

PLANNING COMMISSION MEETING
Tuesday April 30, 2009 7:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: Craig Clement, Bobby Seegmiller, Gary Maxwell, Glenn Dodge,
Donald Steele
Greg Robinson, Assistant to the City Manager-Planning
Courtney Hammond, City Meeting Transcriber
Eric Richardson, City Council Representative
Others: Scout Troop 1191, Shawn Cook (Subway)

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 7:03 p.m. by C. Chandler.

C. Seegmiller was recognized as a voting member.

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

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the March 26, 2009, Public Hearing and Regular Planning Commission Meeting (7:03 p.m.)

MOTION: C. Clement - To approve the minutes from the March 26, 2009, Public Hearing and Regular Planning Commission Meeting. Seconded by C. Maxwell.

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

4. Review/Recommendation on Revised Elevations for Walmart to Add Signage for Subway (7:04 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that representatives from Subway have requested that they be allowed to add signage to Walmart building. Signage is typically approved through the building elevation and site plan process. At the time Walmart received approval, Subway was not yet slated to be in

Walmart. To allow signage for Subway, the building elevations for Walmart need to be revised. He cautioned the Commission to be aware that a change such as this sets precedence. There is no monument sign for the Walmart store.

Shawn Cook of Subway stated that the sign is LED-illuminated plexiglass. He said it is very important for Subway to have recognition on the front of the store.

Commission Discussion:

- C. Seegmiller stated that the goal is to get people in the store and to increase sales tax revenue. Not allowing a sign seems too rigid.
- C. Maxwell stated that if the signage stays in the 15% stipulated in the Design Guidelines, there is no change of precedent.
- C. Dodge stated that he is not against the sign, but thinks it should be relocated on one of the gables to maintain the look of the building.
- C. Chandler stated that code says that the sign can't exceed 15% of the façade of the building.
- C. Steele stated that the code also says that businesses are allowed one sign. Subway is a separate business from Walmart. There is no good place to relocate the sign, without guiding people towards the fake entrance.

MOTION: C. Maxwell - To recommend to the City Council to change Walmart's final elevation as presented with a verification that the sign meets the existing requirement of sign not being greater than 15% of the face. Seconded by C. Seegmiller.

Further Discussion

- C. Clement emphasized that the reason approval was recommended was because of the upgraded nature of the sign, and that the Design Guidelines state that purpose of signs is to encourage a thriving business district.
- Greg Robinson stated that Chase bank is coming to the next City Council meeting with a sign package. He has become aware of different aspects to signage requests. A key point of the Subway sign is that this is a separate business, not an additional sign for the same business.
- C. Steele stated that he is personally violently opposed to backlit signage because it is difficult to maintain and can look sloppy. He will vote for it, however.

MOTION: C. Maxwell - To recommend to the City Council to change Walmart's final elevation as presented with a verification that the sign meets the existing requirement of sign not being greater than 15% of the face. Seconded by C. Seegmiller.

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

5. Discussion on the Guidelines for the Design and Review of Planned Commercial Development (7:30 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that this item has been discussed previously. It considers different options to promote sales-generating businesses along 4800 West and discourages those that don't. A separate zone can be created along 4800 West with limited the usages available. Doing so would not allow the flexibility that the Design Guidelines allow. For that reason, staff recommends revising the Design Guidelines. Greg suggested changes, including adding a paragraph encouraging sales-tax generating businesses and removing references to beauty salons, barber shops and banks. This was noticed as a discussion, rather than an action item. It will be addressed again at the next meeting.

Commission Discussion:

- C. Clement stated that he likes the idea of using the Design Guidelines, but worries that they are not strong enough to justify denying a non-sales-tax generating business along 4800 West.
- C. Maxwell stated that he supports adding it to the Guidelines.
- C. Chandler stated that he likes the proposed language, and is more apt to go through this process, rather than rezoning.
- C. Richardson pointed out that the Design Guidelines were strong enough to reject a Walmart in 2003, so they should be strong enough for this purpose.
- C. Dodge suggested adding Cedar Hills Drive as well.
- C. Steele stated that he would prefer to address this by creating an overlay. He said it feels like the district is cut very fine with many microdistricts. That bothers him.

6. Committee Assignments and Reports (7:45 p.m.)

- C. Dodge wasn't able to attend the Parks & Trails meeting because he found out about the meeting too late.
- Greg Robinson stated that the Parks & Trails Committee discussed the placement of trees that the City has purchased. Chase Bank will be at the next City Council meeting to present a signage package. McDonalds is looking at lot 1 of Phillips Edison. The City Council will also look at the porch, patio and pergola revisions on May 16. There was some concern that the way things were worded would conflict with the International Building Code. Minor adjustments were made. One issue dealt with when a deck is attached to a building. In this case, it is considered part of the structure and has to meet the same setback requirements for the building. Deborah Kay still has some engineering items to address before being on a Planning Commission agenda.

ADJOURNMENT

7. Adjourn

This meeting was adjourned at 7:52 p.m. on a motion by C. Maxwell, seconded by C. Clement, and unanimously approved.

Approved by Commission:

May 28, 2009

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