C. Driggs	
		C. Steele	
		C. Weber	Motion passes.

C. Dodge stated that Planning Commission meetings will now be held on the 4th Thursdays at 7:00 p.m. at the Cedar Hills Office Building.

ADJOURNMENT

5. This meeting was adjourned 8:14 p.m. on a motion by C. Dodge, seconded by C. Weber, and unanimously approved.

/s/ Colleen A. Mulvey
Colleen A. Mulvey, City Recorder

Approved by Commission:
October 25, 2012