

PLANNING COMMISSION
Thursday, August 28, 2014 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Craig Clement, Jeff Dodge, John Dredge, David Driggs,
LoriAnne Spear, Donald Steele
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist
Others: Dan Wilson, Jenney Rees, Trent Augustus

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. Dodge.

2. Public Comment

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the July 16, 2014 Special Planning Commission Meeting

C. Jeff Dodge was recognized as a voting member.

MOTION: C. Jeff Dodge—To approve the minutes. Seconded by C. Clement.

Yes	-	C. Clement	
		C. Dodge	
		C. Jeff Dodge	
		C. Driggs	
		C. Steele	Motion passes.

4. Discussion on the Wilson-Geddes Conceptual Plan located in the H-1 Hillside Zone at approximately 101200 N Canyon Road

Chandler Goodwin stated that city staff has met with Dan Wilson on this parcel of land. They have discussed density and slope. The density allowance on this parcel is 22 lots based on 1 lot or every acre under 30% slope and .1 credit for every acre over 30%. Square footage on the lots need to be shown. Frontage requirements need to be reconciled to ensure they meet code. This road will eventually continue to the south. Where the road terminates in this subdivision it will need to be a temporary cul de sac. The retention walls will need to be engineered. The Questar easement needs to be shown. Access requirements from UDOT need to be met. A geotech report in the H-1 zone is required. Storm drain calculations will need to be done with retention basins identified. City staff is in the early stages of considering lot 22 as a possible cemetery.

Dan Wilson stated that Phase 1 includes Lots 18-21, with Lots 1-17 being a future phases.

C. Clement stated that there are many options to deal with collapsible soil. A geotech study should be required for every lot so the best individual solution for each lot is determined by an expert. He would like to see some kind of access to the mountain, perhaps on the south side of Lots 19 and 20, which is city property.

C. Steele stated that he is concerned about exiting the cul de sac from Lots 14-17 directly into the high speeds on Canyon Road. He would appreciate an acceleration lane at that point.

5. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects

Chandler Goodwin stated that the original study area for the Commercial Design Guidelines is the SC-1 Commercial Zone. The city's 9 acres was not included in the original study area.

Commission Comments:

Section 1.3 needs some attention so that the project location matches the actual commercial district.

The area south of Lone Peak High school is now high density; it needs to be designated as such. The history in Section 1.2 could use some updating by adding some more recent history and perhaps a vision for the future.

Strike the sentence about property to be annexed.

At the next meeting the Planning Commission will review Sections 2 and 3.

Chandler Goodwin stated that the city is forming a citizen's advisory committee to update the General Plan. He asked that one or two Planning Commissioners serve on the advisory committee. Craig Clement and David Driggs volunteered to be committee members.

6. Committee Assignments and Reports

No reports

ADJOURNMENT

7. This meeting was adjourned at 8:10 p.m. on a motion by C. Clement, seconded by C. Steele and unanimously approved.

Approved:
September 25, 2014

/s/ Colleen A. Mulvey, CMC
City Recorder