



**NOTICE OF
PLANNING COMMISSION MEETING
Thursday, November 13, 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, November 13, 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. Review/Action on the 2015 Planning Commission Meeting Schedule
4. Review/Action on Conceptual Plans by Cedar Hills Farm Land LLC (formerly Blue Line Designs) located at approximately 4600 West Cedar Hills Drive in the SC-1 Commercial Zone
5. Review/Recommendation on Signage on the Amsource Property, located at 4800 West and Cedar Hills Drive in the SC-1 Commercial Zone
6. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects
7. Committee Assignments and Reports

ADJOURNMENT

8. Adjourn

Posted this 7th day of November, 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.



PUBLIC NOTICE OF REGULAR MEETINGS FOR THE PLANNING COMMISSION 2015

The City of Cedar Hills, Utah, hereby gives notice that the Planning Commission will hold its regular meetings beginning at 7:00 p.m. at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah on Thursdays according to the following schedule:

MONTH	DATES	TIME
January	22	7:00 p.m.
February	26	7:00 p.m.
March	26	7:00 p.m.
April	23	7:00 p.m.
May	28	7:00 p.m.
June	25	7:00 p.m.
July	23	7:00 p.m.
August	27	7:00 p.m.
September	24	7:00 p.m.
October	22	7:00 p.m.
November	12	7:00 p.m.
December	No Meeting	7:00 p.m.

Posted this 14th day of November, 2014

Colleen A. Mulvey, City Recorder

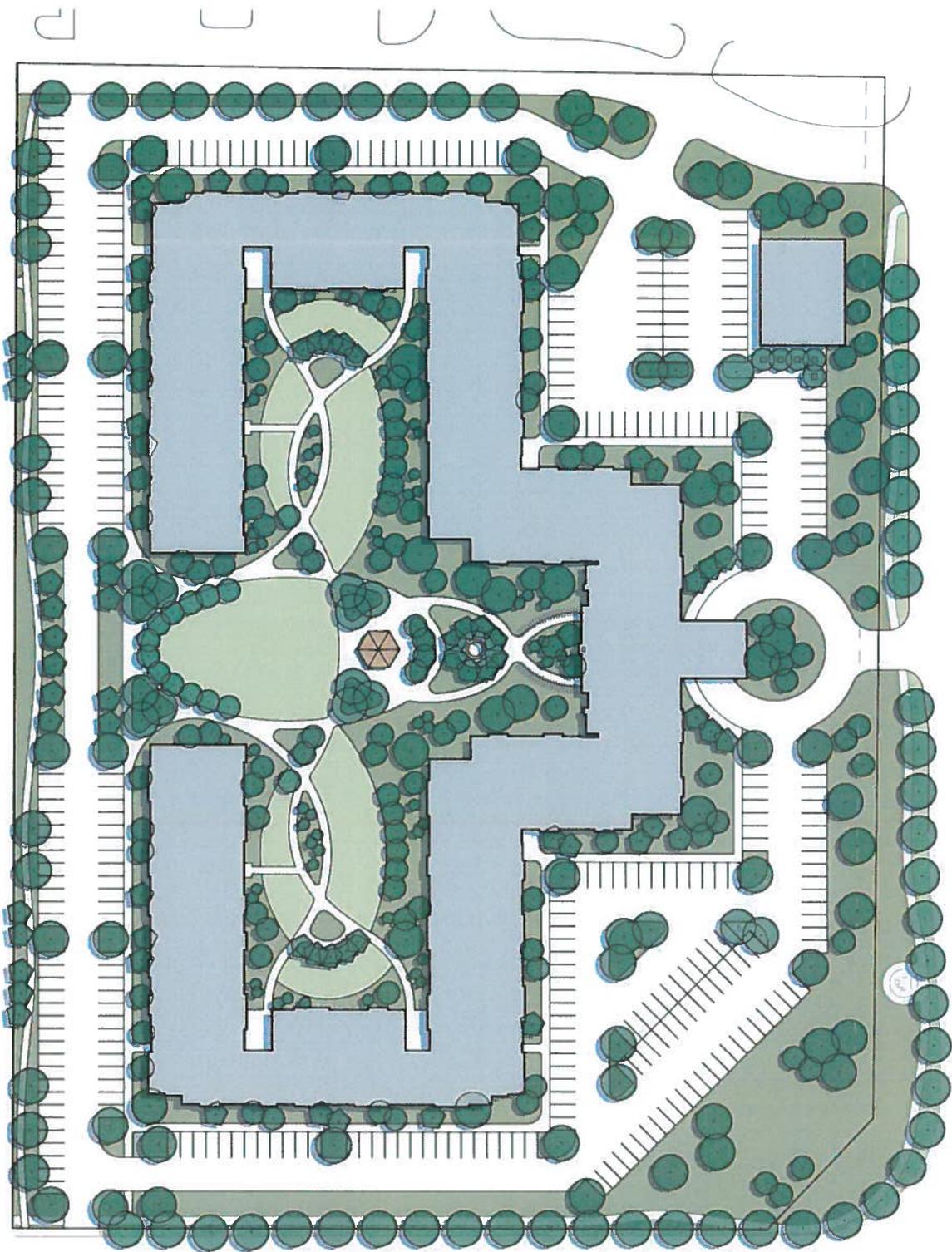


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	11/13/2014

Planning Commission Agenda Item

SUBJECT:	Review/Action on conceptual plans by Cedar Hills Farm Land LLC. (previously noticed as Blu Line Designs)
APPLICANT PRESENTATION:	Cory Shupe, Blu Line; Doug Young
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Cory Shupe and Doug Young have brought a conceptual project to the Site Plan Review Committee, and the SPRC agreed that the project should move forward to the Planning Commission for conceptual review. The proposed project is located on the Smart property, 4600 W Cedar Hills Dr. The project involves the construction of an assisted living facility for elderly or disabled persons. Information that the SPRC requested was the following: -Setback from Rd. -Square footage -Building height -Number of parking stalls -ID location of elevators, site lighting, fire hydrants, and location of monument sign	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Conceptual site plan for the assisted living facility	
RECOMMENDATION: Staff recommends that the Planning Commission familiarize themselves with the project, as it relates to the City's Design Guidelines, as well as code. The Planning Commission should also be ready to make any recommendations to the presenters as it relates to the conceptual site plan, and consider the proposal to move forward to preliminary planning.	
MOTION: To approve/not approve the conceptual plan, "Cedar Hills Farm Land, LLC."	



site plan | ASSISTED LIVING FACILITY



CITY OF CEDAR HILLS

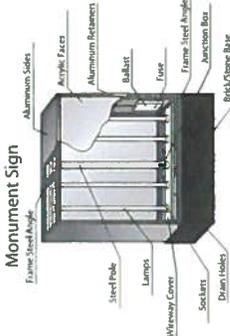
TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	11/13/2014

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation for signage at 4800 W Cedar Hills Drive
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Amsource and AFCU have submitted an elevation for consideration by the Planning Commission. The proposed sign is a monument sign with red brick base and sides. The sign is about 6' tall and 10'-13' wide, with internal fluorescent lamps. The sign would have space for all of the vendors on the site. Following the previous Planning Commission meeting, Amsource has taken the recommendations for improving their sign, and have resubmitted their proposal	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Amsource Sign Elevations	
RECOMMENDATION: Staff recommends that the Planning Commission review the sign ordinance (10-5-26) checking for compliance. Additionally, the brick should be the Old Virginia style brick matching the proposed brick and mortar style on the main buildings of the site.	
MOTION: To recommend/not recommend the sign for consideration to the City Council.	

INTERNALLY ILLUMINATED D/S MONUMENT SIGN

City 1 Internally Illuminated Double Sided Monument Sign
 Faces: 3/16" Acrylic White Acrylic Faces
 Retainers: 2" .063 Aluminum Retainers Painted Matthews MP
 Returns: 24" .063 Aluminum Returns Painted Matthews MP
 Illumination: Fluorescent Lamps Spaced 8" On Center
 Columns & Base To Be Interstate Old Virginia Brick
 Planter Box to be Mountain Valley Sandstone



INTERNALLY ILLUMINATED D/S MONUMENT SIGN

Scale: 1/2" = 1'-0" (11" x 17" Page Size)



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INSTALL ADDRESS:
 Cedar Hills
 4800 W. Cedar Hills Dr.
 Cedar Hills, UT
 Melanie Child 801.741.4552

DESIGN # CH CH M 005-14
DATE 11/04/14
DESIGNER MAT
SALES PERSON Al Latimer
801.558.6420

IG Group
 SIGN & CONSTRUCTION
 890 North 100 East, Lehi, UT 84043
 office 801.763.0464 fax 801.766.0466

PROUD MEMBER OF:
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SALESPERSON SIGNATURE _____ DATE _____
 REQUIRED FOR PRODUCTION



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	11/13/2014

Planning Commission Agenda Item

SUBJECT:	Discussion on Commercial Design Guidelines
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 4.1, covering the Community Vision and Land Uses.	
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.	