

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, April 29, 2010 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

NOTICE is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a Public Hearing in connection with their Regular Planning Commission Meeting on Thursday, April 29, 2010, beginning at 7:00 p.m.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item).

PUBLIC HEARINGS

3. Average Daily Traffic on City Streets

SCHEDULED ITEMS

4. Approval of Minutes from the March 25, 2010, Regular Planning Commission Meeting
5. Review/Recommendation Regarding the Average Daily Traffic (ADT) on City Streets
6. Discussion regarding City Code, Title 10, Chapter 6, Article B, Planned Residential Developments (PRD)
7. Review of the City's General Plan
8. Committee Assignments and Reports

ADJOURNMENT

9. Adjourn

Posted this 27th day of April, 2010.

Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission and the staff.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	David Bunker, City Engineer/PW Director
DATE:	4/29/2010

Planning Commission Agenda Item

SUBJECT:	Cul-de-sac development Criteria
APPLICANT PRESENTATION:	David Bunker
STAFF PRESENTATION:	David Bunker, City Engineer/Public Works Director
BACKGROUND AND FINDINGS:	
<p>Continued from the 2/25/2010 meeting. Continued from the 3/25/2010 meeting. Proposed ordinance changes: 1-3-2: ADT: Average Daily Traffic. One equivalent residential connection shall constitute 10 trips per day. 10-6-H (add following text) Maximum ADT (Average Daily Traffic) shall be 250 trips or less. City owned facilities or parcels having access via cul-de-sac or dead end streets shall be exempt, and trips generated by City use shall not be included in maximum ADT. 10-6-K (add following text) Maximum ADT (Average Daily Traffic) shall be 250 trips or less. City owned facilities or parcels having access via cul-de-sac or dead end streets shall be exempt, and trips generated by City use shall not be included in maximum ADT. 11-5-1-e: Traffic analysis Report 11-5-2-h: Cul-de-sac or dead end streets shall have a maximum ADT (Average Daily Traffic) of 250 trips or less. City owned facilities or parcels having access via cul-de-sac or dead end streets shall be exempt, and trips generated by City use shall not be included in maximum ADT.</p>	
PREVIOUS LEGISLATIVE ACTION:	
None	
FISCAL IMPACT:	
Code change.	
SUPPORTING DOCUMENTS:	
Proposed language for code modification.	
RECOMMENDATION:	
Staff recommends the Planning Commission consider the appropriate changes to Cul-de-sac development criteria.	
MOTION:	
To recommend/ not recommend approval for changes to City Code 1-3-2, 10-6-H, 10-6-K, 11-5-1-e and 11-5-2C, an amendment regarding Average Daily Traffic (ADT) limits for public and private cul-de-sacs and dead end streets.	



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	4/29/2010

Planning Commission Agenda Item

SUBJECT:	Discussion regarding City Code, Title 10, Chapter 6, Article B, Planned Residential Developments (PRD)
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager

BACKGROUND AND FINDINGS:

As requested by the Planning Commission at our previous meetings, staff has included verbiage that requires that 20% of the required open space dedication shall be functional open space of 5% or less grades, also that the developer will need to make connections to the City's trail system.

10-6B-8: Open Space

C. Type Of Area Permitted Or Required As Open Space:

1. The designated common open space areas may include natural open space (applicable to steep hillside, wetland, floodplain area, etc.), and developed useable open space areas, or a combination thereof. Regardless of the minimum percent set forth under subsection A of this section, the designated open space area shall include and contain all 100-year floodplain areas, defined floodways, all avalanche and rock fall hazard areas, all areas having a slope of thirty percent (30%) or greater, or any other area of known significant physical hazard for development.
2. Twenty percent (20%) of the designated common open space shall include functional open space, of five percent (5%) or less grades.
3. When the project area is adjacent to an existing or planned trail, the common open space shall include connections to those existing and future trails.

Similar changes will need to be made to 10-6D-9

PREVIOUS LEGISLATIVE ACTION:

Continued from the February and March Planning Commission Meetings

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

While staff agrees that getting functional open space for Cedar Hills resident's would be ideal, the purpose of the PRD and similar such ordinances is to allow a developer to cluster units on the usable land and to avoid disturbing sensitive areas that will be dangerous to develop. The development of the remaining land will already be expensive to develop, the city will require the developer to put in a road, utilities, and pay impact fees (that include park land and park development impact fees). An

additional fee of functional open space may be considered an illegal exaction unless the city were to pay for the land or count it as part of their impact fees. This is a dangerous legal area which the city may want to avoid, however I completely agree with adding verbiage that requires a developer to make connections to our trail system.

MOTION:

To continue this ordinance to the May Planning Commission Meeting, and direct staff to make the following changes...



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	David Bunker, City Engineer/PW Director
DATE:	4/29/2010

Planning Commission Agenda Item

SUBJECT:	Street Master Plan Update
APPLICANT PRESENTATION:	David Bunker
STAFF PRESENTATION:	David Bunker, City Engineer/Public Works Director
BACKGROUND AND FINDINGS:	
<p>Staff has prepared an update to the street master plan. The focus of the update is the east side of Canyon Road. A connection from Cedar Hills Drive to the east side of Canyon Road is proposed. Also a connection from Morgan Blvd to Heiselt's Hollow and an additional connection from Bayhill Drive to Dry Creek drive has been identified.</p> <p>Due to the excessive grades east of Canyon road, interconnectivity of streets should be identified and shown on the street master plan.</p>	
PREVIOUS LEGISLATIVE ACTION:	
None	
FISCAL IMPACT:	
None.	
SUPPORTING DOCUMENTS:	
Updated street master plan.	
RECOMMENDATION:	
Staff recommends the Planning Commission consider the appropriate changes to the street master plan.	
MOTION:	
This item is a discussion item. Continue to the next agenda for proper noticing and action. Direct staff to make the following changes	

CEDAR HILLS: TRANSPORTATION ELEMENT

Proposed Future Hillside Road

