



**NOTICE OF
PLANNING COMMISSION MEETING
Thursday, August 28, 2014 7:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a regular **Planning Commission Meeting on Thursday, August 28, 2014 beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS

3. Approval of Minutes from the July 16, 2014 Special Planning Commission Meeting
4. Discussion on the Wilson-Geddes Conceptual Plan located in the H-1 Hillside Zone at approximately 101200 N Canyon Road
5. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects
6. Committee Assignments and Reports

ADJOURNMENT

7. Adjourn

Posted this 26th day of August, 2014

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.

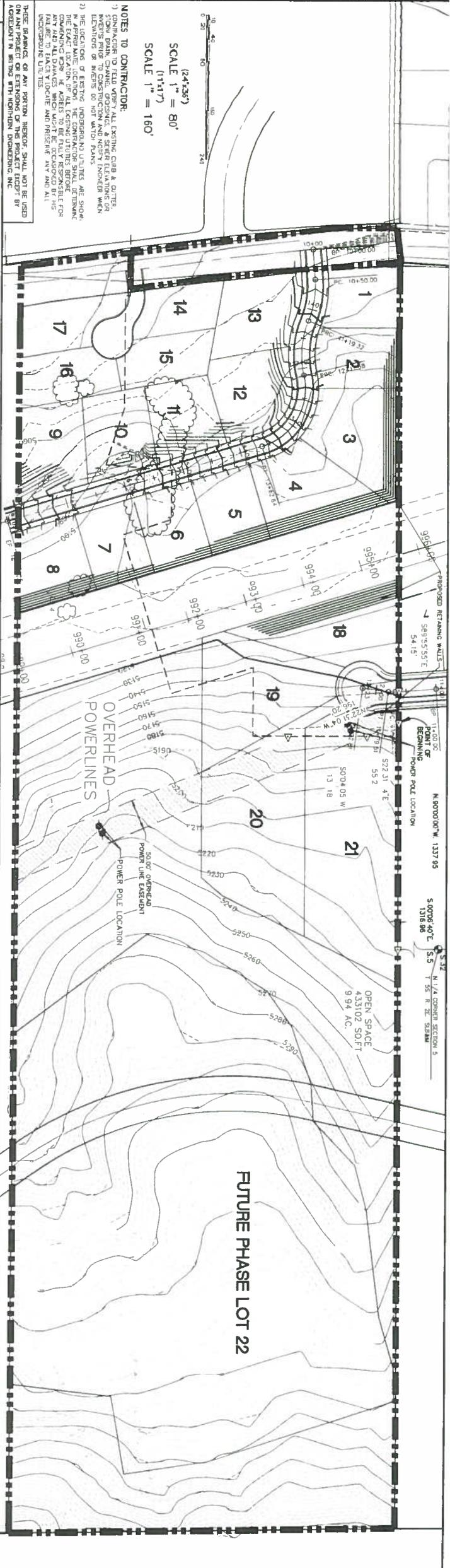


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	8/28/2014

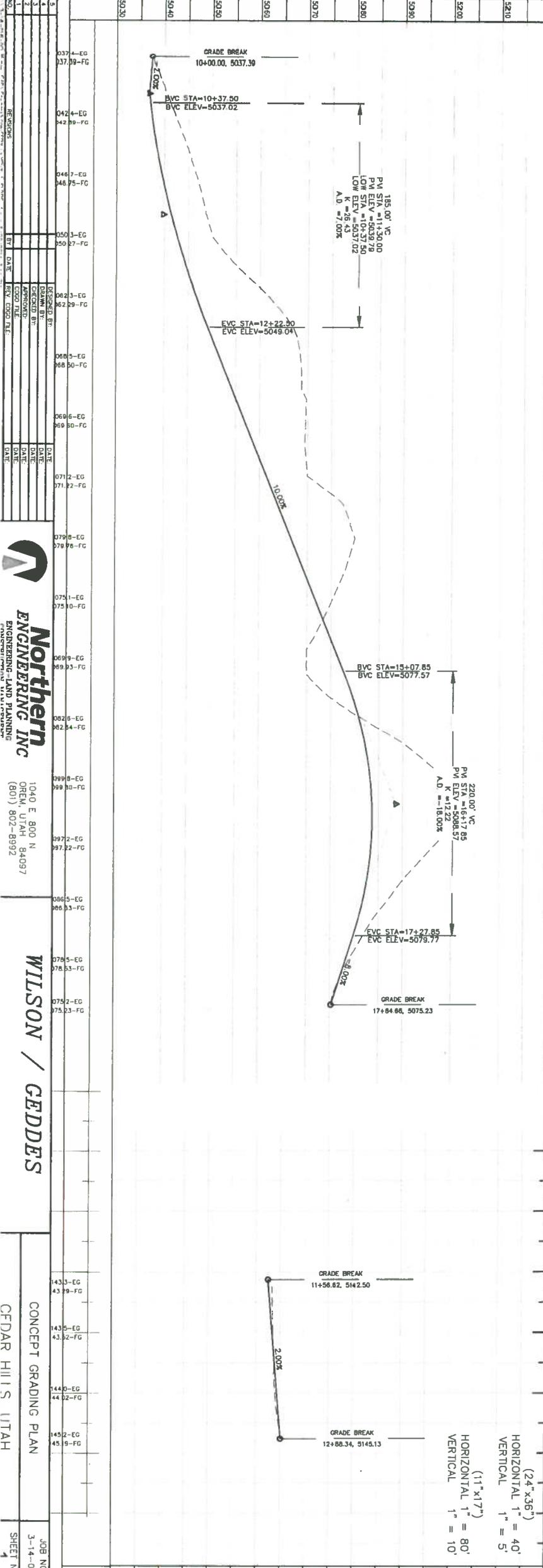
Planning Commission Agenda Item

SUBJECT:	Discussion on Wilson-Geddes conceptual proposal
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Dan Wilson has met with City staff on multiple occasions to discuss a potential project located on Canyon Road and approximately 101200 N. The proposed subdivision is on the hillside, and is in the H-1 zone. As part of the H-1 zone, many issues such as density, slopes and traffic patterns need to be discussed. Dan Wilson is seeking direction from the Planning Commission on proceeding to the preliminary phase of the project.	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Conceptual plat for Wilson/Geddes subdivision	
RECOMMENDATION: Review submitted plat; make any recommendations for changes to applicant.	
MOTION: No motion necessary, discussion item.	



(24"x36")
 SCALE 1" = 80'
 (1"x17")
 SCALE 1" = 160'

NOTES TO CONTRACTOR:
 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, SIDEWALK, DRIVE, DRIVEWAY, & STREET ELEVATIONS OR ELEVATIONS OF 8' HEIGHTS TO NOT MATCH PLANS.
 2) THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY AND ALL DAMAGES, WHICH MUST BE RECORDED BY HIS LICENSED PROFESSIONAL ENGINEER AND PRESERVE ANY AND ALL INFORMATION UTILITIES.
 THESE DRAWINGS OR ANY PORTION THEREOF SHALL NOT BE USED FOR ANY OTHER PROJECT OR FOR THE PROJECT EXCEPT BY THE CLIENT IN THE AREA OF THE PROJECT, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



(24"x36")
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 5'
 (1"x17")
 HORIZONTAL 1" = 80'
 VERTICAL 1" = 10'

5210	5200	5190	5180	5170	5160	5150	5140	5130	5120	5110
0374-EG	0373-FG	0424-EG	0423-FG	0447-EG	0446-FG	0503-EG	0502-FG	0506-EG	0505-FG	0507-EG
0504-EG	0503-FG	0506-EG	0505-FG	0508-EG	0507-FG	0511-EG	0510-FG	0513-EG	0512-FG	0515-EG
0516-EG	0515-FG	0518-EG	0517-FG	0521-EG	0520-FG	0524-EG	0523-FG	0526-EG	0525-FG	0529-EG
0532-EG	0531-FG	0535-EG	0534-FG	0538-EG	0537-FG	0542-EG	0541-FG	0545-EG	0544-FG	0548-EG
0554-EG	0553-FG	0558-EG	0557-FG	0562-EG	0561-FG	0566-EG	0565-FG	0570-EG	0569-FG	0574-EG
0586-EG	0585-FG	0590-EG	0589-FG	0594-EG	0593-FG	0598-EG	0597-FG	0602-EG	0601-FG	0606-EG
0618-EG	0617-FG	0622-EG	0621-FG	0626-EG	0625-FG	0630-EG	0629-FG	0634-EG	0633-FG	0638-EG
0650-EG	0649-FG	0654-EG	0653-FG	0658-EG	0657-FG	0662-EG	0661-FG	0666-EG	0665-FG	0670-EG
0682-EG	0681-FG	0686-EG	0685-FG	0690-EG	0689-FG	0694-EG	0693-FG	0698-EG	0697-FG	0702-EG
0714-EG	0713-FG	0718-EG	0717-FG	0722-EG	0721-FG	0726-EG	0725-FG	0730-EG	0729-FG	0734-EG
0746-EG	0745-FG	0750-EG	0749-FG	0754-EG	0753-FG	0758-EG	0757-FG	0762-EG	0761-FG	0766-EG
0778-EG	0777-FG	0782-EG	0781-FG	0786-EG	0785-FG	0790-EG	0789-FG	0794-EG	0793-FG	0798-EG
0810-EG	0809-FG	0814-EG	0813-FG	0818-EG	0817-FG	0822-EG	0821-FG	0826-EG	0825-FG	0830-EG
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0874-EG	0873-FG	0878-EG	0877-FG	0882-EG	0881-FG	0886-EG	0885-FG	0890-EG	0889-FG	0894-EG
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1162-EG	1161-FG	1166-EG	1165-FG	1170-EG	1169-FG	1174-EG	1173-FG	1178-EG	1177-FG	1182-EG
1194-EG	1193-FG	1198-EG	1197-FG	1202-EG	1201-FG	1206-EG	1205-FG	1210-EG	1209-FG	1214-EG
1226-EG	1225-FG	1230-EG	1229-FG	1234-EG	1233-FG	1238-EG	1237-FG	1242-EG	1241-FG	1246-EG
1258-EG	1257-FG	1262-EG	1261-FG	1266-EG	1265-FG	1270-EG	1269-FG	1274-EG	1273-FG	1278-EG
1290-EG	1289-FG	1294-EG	1293-FG	1298-EG	1297-FG	1302-EG	1301-FG	1306-EG	1305-FG	1310-EG

Northern
 ENGINEERING INC
 ENGINEERING - LAND PLANNING
 1040 E 800 N
 OREM, UTAH 84097
 (801) 802-8992

WILSON / GEDDES

CONCEPT GRADING PLAN
 CF DAR HILLS UTAH

JOB NO.
 3-14-016
 SHEET NO.
 4



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	8/28/2014

Planning Commission Agenda Item

SUBJECT:	Discussion on Commercial Design Guidelines Section 1
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: As part of the process of updating and reviewing the Commercial Design Guidelines, we will be reviewing each section of the Guidelines, and making recommendations to the City Council and soliciting feedback. We will be discussing Section 1: Introduction, which covers the purpose, intent, background, area description, and process (1.1-1.4).	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Guidelines for the Design and Review of Planned Commercial Development Projects (6/19/2009A)	
RECOMMENDATION: Staff recommends that the Planning Commission familiarize themselves with the guidelines and find areas in the guidelines that need to be addressed and updated.	
MOTION: No motion necessary, discussion item only.	