



**NOTICE OF
SPECIAL PLANNING COMMISSION MEETING
Thursday, September 17, 2015 6:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Special Planning Commission Meeting on Thursday, September 17 2015 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

3. Approval of Minutes from the July 28, 2015 and August 18, 2015 Planning Commission Meetings
4. Review/Action on Conceptual Plans to Subdivide Fred Levine's property, located at 3939 W 4000 N in the PR 22 Planned Residential Zone
5. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects

ADJOURNMENT

6. Adjourn

Posted this 11th day of September, 2015

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at www.cedarhills.org.
- 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 via telephone to permit one or more of the commission members to participate.



CITY OF CEDAR HILLS

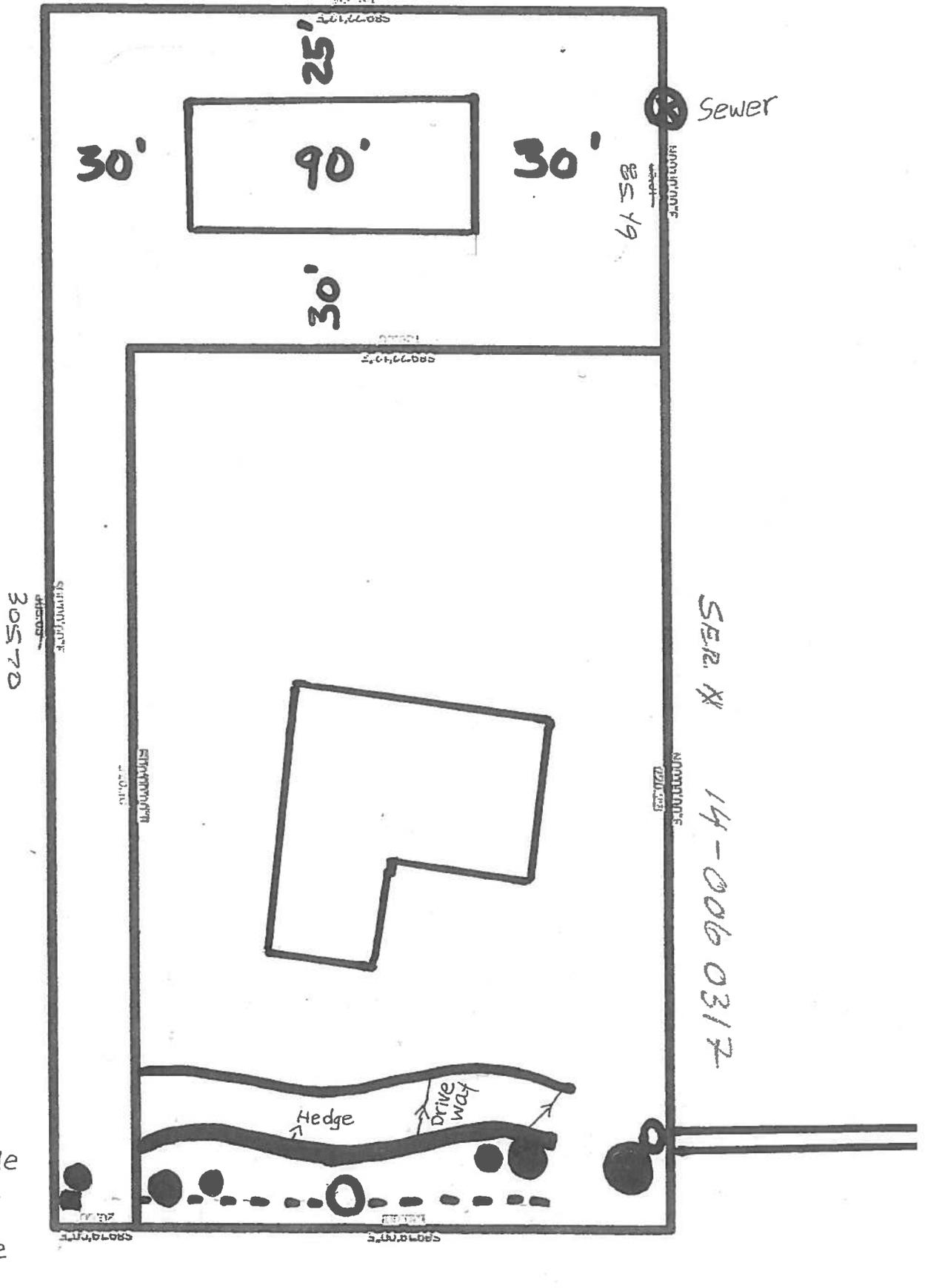
TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	9/17/2015

\Planning Commission Agenda Item

SUBJECT:	Review/Action on conceptual subdivision located 3939 W 9600 N
APPLICANT PRESENTATION:	Fred Levin
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Mr. Levin has presented to the Planning Commission on a previous occasion regarding the subdivision of his lot. The parcel in question is approximately one acre. The discussion with Mr. Levin has centered on the requirement in City Code that requires subdivisions to be brought up to City standards by having curb, gutter, and asphalt up to City design standards. Mr. Levin would like an exception to these standards as he has priced out the various improvements that would be required, and the cost becomes prohibitive to developing his land. Staff has been consistent in that any division of land would trigger the subdivision code and require Mr. Levin to make the necessary improvements to his property.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission has reviewed a proposal from Mr. Levin on previous occasions, May 26, 2015 & August 18, 2015.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Site Plan	
RECOMMENDATION: Provide input to Mr. Levin on how he is to proceed with the proposed subdivision	
MOTION: To approve/not approve the conceptual subdivision of Mr. Levin's property located at 3939 W 9600 N.	

Fred Levin plot

14-0060318 N 89° 19' W





CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	9/17/2015

Planning Commission Agenda Item

SUBJECT:	Discussion on Commercial Design Guidelines
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: As part of the process of updating and reviewing the Commercial Design Guidelines, we will be reviewing each section of the Guidelines, and making recommendations to the City Council and soliciting feedback. We will be reviewing all of the changes discussed to this point, as well as discussion section four.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Guidelines for the Design and Review of Planned Commercial Development Projects (6/19/2009A), Proposed Guidelines with discussed changes (to be provided).	
RECOMMENDATION: Staff recommends that the Planning Commission familiarize themselves with the guidelines and find areas in the guidelines that need to be addressed and updated.	
MOTION: No motion necessary, discussion item only.	