

PLANNING COMMISSION MEETING
Thursday, June 25, 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, Glenn Dodge, Scott Jackman, Bobby Seegmiller (7:06 p.m.)
Greg Robinson, Assistant to the City Manager-Planning
Courtney Hammond, City Meeting Transcriber
Eric Richardson, City Council Liaison (7:04 p.m.)
Others: Marissa Wright

PLANNIGN 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.

Glenn Dodge was recognized as voting member.

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

Marisa Wright: Ms. Wright thanked the Planning Commission for their work and thoroughness. She hopes some of them run for the City Council. She stated she attended the meeting to see how meetings can be run efficiently. She supports the open air market.

SCHEDULED ITEMS

3. Approval of Minutes from the May 28, 2009, Public Hearing and Regular Planning Commission Meeting (7:04 p.m.)

MOTION: C. Jackman - To approve the Minutes from the May 28, 2009, Public Hearing and Regular Planning Commission Meeting. Seconded by C. Dodge.

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

4. Review/Discussion on Ordinance for Open Air Market (7:05 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that the City Council requested this ordinance to allow for special events in the City's public spaces. The ordinance will allow for certain events but still restrict the nature of the events so as not to devolve into yard sales, etc. This proposed ordinance is taken mainly

from Holladay City. The applicants are required to do due diligence to limit the City's liability. The most stringent application process is Park City. He would like to model the application process after them, though he doesn't feel the ordinance needs to be as stringent given the size of Cedar Hills. The intent is that this ordinance applies primarily to businesses and for-profit ventures, rather than private residents having a gathering. The permit would likely be issued by the Community Services Department or Building and Zoning.

Commission Discussion:

- C. Chandler stated that he is concerned with the definitions and size of gatherings.
- Marisa Wright said that there is a distinction between events where money exchanges hands and those that don't.
- C. Jackman stated that a determination of what size/scope of a gathering to which the ordinance applies. There are considerations other than whether a gathering is revenue-generating. There are noise, curfews, and other factors. Making the application process too extensive may deter smaller gatherings from going through the process. While the application can change and mature as the City has more experience, the ordinance can be constructed with broader strokes. The application may have several sections. Something as extensive as the open air market should be as detailed as Park City's. Other types of events may have an abbreviated application process.
- C. Steele stated that he is inclined to not have any exemptions for political events and parades and such. Those exempt organizations may attempt to stage those type of events. Curfews, restroom facilities, and sanitation have not yet been addressed. He suggested that a security deposit be required. Greg Robinson clarified many of the specific restroom, safety, and sanitation issues are addressed by the county. He further clarified that the intent of the ordinance is to make no exemptions for the application process, but that certain events may not need to pay the fee.
- C. Dodge stated that he has a problem with the whole thing. He thinks there are too many laws, rules, and regulations that it seems that nobody can do anything without breaking one of them.
- Eric Richardson stated the question came up because a resident wants to put together an open air market. The Council likes the idea but is worried about opening the door to every yard sale, flea market, etc. A permit-by-right section can be added that makes certain gatherings, if they fall within some guidelines, permitted merely because they meet the criteria. Block parties may be one of them.
- C. Seegmiller stated that he is mainly concerned with those events that require advertisement, public safety, and vendors.
- C. Chandler asked the Commission members to look at the ordinance and email comments to Greg Robinson for the next meeting. This is complicated enough to meet the right balance that he is unwilling to push through the ordinance to meet a resident's timeline. C. Chandler would like to sit in on the next meeting with Amber Linebaugh.

MOTION: C. Jackman - To continue this item until next time and have Greg go over the things we talked about and come up with a sample application. Seconded by C. Dodge.

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

Motion passes.

5. Committee Assignments and Reports (8:04 p.m.)

- Greg Robinson: The City has Family Festival t-shirts for the Planning Commission.
- C. Dodge: The Parks & Trails Committee met. They said they submitted an annual plan last November. They are applying for grants for the Sage Vista Park. They would like to present plans for the Sage Vista Park at the next Planning Commission meeting. Bayhill Park was put on hold until next year, though they requested that the City mow down the weeds. The Fieldcrest Park got put on the list for the year 2020.

ADJOURNMENT

6. Adjourn

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

Approved by Commission:
July 30, 2009

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