

PUBLIC HEARING AND PLANNING COMMISSION MEETING
Thursday, August 25, 2011
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: Trent Augustus, Craig Clement, Glenn Dodge, Donald Steele (6:13 p.m.)
Greg Robinson, Assistant City Manager
Brad Kearl, Chief Building Official
Courtney Hammond, City Meeting Transcriber
Others: Angela Johnson

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 6:10 p.m. by C. Chandler.
2. Public Comment (6:10 p.m.)

No comments.

PUBLIC HEARING

3. Designation of Streets and Highways as Open for Street-Legal All-Terrain Vehicle Use (6:10 p.m.)

No comments.

SCHEDULED ITEMS

4. Approval of Minutes from the July 28, 2011, Regular Planning Commission Meeting (6:11 p.m.)

MOTION: C. Dodge – To approve the minutes from the July 28, 2011, Regular Planning Commission Meeting. Seconded by C. Clement.

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

Motion passes.

5. Review/Recommendation Regarding the Designation of Streets and Highways as Open for Street-Legal All-Terrain Vehicle Use (6:11 p.m.)

Staff Presentation:

Greg Robinson stated that this item was put on the agenda as a result of resident requests to Mayor Richardson. Greg's recommendation is to do something similar

to what was adopted in Highland City, with minor changes. This will include the addition of item #5, which lists streets where it would be illegal to drive ATVs.

Brad Kearl stated that Planning Commission may want to add something about helmets, since there is no mention of a helmet requirement.

Commission Discussion:

- C. Clement stated that he is not opposed to this. However, he doesn't see a need for this type of designation since there is no accessible trail system in the City.
- C. Steele stated that many people he talked to are opposed to ATVs on City streets. He personally doesn't find them objectionable. He is concerned about the noise issue and possible dust problems. He also feels that 45 mph is high.
- C. Augustus stated that some of the required items are not applicable for electric vehicles. That should be clarified in the code.
- C. Chandler stated that if it were up to him, he wouldn't go through the hassle. If someone wants to do this, the City should give them the guidelines to be able to do it.

The Planning Commission requested the following changes:

Add to the end of B.3.i. "Electric motors exempt."

Add to B.1: "Head protection required as per state law."

Trent Augustus was recognized as voting member.

MOTION: C. Clement—To recommend approval of the Designation of Streets and Highways as Open for Street-Legal All-Terrain Vehicle Use Ordinance as presented here, with the following changes: adding to section B.1.e by referencing helmet use as per state law, deleting the "e" in braking system in section B.3.g, adding "electrical vehicles exempt" in section B.3.i, changing the last sentence from 4800 South to 4800 West in item B.5.

Seconded by C. Augustus.

Yes	-	C. Augustus	
		C. Chandler	
		C. Clement	
		C. Steele	
No	-	C. Dodge	Motion passes.

6. Review/Recommendation Regarding Amendments to the City Code 10-6A, Planned Commercial Development Projects, and the Guidelines for the Design and Review of Planned Commercial Development Projects (6:42 p.m.)

Staff Presentation:

Greg Robinson stated that Ms. Buswell has received approval from a property owner for locating her shaved ice business on undeveloped commercial property. There are several issues with allowing a business, even a temporary one, on undeveloped property, including: public access to a private site, improvements

such as storm water and utilities, fire protection, easements, drainage, and parking. He recommends not making changes at this time, but waiting until development proceeds. Most cities don't address these types of businesses in code. Even though it is a small, temporary structure, the City is responsible to ensure the public's safety. The City does allow these types of businesses on developed commercial property. However, the property owners will not allow it.

Commission Discussion:

- C. Chandler stated that he is not inclined to change the code. Doing so may set a precedent.
- C. Augustus stated that there is a shaved ice stand in Highland near Kohler's and another in Lindon across from the Pizza Factory. Both are on unimproved property.
- C. Steele stated that the City should present a method to mitigate the problem, such as putting down a certain grade and getting cars off the street.
- C. Dodge stated that he feels until Ms. Buswell comes with a presentation, the Commission is spinning its wheels talking about the issue.
- C. Clement stated that if the Commission wants to make this possible, it needs to decide acceptable minimum requirements. He doesn't see a compelling reason to make a change.

MOTION: C. Augustus—To table the discussion for item 6, Amendments to the City Code 10-6A, Planned Commercial Development Projects, and the Guidelines for the Design and Review of Planned Commercial Development Projects until the September meeting.

Seconded by C. Dodge.

AMEND MOTION: C. Augustus—To allow any commissioner that would like to meet with City staff to put together a starting list of standards and guidelines for this type of establishment, as outlined in item 6. Accepted and seconded by C. Dodge.

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

7. Discussion Regarding Bee Keeping (7:09 p.m.)

Staff Presentation:

Brad Kearl stated that there has been some interest in hobby bee keeping. It is prohibited as an agricultural product. It would be difficult to allow them in the existing neighborhoods. It may be possible to work with a neighboring community or a designated open area that bee keeping could be allowed, but away from residential neighborhoods.

Council Discussion:

- C. Augustus stated that this was discussed last night at the Alpine City Council meeting. They are considering changing their policy to distinguish between hobby and commercial bee keeping. He volunteered to talk to a local bee co-op to present at the next Planning Commission meeting.

8. Committee Assignments and Reports (7:21 p.m.)

None.

ADJOURNMENT

9. Adjourn

This meeting was adjourned at 7:21 p.m. on a motion by C. Augustus, seconded by C. Dodge, and unanimously approved.

Approved by Commission:
September 29, 2011

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