

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, May 28, 2009 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: Donald Steele, Scott Jackman, Glenn Dodge, Gary Maxwell,
Bobby Seegmiller
Greg Robinson, Assistant to the City Manager-Planning
Courtney Hammond, City Meeting Transcriber
Eric Richardson, City Council liaison

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. Chandler

2. Public Comments (7:02 p.m.)

No comments.

PUBLIC HEARINGS

3. Amendments to the Guidelines for the Design and Review of Planned Commercial Development (7:02 p.m.)

No comments.

SCHEDULED ITEMS

4. Approval of Minutes from the April 30, 2009, Regular Planning Commission Meeting (7:03 p.m.)

C. Seegmiller was recognized as a voting member.

MOTION: C. Maxwell - To approve the minutes from the April 30, 2009, Regular Planning Commission Meeting. Seconded by C. Seegmiller.

Yes - C. Chandler
C. Maxwell
C. Seegmiller
C. Steele

Abstain - C. Jackman

Motion passes

5. Review/Recommendation on Amendments to the Guidelines for the Design and Review of Planned Commercial Development (7:04 p.m.)

See handouts.

Staff Presentation

Greg Robinson stated that this item was on the last agenda. This amendment only affects 4800 West.

Commission Discussion:

- C. Steele stated that Canyon Road may need to be included because in the future it may be developed as commercial.
- C. Jackman stated that if/when Canyon Road is zoned commercial, the Guidelines will need to be changed or amended and Canyon Road can be included at that time.
- C. Maxwell suggested adding Canyon Road to the changed paragraph to read “. . . utilize properties that do not front 4800 West or Canyon Road.”

MOTION: C. Jackman - To recommend that the Design Guidelines be amended to strike out “beauty salons or barber shops, bank,” and add paragraph as written, and add “or Canyon Road” after 4800 West. Seconded by C. Maxwell.

Yes - C. Chandler
C. Jackman
C. Maxwell
C. Seegmiller
C. Steele Motion passes

6. Committee Assignments and Reports (7:10 p.m.)

- C. Dodge: The Parks and Trails Committee met. The person that lives to the south of the proposed pocket park wants the asphalt torn up and lawn, trees, etc. installed. He is also interested in buying the property. Eric Richardson clarified that many neighbors expressed opposition to the pocket park plan and would rather have nothing than have the basketball standards. C. Dodge further reported that the Parks and Trails Committee also discussed the tree sale. There are 125 trees left to be planted. National Trails Day is the first Saturday of June. Mountain Air Market will be a farmers/arts and crafts market that will be held once a month at Heritage Park. Eric Richardson said that staff is working on the permitting process.
- Greg Robinson: He asked for suggestions on what the Planning Commission would like to see on the agenda. The Mountain Air Market will be on a future agenda. The Parks and Trails Committee discussed their portion of the General Plan, and he will soon have something to present. Traffic counts are being collected for the Transportation Element of the General Plan.

ADJOURNEMENT

7. Adjourn

This meeting was adjourned at 7:33 p.m. on a motion by C. Seegmiller, seconded by C. Jackman, and unanimously approved.

Approved by Commission:
June 25, 2009

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