

PLANNING COMMISSION MEETING  
Thursday, August 27, 2009 7:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding  
Commission Members: Bobby Seegmiller, Gary Maxwell, Glenn Dodge, Scott Jackman, Donald Steele, Craig Clements (7:13 p.m.)  
Kim E. Holindrake, City Recorder  
Brad Kearl, Chief Building Official  
Others:

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order 7:06 p.m. by C. Chandler
2. Public Comment  
  
No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the July 30, 2009, Public Hearing and Regular Planning Commission Meeting  
  
C. Dodge and C. Seegmiller were recognized as voting members.

**MOTION: C. Jackman - To approve the minutes from the July 30, 2009, Public Hearing and Regular Planning Commission Meeting.** Seconded by C. Jackman.

|     |   |             |                |
|-----|---|-------------|----------------|
| Yes | - | C. Chandler |                |
|     |   | C. Clements |                |
|     |   | C. Jackman  |                |
|     |   | C. Maxwell  |                |
|     |   | C. Steele   | Motion passes. |

4. Discussion on Development in Required Setback Area (Decks, Porches, Patios, Pergolas, Awnings, Hot Tubs, and Similar Structure), Parking and Storage of Vehicles, and Landscaping

Staff Presentation:

Brad Kearl reviewed the proposed changes to the City Code.

- Ordinance No. 5-19-2009A. The height and distance from the property line of an awning was clarified in 10-5-29A3b(2)(c). Paragraph 10-5-29A3b(2)(d) was added to define the fire separation distance of an awning. Paragraph 10-5-29A6 was deleted. The Commission would like 10-5-29A3b(2)(c) to read “no higher than seven (7) feet tall at the lowest point”.
- 10-2-1 Definitions. The definition of awning was added, which came from the Miriam Webster Dictionary. The definitions of “building”, “building, accessory”, “building, main”, “customary residential accessory structure”, “livestock management area”, “setback”, and “setback, required (required yard)” were amended. A definition for portable utility shed was added.

- 4-2-3 Improper Parking or Storage. Language was added to clarify items that are seen from the street are not allowed. The definition of a hard surface was further clarified to allow different surfaces other than concrete. The Commission would like “hard surface” defined in section 10-2-1, Definitions, as concrete, asphalt, road base, gravel, and pavers. The Commission discussed pavers as a hard surface. One of the problems with pavers is that the grass grows through and is not maintained properly. The term “recreational vehicle” needs to be defined in 10-2-1, Definitions, and then just use “recreational vehicle” throughout.
- 10-5-27 Landscaping. An exception was added regarding designated parking areas.
- 10-4, Regulations within Zones. Paragraph D, Off Street Parking was amended by adding Paragraph 3 regarding the parking of recreational vehicles. The purpose is to keep the streets clear and looking clean.

Gary Maxwell excused. (7:45 p.m.)

- 10-5-5, Development in Required Setback Area. Paragraph A4 was amended. The word house needs to be changed to dwelling, which is the term used in the definitions. Paragraph A12 was added regarding the parking of recreational vehicles.

Commission Discussion:

- C. Chandler stated that some sections use the term hard surface and some use the term approved surface. Brad Kearn clarified that once a resident gets a project approved, it becomes an approved surface.
- C. Jackman questioned the parking of vehicles right to the property line. Brad Kearn stated that there is a distance of one foot from the property line. C. Jackman also noted that in 10-5-5.B.2 in the Code, eave is not spelled correctly.
- C. Steele questioned the use of temporary tents to cover automobiles. Brad Kearn stated that the Council does not want these allowed or confused with an awning. He will look at the verbiage in 10-5-29 to clarify this issue.

5. Committee Assignments and Reports

- C. Dodge reported that the Parks and Trails Committee doesn’t know where their general plan documentation went. It is somewhere at the City office. The Cedars Townhomes HOA made a presentation regarding the Sage Vista Park. They have raised \$10,000 to go towards the \$86,000 total cost of the park. The park is located where the land slide was on Sage Vista Lane. Grading is already done with the addition of a water line. Engineers have looked at the site. The Committee would like to present the park information at a work session with the City Council. The Committee was given a zero budget for the upcoming year.
- C. Chandler reported that the Site Plan Committee met with representatives of McDonalds.

ADJOURNMENT

6. Adjourn

This meeting was adjourned at 8:12 p.m. on a motion by C. Seegmiller, seconded by C. Dodge, and unanimously approved.

Approved by Commission:  
September 24, 2009

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