



**PLANNING COMMISSION MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, September 24, 2024 6:00 p.m.**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, September 24, 2024 beginning at 6:00 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 August 27, 2024 Planning Commission meeting
4. Review/Recommendation and Public Hearing on amendments to City Code Title 10-5-17 related to Clear View of Intersecting Streets

ADJOURNMENT

5. Adjourn.

Posted this 20th day of September, 2024.

/s/ Colleen A. Mulvey, City Recorder

Supporting documentation for this agenda is posted on the city website at www.cedarhillsutah.gov.

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 to permit one or more of the commission members or staff to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- Please do not approach the Council/Commission dais without permission from the Chairperson.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, electronic devices or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the agenda item is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin
DATE:	September 26, 2023

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amending Cedar Hills City Code Title 10-5-17 related to Clear View of Intersecting Streets
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner
BACKGROUND AND FINDINGS: Current City Code requires that a clear vision area be established at all intersections. This is defined in code as, " a triangular area formed by the lip of curb and gutter and a line connecting them at points forty five feet (45') from the point of intersection of said street lines". There are some exceptions to the clear vision area code, but the intent is to keep intersections free and clear of obstructions that may otherwise make it difficult for drivers to see oncoming traffic and pedestrians. This code has worked well for typical intersections where the roads meet at 90 degree angles. However, there are some atypical intersections in Cedar Hills that present problems in that the clear vision area established by code doesn't create the open and unobstructed views that allow for safe travel. The proposed code change would define what an atypical intersection is and based on a factual finding from the City Planner and City Engineer, these findings would allow the City Council to adopt a unique standard to create a safe environment for automobiles and pedestrians.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Proposed code amendments to 10-5-17 Clear View of Intersecting Streets	
RECOMMENDATION: Staff recommends that the Planning Commission review and recommend the proposed code to the City Council	
MOTION: To recommend/not recommend the City Council of Cedar Hills adopt the proposed amendments to City Code 10-5-17 related to Clear View of Intersecting Streets, subject to the following conditions: {LIST ANY CONDITIONS NECESSARY FOR ADOPTION}	

10-5-17: CLEAR VIEW OF INTERSECTING STREETS:

- A. In all zones, no fence or structure in excess of three feet (3') in height that will prevent a clear view to automobile drivers of approaching vehicles or pedestrians shall be placed on a corner lot or parcel of land within a triangular area formed by the lip of curb and gutter and a line connecting them at points forty five feet (45') from the point of intersection of said street lines (clear vision area), with the following exceptions:
 - 1. Street trees and other landscaping plants are permitted within the clear vision area, provided they are pruned and trimmed to a height of not more than three feet (3') nor less than seven feet (7') above the established grade so as to not obstruct the clear view of motor vehicle drivers.
 - 2. City wayfinding and traffic control signs.
- B. Atypical intersections – Based on a factual finding and recommendation from the City Planner and City Engineer, the City Council may adopt unique standards for clear view of intersecting streets for atypical intersections when it has determined a safety hazard may exist. An atypical intersection shall be any intersection where the intersecting streets do not cross at a ninety-degree angle measured one hundred feet (100') from the center point of the intersecting streets along the centerline of any one approaching street.
- C. Unique Standards – The City Council may adopt unique standards for an atypical intersection. The following may be considered when implementing a unique standard, however the following list shall not be exhaustive:
 - 1. A prohibition on any vegetation being planted in the line of sight
 - 2. A prohibition or limitation on fences or other structures being erected in the line of sight
 - 3. Other prohibitions or limitations as approved by the City Council