

PLANNING COMMISSION MEETING

Tuesday, May 22, 2014 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Craig Clement, John Dredge, David Driggs, Jeff Dodge,
LoriAnne Spear, Donald Steele
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist

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 7:03 p.m. by C. Dodge.
- 2. Public Comment
No comments.

PUBLIC HEARING

- 3. Amendments to the City Code, Title 10, Chapter 5, Section 18F Regarding Special Provisions Relating to Fencing
No comments.

SCHEDULED ITEMS

- 4. Approval of Minutes from the April 24, 2014 Planning Commission Meeting
Jeff Dodge was recognized as a voting member.

MOTION: C. Steele—To approve minutes from the last Planning Commission meeting of April 24, 2014. Seconded by C. Jeff Dodge.

Yes	-	C. Clement	
		C. Glenn Dodge	
		C. Jeff Dodge	
		C. Driggs	
		C. Steele	Motion passes.

- 5. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 5, Section 18F Regarding Special Provisions Relating to Fencing
Chandler Goodwin stated that this item relates to fencing along the trail corridors. Some residents have asked for changes to the requirement of open fencing along certain

portions of the trail corridors. One option is to allow closed fencing along portions of the trail corridor that are wider than 50 feet, but that would allow closed fencing along Forest Creek, which would create safety concerns. The other option is to allow closed fencing where the trail is adjacent to a major road corridor.

C. Clement stated that he prefers the amendment that allows privacy fences along portions of the trail along major road corridors. The word “provided” should be taken out of section b.

C. Driggs stated that there is already a provision in the code to allow for an appeal for fencing. Section (3)(a) may need to be changed because it limits open fencing materials along parks and trails to vinyl fencing and does not allow for wrought iron. He suggested that the new provision allowing for privacy fencing along trail portions adjacent to street corridors be in a new subsection E with a reference to 10-5-18.

MOTION: C. Jeff Dodge—To recommend to the City Council adoption of the amendment as outlined by Chandler Goodwin in the second document with the final sentence “When the trail segment is adjacent to a major street corridor, according to the Parkway Fence Overlay Map, fence standards as specified elsewhere in this ordinance shall apply.”

Seconded by C. Clement.

C. Clement stated that he would like to reference 10-5-18 rather than “elsewhere.”

C. Jeff Dodge stated that the word “provided” should also be removed from section b.

Yes - C. Clement
C. Glenn Dodge
C. Jeff Dodge
C. Driggs
C. Steele Motion passes.

MOTION: C. Driggs—To amend 10-5-18F 3a, Material, to include iron fences, providing they are black or brown in color. Seconded by C. Clement.

AMEND MOTION: C. Clement—To say a metal fence resembling wrought iron in appearance and design. Accepted by C. Driggs.

Yes - C. Clement

C. Glenn Dodge

C. Jeff Dodge

C. Driggs

C. Steele

Motion passes.

6. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects

Chandler Goodwin stated that he feels that the guidelines work, and help the City Council and Planning Commission through the process. He prefers them as guidelines, rather than code, because it allows for flexibility. Some clarification and updating, however, is needed.

C. Clement stated that he does not feel that the guidelines are vague or unclear. He felt that the Blu Line development met the guidelines. The city needs to listen to what residents want, but on the other side, most of the residents in that area want the commercial zone to remain a field, which infringes on the property rights of the owners of that field. It is a careful balance.

C. Jeff Dodge stated that the guidelines should be clearly written to say exactly what we want it to say. This isn't just a matter of clarifying the language, but making sure that the language and intent is the direction the city wants to go.

C. Driggs stated that during the course of the Blu Line proposal, staff, Planning Commission and City Council spent a lot of time debating what the guidelines mean. It would be nice to get to a point where the guidelines are clear enough that there is not debate.

C. Steele stated that the guidelines need to be understood by residents as well.

C. Dredge stated that though the guidelines are a technical document, there is a way to write the guidelines more clearly, perhaps by providing a few examples.

At the next meeting the Planning Commission will cover Section 1 of the Design Guidelines. Chandler will send out copies to all commission members, and will let the City Council know that the Planning Commission will be covering section 1 and any of their comments can be sent to commissioners.

7. Committee Assignments and Reports
No reports.

ADJOURNMENT

8. This meeting was adjourned at 8:41 p.m. on a motion by C. Driggs, seconded by C. Steele and unanimously approved.

Approved:
July 17, 2014

/s/ Colleen A. Mulvey
Colleen A. Mulvey, CMC
City Recorder