

PLANNING COMMISSION MEETING
Thursday, February 26, 2009 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, Donald Steele, Bobby Seegmiller,
Gary Maxwell (7:02 p.m.), Craig Clement (7:04 p.m.)
Greg Robinson, Assistant to the City Manager-Planning
Courtney Hammond, City Meeting Transcriber
David Bunker, City Engineer (7:05 p.m.)
Eric Richardson, City Council Representative (7:05 p.m.)
Others: Rick Espinoza – Chase Bank

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order 7:00 p.m. by C. Chandler.

Bobby Seegmiller and Glenn Dodge were recognized as voting members.

2. Appointment of Chair and Vice Chair (7:00 p.m.)

MOTION: C. Steele - To vote in favor of Cliff Chandler continuing his role as chairman. Seconded by C. Jackman.

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

MOTION: C. Chandler - To nominate Scott Jackman as vice chair of the Planning Commission. Seconded by C. Maxwell.

Yes - C. Chandler
C. Dodge
C. Jackman
C. Maxwell
C. Seegmiller
C. Steele Motion passes.

3. Public Comment (7:03 p.m.)

No comments.

SCHEDULED ITEMS

4. Approval of Minutes from the January 29, 2009, Public Hearing and Regular Planning Commission Meeting (7:03 p.m.)

MOTION: C. Maxwell - To approve the minutes from the January 29, 2009 Public Hearing and Regular Planning Commission meeting, as written. Seconded by C. Jackman.

Yes - C. Chandler
C. Dodge
C. Jackman
C. Maxwell
C. Seegmiller
C. Steele Motion passes.

5. Review/Recommendation on Revised Site Plan the Cedar Hills Retail Subdivision, Lot 2 – Phillips Edison – Chase Bank (7:04 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that Chase Bank would like to move from the Amsource site to the Phillips Edison site, which will bring the following changes to the Phillips Edison site: increased landscaping, no major changes to drainage, and increased number of parking stalls. The City Council approved an extension of the site plan for lot 2 on February 17.

Rick Espinoza, architect for Chase Bank, stated that the only change to the elevations for Chase Bank is the canopy being raised 18 inches in order to match the fascia of the canopy to the fascia of the building.

MOTION: C. Clement - To recommend approval of the revised site plan for Cedar Hills Retail Subdivision, Lot 2, Phillips Edison-Chase Bank, subject to review of engineering and calculations by city engineer. Seconded by C. Maxwell.

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

David Bunker excused at 7:15 p.m.

6. Discussion on Fieldcrest Park Located at Approximately 4670 West Fieldcrest Drive and Carriage Lane (7:16 p.m.)

See handouts.

Staff Presentation:

Councilmember Eric Richardson stated that Fieldcrest Drive was originally planned to connect to a Highland Road. Highland City chose not to make the connection, making Fieldcrest Drive a dead end. The City would like to turn this unused section into a pocket park. The first step is to vacate the plat. Greg Robinson stated that the plan is to install a basketball court, as well as some pavilions and plantings.

Commission Discussion:

C. Seegmiller stated that Highland City requires two egresses. Their subdivision is violating that ordinance. The City should look at Highland's plat to see if Highland is using the road as an emergency egress to the Wild Rose subdivision. The City should also ensure that access to the Highland Park remains open.

MOTION: C. Maxwell - To recommend to vacate Forest Creek, Phase 5, with the recommendation of maintaining the integrity of the connection to the trail, make sure it is a safe place to play away from traffic on the adjacent road, and that drainage does not lose integrity.

Seconded by C. Clement.

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

Motion passes.

7. Review/Recommendation on Vacating a Portion of the Street in the Forest Creek Subdivision, Phase 5, Located at Approximately 4670 West Fieldcrest Drive and Carriage Lane (7:36 p.m.)

See previous item.

8. Discussion on Title 10-5-5, Development in Required Setback Area (required yard area) of the City Code (7:36 p.m.)

See handouts.

Staff Presentation:

Eric Richardson stated that it has been 4-5 years since the ordinance on decks, patios and pergolas has been written. Since then, he has observed several non-conforming uses that look great. A code adjustment may be necessary. Currently, if a decks height is 30 inches or less, it can extend into the setback. However if it is taller than 30 inches or has a covering, it cannot

enter the rear setback. Code allows for a detached garage that is 5 feet from the property line, but does not allow for a pergola. A simple approach may be to allow decks, patios and pergolas to come within 10 feet of property lines

Commission Discussion:

The Commission agreed that the ordinance needs to be revised. Eric Richardson will draft a proposal.

MOTION: C. Jackman - To continue this item to the March Planning Commission meeting and have anyone forward their thought to Councilmember Richardson. Seconded by C. Seegmiller.

9. Committee Assignments and Reports (7:56 p.m.)

- C. Richardson: The Commercial Design Guidelines will be on the agenda at the next meeting. The Planning Commission is to consider restricting non-sales-tax-producing businesses from certain sections of the commercial zone.

ADJOURNMENT

10. Adjourn

This meeting was adjourned at 8:00 p.m. on a motion by C. Clement, seconded by C. Jackman and unanimously approved.

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

Approved by Commission:
March 26, 2009