



**PLANNING COMMISSION MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, October 22, 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, October 22, 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 September 24, 2024 Planning Commission meeting
4. Review/Recommendation on amendments to City Code Title 10-5-17 related to Clear View of Intersecting Streets
5. Discussion on approval process for single-family residential properties
6. Discussion on 2025 Planning Commission meeting schedule

ADJOURNMENT

7. Adjourn.

Posted this 18th day of October, 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.



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin
DATE:	October 22, 2024

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