

PLANNING COMMISSION MEETING

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

Public Safety Building

3925 W Cedar Hills Drive

Present: Cliff Chandler, Chair, Presiding
Commission Members: Trent Augustus, Gary Maxwell, Glenn Dodge, Daniel Zappala
Greg Robinson, Assistant City Manager
Courtney Hammond, City Meeting Transcriber
Scott Jackman, City Council Liaison
Others: Larry Mendenhall (Highland City Council)

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 7:04 p.m. by C. Chandler.

2. Public Comment (7:04 p.m.)

No comments.

3. Approval of Minutes from the June 24, 2010, Public Hearing and Regular Planning Commission Meeting (7:04 p.m.)

Trent Augustus was recognized as a voting member.

MOTION: C. Maxwell - To approve the minutes from the June 24, 2010, Public Hearing and Planning Commission meeting. Seconded by C. Augustus.

Yes - C. Augustus
C. Chandler
C. Dodge
C. Maxwell
C. Zappala

Motion passes.

4. Review/Action Regarding the City's Annexation Policy Plan (7:05 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that there is one minor change since the last review of the Annexation Policy Plan. There is one property in Highland that the owner has requested to boundary adjust into Cedar Hills. There are issues with this piece of land. The County has discussed the possibility of purchasing the property to put in an over-the-road pedestrian crossing. The property owner would like to come into Cedar Hills because he would be boundary adjusted in as commercial, increasing the value of his property.

Larry Mendenhall stated that he recognizes that the Cedar Hills Annexation Policy Plan is loose, and there is nothing definitive. Highland City wants to cooperate as best it can. Highland City is putting in an 8-inch water line with a fire hydrant before 4800 West is expanded. They would be opposed to the resident-requested boundary adjustment on that road for that reason. They also oppose annexation of the piece adjacent to SR-92 because of Highland utilities in the area. He would favor boundary adjustment so that all the golf course is in Cedar Hills, though he has not consulted with the rest of the council on that matter. Highland City is aware that there has been consideration of putting a snack shack between holes on the golf course; but the available area is in Highland, which has a Sunday closing ordinance. Highland City may be willing to make some arrangement to accommodate the golf course. The other piece of property that Highland would oppose is the piece at 10320 North because it can be best serviced by Highland.

Commission Discussion:

- C. Chandler asked that this item be tabled to the next meeting.

5. Review City Code, 10-5-22, Campaign Signs and 10-5-26, Signs (7:31 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that there is discussion about whether the City's political sign ordinance inhibits free speech. Legal counsel is reviewing the sign ordinances.

Commission Discussion:

- C. Chandler said that he read through the ordinance and doesn't see anything wrong with the ordinance.
- C. Maxwell suggested that the city listen to legal advice.

MOTION: C. Augustus - To continue this item to the next meeting. Seconded by C. Maxwell.

Yes - C. Augustus
C. Chandler
C. Dodge
C. Maxwell
C. Zappala Motion passes.

6. Review Amendments to the City's General Plan (7:36 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that in the last meeting the Commission requested a tour of the City's trails. The Commission will go on the tour following the meeting.

7. Committee Assignments and Reports (7:37 p.m.)

No reports.

ADJOURNMENT

8. Adjourn

This meeting was adjourned at 7:37 p.m. on a motion by C. Dodge, seconded by C. Augustus, and unanimously approved so that the tour on city's park could begin.

Approved by Commission:
August 26, 2010

/s/ Cathy D. Larsen
Cathy D. Larsen, Deputy Recorder