

PLANNING COMMISSION MEETING
Tuesday, November 19, 2024 – 6:00 p.m.
Community Recreation Center
10640 N. Clubhouse Drive, Cedar Hills, Utah

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

Absent/Excused: Commissioner Tyler Dahl
Commissioner Jeff Dodge

Staff: Sarah Sampson, Associate Planner
Colleen Mulvey, City Recorder

PLANNING COMMISSION MEETING

1. Call to Order.

Chair Donald Dolenc called the meeting to order at 6:00 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 of the October 22, 2024 Planning Commission Meeting

MOTION: Commissioner Newbold moved to APPROVE the Meeting Minutes from the October 22, 2024, Planning Commission Meeting. The motion was seconded by Commissioner Dredge. Vote on Motion: Commissioner Cruze-Yes, Commissioner Dredge-Yes, Commissioner Newbold- Yes. Commissioner Thomas-Yes. The motion passed unanimously.

4. Review/Recommendation and Public Hearing on amendments to Canyon Heights at Cedar Hills Subdivision Plat A, located in the H-1 Hillside Development Zone.

Associate Planner, Sarah Sampson explained that a group of residents who live at the terminus of Silver Lake Drive wish to clean up property lines and formalize various encroachments through

the purchase and exchange of land with other neighboring properties including the City. She shared a Property Exhibit which depicted the areas where the parcel exchanges would be either private to Cedar Hills, Cedar Hills to private or private to private. She added that all of the exchanges meet the code requirements and lot setbacks of the H-1 Hillside Zone.

Commissioner Dredge inquired if the existing structure on the lower lot on the map would meet the 12 foot setback. Ms. Sampson replied that it already meets the 12 foot setback. Commissioner Dredge then asked if these exchanges would reduce any lot sizes. Ms. Sampson said they would not.

Ms. Sampson stated that most of the exchanges will clean up areas where the landscaping has gone over property lines, and for the mountain bike trail portion, the giving of that section is to ensure it can bring the trail traffic and parking to the cul-de-sac instead of the private driveway. Chair Dolenc asked if the property lines have been verified. Ms. Sampson answered in the affirmative. Chair Dolenc commented that he sees that as a benefit to the city.

Chair Dolenc opened the public hearing.

Lisa Seppi, 8928 N Silver Lake Drive stated she is totally in favor of these plat amendments and asked if the city would consider a reduced speed limit for the area.

Chair Dolenc stated he would pass that concern along to city staff.

David Told, 8912 N Silver Lake Drive stated he is in favor of this, and it will be positive to get the trail traffic shifted.

Lori Holmes, 8974 N Silver Lake Drive inquired if there was any chance of home development off of the fire break road. She stated that it was a concern for her.

Ms. Sampson said that the map shows the land is dedicated as open space for the subdivision.

Tim Zeidner, 8894 N Pine Hollow Drive asked for a little more information about the mountain bike trail.

Mr. Told explained that as part of his agreement with the city they will put in a different retaining wall and take the trail all the way down to the cul-de-sac. He added that it would probably increase trail traffic.

Denise Andersen, 8902 N Silver Lake Drive said the exchange is more a concern about safety versus a busier trail and a few more cars.

There were no further comments. The public hearing was closed.

MOTION: Commissioner Dredge moved to recommend APPROVAL to the City Council for the amendments to Plat A of the Canyon Heights at Cedar Hills Subdivision. The motion was seconded by Commissioner Cruze. Vote on motion: Commissioner Cruze-Yes,

Commissioner Dredge-Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously.

5. Review/Action on approving the 2025 Planning Commission Schedule.

Commissioner Dredge said that at the last meeting they had discussed moving the meeting dates to Thursdays.

Ms. Sampson explained that Mr. Goodwin had initially brought up moving the meetings to Thursdays but changed the dates back to Tuesday nights. In the event he is not able to attend as the Associate Planner she would be available to fill in for him.

Commissioner Cruze suggested the option of changing the meeting to Thursday for one or two meetings so that Mr. Goodwin could attend.

Commissioner Thomas stated he was fine with that as long as the meetings are correctly noticed.

MOTION: Commissioner Cruze moved to ADOPT the proposed 2025 Planning Commission Meeting Schedule, with the adjustment of the January and February meetings to be held on Thursday instead of Tuesday. The motion was seconded by Commissioner Thomas. Vote on motion: Commissioner Cruze-Yes, Commissioner Dredge-Yes, Commissioner Newbold-Yes, Commissioner Thomas-Yes. The motion passed unanimously. Commissioner Thomas was not present for the vote.

ADJOURNMENT

6. Adjourn.

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

The meeting adjourned at 6:24 p.m.

Approved:
January 23, 2025

/s/ Colleen A. Mulvey, MMC
City Recorder