

PLANNING COMMISSION MEETING
Thursday, July 31, 2008 7:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: Scott Jackman, Glenn Dodge, Craig Clement, Bobby Seegmiller,
Gary Maxwell (7:09 p.m.)
Greg Robinson, Assistant to the City Manager-Planning
Courtney Hammond, City Meeting Transcriber
Eric Richardson, City Council Representative
Others:

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission, having been posted throughout the City and the press notified, was called to order at 7:00 p.m. by C. Chandler.
2. Public Comment (7:00 p.m.)

No comment.

SCHEDULED ITEMS

3. Approval of Minutes from the June 26, 2008, Public Hearing and Regular Planning Commission Meeting (7:02 p.m.)

C. Seegmiller and C. Dodge were recognized as voting members.

MOTION: C. Clement - To approve the minutes from the June 26, 2008, Public Hearing and Regular Planning Commission Meeting. Seconded by C. Dodge.

Yes - C. Chandler
C. Clement
C. Dodge
C. Jackman
C. Seegmiller Motion passes.

MOTION: C. Jackman - To move item number 6 next. Seconded by C. Clement.

Yes - C. Chandler
C. Clement
C. Dodge
C. Jackman
C. Seegmiller Motion passes.

6. Discussion on Electronic Submittal of Planning Documents (7:04 p.m.)

Staff Presentation:

Greg Robinson stated that the City would like to put all the documents for the Planning Commission and City Council meetings online to allow members and the public to access them electronically. Applicants would need to submit their documentation electronically. At this time, this is not an action item.

Commission Discussion:

- C. Clement suggested allowing for flexibility in formatting.
- C. Dodge wanted to ensure that quality is maintained.

MOTION: C. Jackman - To continue the item on this discussion to the August meeting. Seconded by C. Maxwell.

Yes - C. Chandler
C. Clement
C. Dodge
C. Jackman
C. Maxwell
C. Seegmiller

Motion passes.

4. Review/Recommendation on Concept/Preliminary Site Plan for Chase Bank (7:15 p.m.)

See handouts.

Staff Presentation:

Greg Robinson said that the developers added a cupola, a pitch roof in the back, and a popout in the back.

Commission Discussion:

- C. Clement said that the only changes from the last meeting were a cupola and a slate roof. The other items mentioned in the previous month's motion to deny approval were not addressed.
- C. Seegmiller stated that it needs to be communicated to them that this is the entrance to the community. He recommended that they show up to the meeting. He would also like another design review meeting.
- Eric Richardson stated that the developers have missed so many meetings and ignored the feedback, the time is approaching that the concept should be denied, and they can come back to the table again.

MOTION: C. Clement - To deny the concept/preliminary site plan for the Chase Bank Site. Seconded by C. Jackman.

Yes - C. Chandler
C. Clement
C. Dodge
C. Jackman
C. Maxwell
C. Seegmiller

Motion passes.

5. Review/Action on the Charleston at Cedar Hills Assisted Living Center Amended Site Plan and Exterior Elevations (7:18 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that there were a few items that needed to be clarified. The 10-foot setback on the east side of the building needed to be cleared with the fire chief. The fire chief approved the access as long as the access stays clear. The city engineer needed updated storm drain calculations and submittal of water rights. Additional impact fees will be required.

MOTION: C. Seegmiller - To approve the amended site plan for the Charleston Assisted Living Center, with a finding that the amended final site plans conform substantially to the approval given for the original project approval, and approval is subject to the items recommended by staff updated including storm drain calculations and submittal of water rights and impact fees will be required for building plan review and approval and that the south side remains clear of permanent obstructions that may impede the fire department access to the building. Seconded by C. Maxwell

AMEND MOTION: C. Seegmiller - To recommend approval. Seconded by C. Maxwell.

Yes - C. Chandler
C. Clement
C. Dodge
C. Jackman
C. Maxwell
C. Seegmiller

Motion passes.

7. Committee Assignments and Reports (7:30 p.m.)

No reports.

ADJOURNMENT

8. Adjourn

This meeting was adjourned at 7:31 p.m. on a motion by C. Jackman, seconded by C. clement, and unanimously approved.

Approved by Commission:
August 28,2008

/s/ Kim E. Holindrake
Kim E. Holindrake, City Recorder