



**NOTICE OF
PLANNING COMMISSION MEETING
Tuesday, March 26, 2019 7:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, March 26, 2019 beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS & PUBLIC HEARINGS

3. Approval of the minutes from the February 26, 2019 Planning Commission Meeting and March 7, 2019 Special Planning Commission Meeting
4. Review/Recommendation and Public Hearing on Amendments to City Code Title 10, Chapter 3 Regarding Re-zoning a Parcel located at approximately 9390 Timpanogos Cove from Open Space to the H-1 Hillside Zone, and to Amend the Official Zone Map to Reflect these Zone Changes

ADJOURNMENT

5. Adjourn

Posted this 25th day of March, 2019

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	3/26/2019

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation and Public Hearing on Removing the Open Space/Non-Buildable Designation from Canyon Heights Plat G, Lot 14
APPLICANT PRESENTATION:	Nate Miller, Property Owner
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Canyon Heights Plat G, Lot 14 is identified as Open Space, Non-Buildable on the recorded plat map. In 2015 this parcel was sold to a private individual when it was discovered that some improvements were inadvertently made on Lot 14. The purchase of the lot did not change the open space or non-buildable designations as identified on the plat. However, State Law prohibits the ownership of open space by private individuals, the City was not aware of this restriction at the time of sale. Nate Miller, the property owner, wishes to combine the two lots; doing so would not remove any recorded easement or guarantee associated with the land. The land is currently zoned as H-1, that zoning would remain intact; only the designation of open space and non-buildable would be removed from the lot, allowing Mr. Miller to record both parcels as one. The open space dedication for the overall subdivision was met prior to the dedication of this parcel.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Canyon Heights Plat G	
RECOMMENDATION: Review the history and issues associated with Canyon Heights Plat G, Lot 14, and make any necessary recommendations to the City Council	
MOTION: To recommend/not recommend to the City Council the alteration of the zoning of Canyon Heights Plat G, Lot 14, by removing the open space and non-buildable lot provisions identified on the plat map, subject to the following conditions: {LIST ANY NECESSARY CONDITIONS}	

