

SPECIAL PLANNING COMMISSION MEETING

Thursday, January 29, 2015 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Craig Clement, John Dredge, Jeff Dodge, Donald Steele,
LoriAnne Spear, Brad Weber
Excused/Absent: David Driggs
David Bunker, City Manager (7:15 p.m.)
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist
Others: Daniel Zappala, Nancy Steele, Mike Geddes, Dan Wilson

PLANNING COMMISSION MEETING

1. This meeting was called to order at 7:01 p.m. by C. Dodge.

Jeff Dodge was recognized as a voting member.

2. Public Comment

No comments.

SCHEDULED ITEMS

3. Review/Recommendation on Preliminary Plans for the Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone

Chandler Goodwin stated that he met with Dan Wilson and Mike Geddes and an engineer from Mustang Engineering to work through the engineering issues. The geotech study included a caution and recommended changes and mitigations to make the hillside land suitable for development. Mustang Engineers would like to see a third-party review of the current geotech reports. David Bunker agreed. At final approval, the developers will need to show conveyance of water rights, submit the geotech report, show the buildable area away from the power easement on lots 23 and 24, curb/gutter and sidewalk and extension of public utilities. Chandler Goodwin and David Bunker met with David Blake about how this development would affect his land. Special consideration will need to be given to ensure that there are multiple outlets to this subdivision and David Blake's future subdivision.

C. Dodge stated that he is concerned with hillside building. His HOA is on the hillside and there have been many issues with settling, collapsible fill, etc. He is interested in the third-party geotech review and in ensuring that every mitigation recommended by the geotech study is followed.

Mike Geddes stated that he always has a geotech person present at the dig to understand the soil before footings are put in. There is a process mandated by the city to ensure that the geotech recommendations are followed.

C. Clement stated that in the H-1 zone a geotech report is required for each lot so that the best solution can be implemented lot by lot. His concern with this development is drainage. There can be issues for water drainage if there is a fire on the hillside.

Daniel Zappala stated that his main concern is to have a cul de sac coming off of Canyon Road because it creates an isolated community and creates two outlets off of Canyon Road.

Dan Wilson stated that logistically Hunters Court cannot come off of Lakeview, but needs to come off of Canyon Road. The geotech indicated to him that the soil west of the aqueduct is terrific soil. A few of the eastern lots will require piers, but there is no manning canyon shale in the soil.

MOTION: C. Clement—To recommend approval of the preliminary plan for the Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone contingent on the completion of the review of the engineering by Mustang; completion of the review by Mustang Engineering of the geotech report; showing buildable area of lots 23 and 24 outside of Rocky Mountain Power easements; showing sidewalk, curb and gutter on Hunters Court; showing sidewalk, curb, gutter on Canyon Road to county specs; an extension of public utilities to property limits; and removing the sewer cleanouts from the streets. Seconded by C. Steele.

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| Yes | C. Clement | |
| | C. Dodge | |
| | C. Jeff Dodge | |
| | C. Steele | |
| | C. Weber | Motion passes. |

ADJOURNMENT

4. This meeting was adjourned at 7:30 p.m. on a motion by C. Weber, seconded by C. Steele and unanimously approved.

Approved:
February 26, 2015

/s/ Colleen A. Mulvey, MMC
City Recorder