

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, January 29, 2009 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding  
Commission Member: Craig Clement, Glenn Dodge, Scott Jackman, Donald Steele, Gary Maxwell (7:05 p.m.)  
Greg Robinson, Assistant to the City Manger-Planning  
Bradley Kearl, Chief Building/Zoning Official  
Courtney Hammond, City Meeting Transcriber  
Eric Richardson, City Council Representative

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 7:00 p.m. by C. Chandler.

Glenn Dodge was recognized as a voting member.

2. Public Comment (7:00 p.m.)

No comments.

PUBLIC HEARINGS

3. Amendments to the City Code, Title 10, Check Cashing Businesses and Zoning Regulations (7:01 p.m.)

No comments.

4. Amendments to the City Code, Title 10-5-27 Landscaping (7:01 p.m.)

No comments.

SCHEDULED ITEMS

5. Approval of Minutes from the November 20, 2008, Regular Planning Commission Meeting (7:02 p.m.)

**MOTION: C. Jackman - To approve the minutes from the November 20, 2008, Regular Planning Commission meeting.** Seconded by C. Dodge.

Yes - C. Chandler  
C. Clement  
C. Dodge  
C. Jackman  
C. Steele

Motion passes.

**MOTION: C. Clement - To move item 7 up to item 6.** Seconded by C. Jackman.

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

7. Review/Recommendation to Amendments to the City Code, Title 10-5-27, Landscaping (7:03 p.m.)

See handouts.

Staff Presentation:

Brad Kearl stated that there was recently an appeal to landscaping enforcement. It was an issue of notice being given to the builder, who did not pass it along to the homeowner. The City Council asked that the Planning Commission look at the appeal process and make it less onerous for simple appeals. The proposed changes include: notification of landscaping requirement will be given to the permit holder, and appeals will be made to the city manager or designee rather than the City Council.

Commission Discussion:

- C. Clement stated that he worries that because the permit holder is often the builder or bank, there may be similar problems with notification never getting to the owner.
- C. Jackman stated that he thinks paragraphs E and G take care of the problem.

**MOTION: C. Jackman - To approve the amended landscape ordinance regarding 10-5-27 as noted with changing “owner/builder” in section G to “permit holder.”** Seconded by C. Maxwell.

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

6. Review/ Recommendation on Amendment to the City Code, Title 10, Check Cashing Businesses and Zoning Regulations (7:13 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that he made all the changes that the Planning Commission requested.

**MOTION: C. Maxwell - To approve the check cashing ordinance as written.** Seconded by C. Clement.

Yes - C. Chandler  
C. Clement  
C. Dodge  
C. Jackman  
C. Maxwell  
C. Steele

Motion passes.

8. Review General Plan Transportation Element (7:17 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that he made the following changes to the Transportation Element of the General Plan: updating existing conditions of roads, removing section that dealt with ownership of street ROW because it was superfluous, updating of street names, updating verbiage “town” to “city,” removing sections that no longer applied, and updating the east/west collector roads. Other areas to consider including in the Transportation Element are: traffic calming section, adding information about planning for collector roads and corridors, discussion of east/west transportation corridors, and acceptable level of service section.

Commission Discussion:

Proposed changes/additions:

- An addition of North/South collector roads.
- Section IX, keep or rewrite last sentence to provide a standard of width of street.
- Inclusion of bike lanes.
- C. Steele said that he lived in a city in California from the time it was fruit groves to the time it was fully developed. There is a second wave of development after a city is built out where lots are subdivided, etc. The City should plan for that type of wave of development now.

**MOTION: C. Clemet - To continue this item and direct staff to continue working on the Transportation Element and add sections on east/west and north/south corridors, making a nice map, discussion of roads in remaining areas to be developed, discussion on TSLO recommendations, and anticipated changes that staff forecasts over the next 30 years.** Seconded by C. Maxwell.

Yes - C. Chandler  
C. Clement  
C. Dodge  
C. Jackman  
C. Maxwell  
C. Steele

Motion passes.

9. Committee Assignments and Reports (7:50 p.m.)

No reports.

ADJOURNMENT

10. Adjourn

This meeting was adjourned at 7:52 p.m. on a motion by C. Jackman, seconded by C. Clement and unanimously approved.

Approved by Commission:  
February 26, 2009

/s/ Kim E. Holindrake  
Kim E. Holindrake, City Recorder