

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, October 29, 2009 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: Bobby Seegmiller, Glenn Dodge, Donald Steele (7:17 p.m.)
Greg Robinson, Assistant City Manager
David Bunker, City Engineer
Courtney Hammond, City Meeting Transcriber
Others: Roy Williams, Farley Eskelson

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 7:12 p.m. by C. Chandler.

Bobby Seegmiller and Glenn Dodge recognized as voting members.

2. Public Comment (7:12 p.m.)
No comments.

PUBLIC HEARINGS

3. City Code Amendments Regarding Zoning Definitions, Conditional Uses Regarding Animal Rights, and Portable Utility Sheds (7:13 p.m.)

No comments.

SCHEDULED ITEMS

4. Approval of Minutes from the September 24, 2009, Public Hearing and Regular Planning Commission Meeting (7:13 p.m.)

MOTION: C. Dodge - To accept the minutes from the last meeting. Seconded by C. Seegmiller.

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

5. Review/Recommendation on City Code Amendments Regarding Zoning Definitions, Conditional Uses Regarding Animal Rights, and Portable Utility Sheds (7:14 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that this item is a continuation from the previous meeting. All requested changes were made.

MOTION: C. Dodge - To recommend to the City Council the amendments regarding zoning definitions, conditional uses regarding animal rights, and portable utility sheds. Seconded by C. Seegmiller.

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

6. Review/Recommendation on Concept/Preliminary for the McDonalds Site Plan Located at Approximately 10180 North 4800 West (7:20 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that McDonalds is asking the City to consider a restaurant for the lot adjacent to Chase Bank and in front of Walmart. The lot is about 1 acre. It is a tight fit, but the engineering and planning allows the building to fit within both the Design Guidelines and the McDonalds concept. They have met with the Site Plan Review Committee three times and have made the necessary changes as recommended by that Committee. Walmart has a sidewalk that runs along the north side of the lot. The Chase Bank lot has a sidewalk that comes to the northeast corner. The current proposal for the McDonald sidewalk is along the north side of the building to tie in to the Walmart sidewalk. The sign package is not completed. The trees along 4800 West will need to match the trees planted by Chase Bank. Greg Robinson would like McDonalds to add some evergreen trees to the landscaping. The signage on the building is more than has been allowed in the area.

Farley Eskelson of Dominion Engineering stated that the detention basins will all be underground. Parking won't be an issue because they have a cross parking agreement with Walmart.

David Bunker stated that a water bypass and vault detail need to be added. A traffic study also needs to be done. The engineering package for the expansion of 4800 West is going out soon, and he is hopeful that pedestrian traffic be addressed.

Commission Discussion:

- C. Chandler asked McDonalds to match the trees on the access drive to what Chase Bank has planted. He would like to see a hedge along the drive through lane. The McDonalds representative said that after the street is expanded there will only be a 2.5 foot planter left. C. Chandler likes the elevation and appreciates the cooperation from McDonalds.
- C. Steele stated that the building is attractive. He appreciates that there is not much yellow on the building. He pointed out that pedestrian control may be needed from the high school to the McDonalds. He wants to make sure that no pole signs are permitted.
- C. Seegmiller would like to see outdoor tables if there is a way to fit them in, possibly by eliminating some parking stalls. Roy Williams of Philips Edison said that Walmart will not allow a reduction in parking stalls on the McDonalds lot per the Philips Edison-Walmart agreement.

MOTION: C. Steele - To recommend to the City Council that they approve the McDonalds site plan as presented tonight and that the construction agreement include an agreement with Walmart to use shared parking. Also to point out that what was presented tonight excluded outside pole signs, which is a good feature for the City. In addition, to include the landscaping modifications discussed tonight, an updated traffic study, and that there be some mitigation for pedestrians coming across from high school. Seconded by C. Dodge.

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

7. Committee Assignments and Reports (7:59 p.m.)

No reports.

ADJOURNMENT

8. Adjourn

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

Approved by Commission:
December 1, 2009

/s/ Cathy D. Larsen
Cathy D. Larsen, Deputy Recorder