

PLANNING COMMISSION MEETING

Tuesday, November 10, 2015
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Member: Craig Clement, Jeff Dodge, John Dredge, Donald Steele, Steve Thomas
Absent/Excused: David Driggs, LoriAnne Spear
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist

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 7:00 p.m. by C. Dodge.

2. Public Comment

No comments.

PUBLIC HEARING

Amendments to the Guidelines for the Design and Review of Planned Commercial Development Projects

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the October 13, 2015 Special Planning Commission Meeting

C. Jeff Dodge stated that items 3 and 4 only had 3 votes, when 6 people were present. They were unanimous votes. C. Dredge, C. Driggs, C. Jeff Dodge, C. Clement and C. Spears would be the five voting members.

MOTION: C. Jeff Dodge—To approve with the addition of the two members listed in the vote for items 3 and 4. Seconded by C. Dredge.

Yes - C. Clement
C. Dodge
C. Jeff Dodge
C. Dredge
C. Steele Motion passes.

4. Review/Action on the 2016 Planning Commission Meeting Schedule

Chandler Goodwin stated that this schedule reflects the fourth Tuesday of every month.

MOTION: C. Jeff Dodge—To approve. Seconded by C. Steele.

Yes - C. Clement
C. Dodge

C. Jeff Dodge
C. Dredge
C. Steele Motion passes.

5. Review/Recommendation on Amendments to the Guidelines for the Design and Review of the Planned Commercial Development Projects

Chandler Goodwin stated that after a lengthy review, it is time to make a recommendation to the City Council.

C. Dredge stated that:

4.2.1 says “needs discussion.” That should be removed.

In 4.3.1 the setback should be 45 feet.

4.2.3 and 4.3.3 includes a redundant sentence on building height.

4.4.2, Structure Height gives two different height restrictions. He would recommend removing the last sentence.

C. Clement stated that Section 4.4.2, Structure Height, incorrectly states “buildings taller than 35 feet . . . ,” it should be 30 feet.

C. Jeff Dodge stated that changes to the table of contents should be highlighted in red. The map should also be included. He would like to see the council add dimensions to the map.

MOTION: C. Dredge—To recommend the proposed amendments to the Guidelines for the Design and Review of the Planned Commercial Development Projects subject to the revisions as stated in the discussion this evening. Seconded by C. Jeff Dodge.

Yes - C. Clement
 C. Dodge
 C. Jeff Dodge
 C. Dredge
 C. Steele Motion passes.

C. Steele stated that he has served on the commission for 11 years. This is his last meeting. It has been a privilege.

C. Dodge stated that this will also be his last meeting. He has enjoyed the time.

ADJOURNMENT

6. This meeting was adjourned at 7:26 p.m. on a motion by C. Dodge, seconded by C. Steele and unanimously approved.

Approved:
January 26, 2016

/s/ Colleen A. Mulvey, MMC
City Recorder