

PLANNING COMMISSION MEETING
Thursday, January 28, 2010 7:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: Glenn Dodge, Gary Maxwell
Greg Robinson, Assistant City Manager
Kim E. Holindrake, City Recorder
Others: David Blake, Troop 1206

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.

Cliff Chandler and Glenn Dodge were sworn in as members of the Planning Commission by Kim Holindrake.

C. Chandler stated that Bobby Seegmiller resigned from the Planning Commission. He did a great job for the City and residents, and he appreciates his service. This moved Glenn Dodge from 1st Alternate into a regular position on the Planning Commission.

2. Appointment of Chair and Vice Chair

MOTION: C. Maxwell – To appoint Cliff Chandler as Chair of the Planning Commission for 2010. Seconded by Glenn Dodge.

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

MOTION: C. Maxwell – To appoint Glenn Dodge as Vice Chair of the Planning Commission. Seconded by C. Chandler.

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

3. Public Comment

No comments.

SCHEDULED ITEMS

4. Approval of Minutes from the December 1, 2009, Public Hearing and Regular Planning Commission Meeting

MOTION: C. Dodge – To approve the minutes from the December 1, 2009, Public Hearing and Regular Planning Commission Meeting. Seconded by C. Maxwell.

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

5. Review/Recommendation on the Concept/Preliminary/Final Plat for a 1-Lot Subdivision Located at Approximately 3800 West and Box Elder Drive

See handouts.

Staff Presentation:

Greg Robinson stated that previously the Commission reviewed this plat and requested that the plat show a building envelope, proposed drive access, and grades, which are all now identified. Staff was asked to verify service of laterals and bonding documentation, which has been done. The corner piece on Canyon Road and Box Elder Drive has been removed from the parcel that is being subdivided so there is no need to dedicate land or install sidewalk. The sidewalks are in place as well as curb and cutter. Just laterals will need to be installed. David Blake is aware of the City’s General Plan including future road requirements and cul-de-sac lengths. He is especially aware of the road that connects to the upper section to The Cedars townhomes. Staff has reviewed the City Code and could not see any way that a phased PRD is possible. A developer can only wait one year following approval, and then the project has to come back for re-approval. The Code dealing with metes and bounds has been reviewed by staff with Mr. Blake. He meets all the requirements for metes and bounds development. The easements surrounding the lot for public utilities will be a separate deed document that will be recorded.

David Blake stated that he is not sure how much dirt will be removed for the home. The pad elevation is at 4,995. There is a ten-foot cut to the back of the lot. The lot was made deeper to accommodate setbacks. Greg Robinson stated that the back east corner comes down 12 feet.

Commission Discussion:

- C. Maxwell stated that the City has ordinances in place, and as long as those ordinances are met then he is a proponent of property rights.

MOTION: C. Maxwell – To recommend approval to the City Council for the concept/preliminary/final for a 1-lot subdivision located at approximately 3800 West and Box Elder Drive subject to verifying the bonding and easements are done correctly and in place.

Seconded by C. Dodge.

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

6. Discussion Regarding Subdivision Requirements

