

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Tuesday, December 1, 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, Gary Maxwell, Glenn Dodge, Scott Jackman  
David Bunker, City Engineer  
Greg Robinson, Assistant City Manager  
Courtney Hammond, City Meeting Transcriber  
Eric Richardson, City Council Liaison  
Others: Farley Eskelson, Steve Jenkins, David Rosskelly, Marisa Wright, David Blake

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 7:04 p.m. by C. Chandler.
2. Public Comment (7:04 p.m.)

No comments.

PUBLIC HEARING

3. Concept/Preliminary/Final Plat for a 1-Lot Subdivision Located at Approximately 3800 West and Box Elder Drive (7:05 p.m.)

David Rosskelly: Mr. Rosskelly stated that he is concerned about traffic access to this development. There is only one access, which he fears is inadequate.

SCHEDULED ITEMS

4. Approval of Minutes from the October 29, 2009, Public Hearing and Regular Planning Commission Meeting (7:07 p.m.)

Bobby Seegmiller and Glenn Dodge were recognized as voting members.

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

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

5. Review/Recommendation on Final for McDonalds Site Plan located at approximately 10180 North 4800 West (7:09 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that McDonalds is here for a final recommendation to the City Council. They were at the City Council meeting on November 10 and the Council gave preliminary approval with some conditions, including the addition of brick columns, approval of sample boards, pedestrian connections, a traffic report, development agreement, virtual berming, landscape plans to match Walmart, and signage approval.

Farley Eskelson stated that the traffic study is complete and the landscape plan is updated with berming. The pedestrian connection between Chase and McDonalds was made and the light fixtures will match Chase Bank's. An 8-inch fire line will be brought into the building. Outstanding items include: lighting detail, 8-inch fire supply line, and isolation valves need to be submitted for engineering review.

Steve Jenkins stated that signage is slightly above what is allowed in the City's sign package. There is an additional arch that was added to be consistent with an additional elevation element.

David Bunker stated that the traffic study states that the McDonalds will add additional traffic but will have minimum affect at the major intersection. The recommendations are that 4800 West be widened with longer turn lanes and additional left turn lanes. This project is in the Mountainland Association of Government's 2030 plan, though it is being accelerated.

Marisa Wright spoke to the Lone Peak High School principal about traffic between the high school and the McDonalds. She, Konrad Hildebrandt, and the PTA president will meet to see if there is something that can be done for pedestrian safety.

**MOTION: C. Jackman - To recommend final approval of the McDonald's Site Plan, subject to light box detail, acceptance of a traffic study by the City Council, all fire supply lines shall be a minimum main size of 8-inches, show isolation valves for meter detail with bypass, Council approval of sample board, an executed development agreement.** Seconded by C. Maxwell.

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

6. Review/Recommendation on the Concept/Preliminary/Final Plat for a 1-Lot Subdivision Located at Approximately 3800 West and Box Elder Drive (7:28 p.m.)

See handouts.

Staff Presentation:

David Bunker stated that this is a 1-lot subdivision of property located on Box Elder Drive. There are two lots to this subdivision. Lot 1 has frontage on Box Elder. The remainder would be future development. The approval tonight is for lot 1. The frontage along Canyon Road is

missing 90 feet of sidewalk. The layout of the building envelope will determine how a driveway can access the lot. A bonding estimate to be completed by an engineer needs to be submitted. UDOT has future right of way plans on Canyon Road. Setbacks are sufficient to comply with that right-of-way, but it is not yet clear whether the sidewalk would be part of that right-of-way.

Greg Robinson stated that for the Hillside Zone, there is a front, rear, and side setbacks of 50 feet, which in this case only leaves 29 feet of width for a building envelope. There is also a slope requirement that the envelope can't be on a slope over 30%. A meets and bounds description is possible, though the City prefers a subdivision. For meets and bounds, sidewalk improvements as well as utility improvements would be required. He will do further research on the requirements for PRD's and phased development, but as currently proposed a 1-lot subdivision falls within the Hillside Zone, which is very restrictive with slopes and setbacks.

David Blake stated that the original plan that he bought was a townhome development with access off Box Elder Drive. David Bunker indicated that the grade required is too steep for an access from Box Elder Drive.

Commission Discussion:

- C. Maxwell stated that it doesn't make sense to require one lot to meet different requirements than neighboring lots. He would like to see a process that allows an exception for one lot to be like neighbors rather than forcing a future development to be developed in pieces.

**MOTION: C. Jackman - To continue this item and request to show a building envelope to ensure proposed laterals will service the lot, show proposed drive access and compliance with access grades, make sure dedication of sidewalk is clear and any resulting change keeps the lot at 1 acre, bonding estimates shall be completed by Northern Engineering and shall include road cut, sewer laterals, sidewalk improvements, etc., that the developer is aware how the general plan with future roads affects ability to develop future plans, show slopes as part of the building envelope, instruct staff to verify that there can or can't be other options such as a phased PRD or combine the lot with another existing subdivision.** Seconded by C. Maxwell.

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

7. Review/Action on 2010 Planning Commission Meeting Schedule (8:11 p.m.)

**MOTION: C. Dodge - To approve the meeting schedule for 2010.** Seconded by C. Maxwell.

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

8. Committee Assignments and Reports (8:13 p.m.)  
No reports.

ADJOURNMENT

9. Adjourn

This meeting was adjourned at 8:13 p.m. on a motion by C. Jackman, seconded by C. Dodge, and unanimously approved.

Approved by Commission:  
January 28, 2010

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