

**PLANNING COMMISSION MEETING**  
**Tuesday, September 24, 2024 – 6:00 p.m.**  
**Community Recreation Center**  
**10640 N. Clubhouse Drive, Cedar Hills, Utah**

**Present:** Donald Dolenc, Presiding  
Commissioner Bari Cruz  
Commissioner Tyler Dahl  
Commissioner John Dredge  
Commissioner Troy Newbold  
Commissioner Steve Thomas  
Commissioner Robert Wallace

**Absent/Excused:** Commissioner Jeff Dodge

**Staff:** Sarah Sampson, Code Enforcement Officer  
Gretchen Gordon, Deputy City Recorder

**PLANNING COMMISSION MEETING**

**1. Call to Order.**

Chair Donald Dolenc called the meeting to order at 6:01 p.m.

**2. Public Comment**

There were no public comments.

**SCHEDULED ITEMS AND PUBLIC HEARINGS**

The voting members for the Planning Commission Meeting were identified.

**3. Approval of the Minutes from the August 27, 2024 Planning Commission Meeting**

**MOTION:** Commissioner Dahl moved to APPROVE the Meeting Minutes from the August 27, 2024, Planning Commission Meeting. The motion was seconded by Commissioner Newbold. **Vote on Motion:** Commissioner Dahl-Yes, Commissioner Dolenc-Yes, Commissioner Dredge- Yes. Commissioner Cruze-Yes, Commissioner Newbold-Yes. The motion passed unanimously.

Commissioner Steve Thomas arrived – 6:09pm

**4. Review/Recommendation and Public Hearing on amendments to City Code Title 10-5-17 related to Clear View of Intersection Streets**

Sarah Sampson introduced herself and presented on behalf of the staff because Chandler Goodwin is out of town. Many of the roads in the City are 90-degree intersections and the current code applies to this type of intersection. Currently there is a 45-foot triangle where nothing can be over 36" to obscure the clear view triangle and trees must be pruned up to 7'.

Part of the reason for this discussion is the address an intersection like Canyon Heights Drive and Hillside Drive. We are looking to regulate non-typical intersections that don't meet at 90 degrees. Review of Engineer Josh Bean's recommendations. In a situation like Canyon Heights Drive/Hillside Drive, he calls for 240-280' for clear vision due to the curve and speed limits of the road. The City Attorney has also reviewed the proposed code changes. The proposal allows for the City Council to address non-typical intersections where this new code would apply.

Commissioner Wallace asked if existing intersections would be "grandfathered" in or if they would need to comply with the new code. If there are clear obstructions and concerns at existing intersection, we would want to be able to address those. There are other non-typical intersections that would not require as much distance for clear vision.

Commissioner Cruze raised concerns about enforcement of the new code in the event that there were existing structures, such as a shed or fence. Vegetation would be easier to manage than structures. Ms. Sampson indicated that with the current clear vision code, there would be very few structures that would have been allowed in the 45' clear vision.

Commissioner Thomas stated that when there is a code change, we typically don't do code enforcement based on the new code if it previously complied. He added that maybe new zoning code wasn't the best method to address this problem. There could be a traffic or public safety code that may be able to mitigate the concerns.

Commissioner Dolenc said that he would like to see a factual finding that this is being approved based on a traffic/safety concern if a motion is made. Which may help mitigate the potential issue of the issue that was raised by Commissioner Thomas.

Commissioner Newbold asked if the current residents near the intersection being discussed have complied in the past and if they would comply with the new code if it was approved. Ms. Sampson stated that she believes they may have been asked to voluntarily comply to the new standard.

Commissioner Dredge had some concerns about implementing this change and indicated that this is not as straightforward as it may seem.

Chair Dolenc opened the public hearing. There were no comments. The hearing was closed.

**MOTION: Commissioner Thomas moved to TABLE Item #4 pending further discussion and staff review. The motion was seconded by Commissioner Cruze. Vote on Motion: Commissioner Dahl-Yes, Commissioner Dolenc-Yes, Commissioner Dredge-Yes, Commissioner Cruze-Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.**

**5. Adjourn**

**MOTION: Commissioner Dredge moved to ADJOURN. The motion was seconded by Commissioner Cruze. Vote on Motion: Vote on Motion: Commissioner Dahl-Yes, Commissioner Cruze-Yes, Commissioner Dolenc-Yes, Commissioner Dredge-Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.**

The meeting was adjourned at 6:30pm.

Approved:  
October 22, 2024

/s/ Colleen A. Mulvey, MMC, UCC  
City Recorder