



**NOTICE OF SPECIAL  
PLANNING COMMISSION MEETING  
Tuesday, April 8, 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 **Special Planning Commission Meeting on Tuesday, April 8, 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/Recommendation on Preliminary Plan for Cedar Hills Retail Center by Amsource, located at 4800 West Cedar Hills Drive in the SC-1 Commercial Zone
4. Discussion on a Site Plan for Property, located at approximately 9220 North 3694 West in the R-1-20,000 Rural Residential Zone

**ADJOURNMENT**

5. Adjourn

Posted this 3rd day of April, 2014

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at [www.cedarhills.org](http://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.

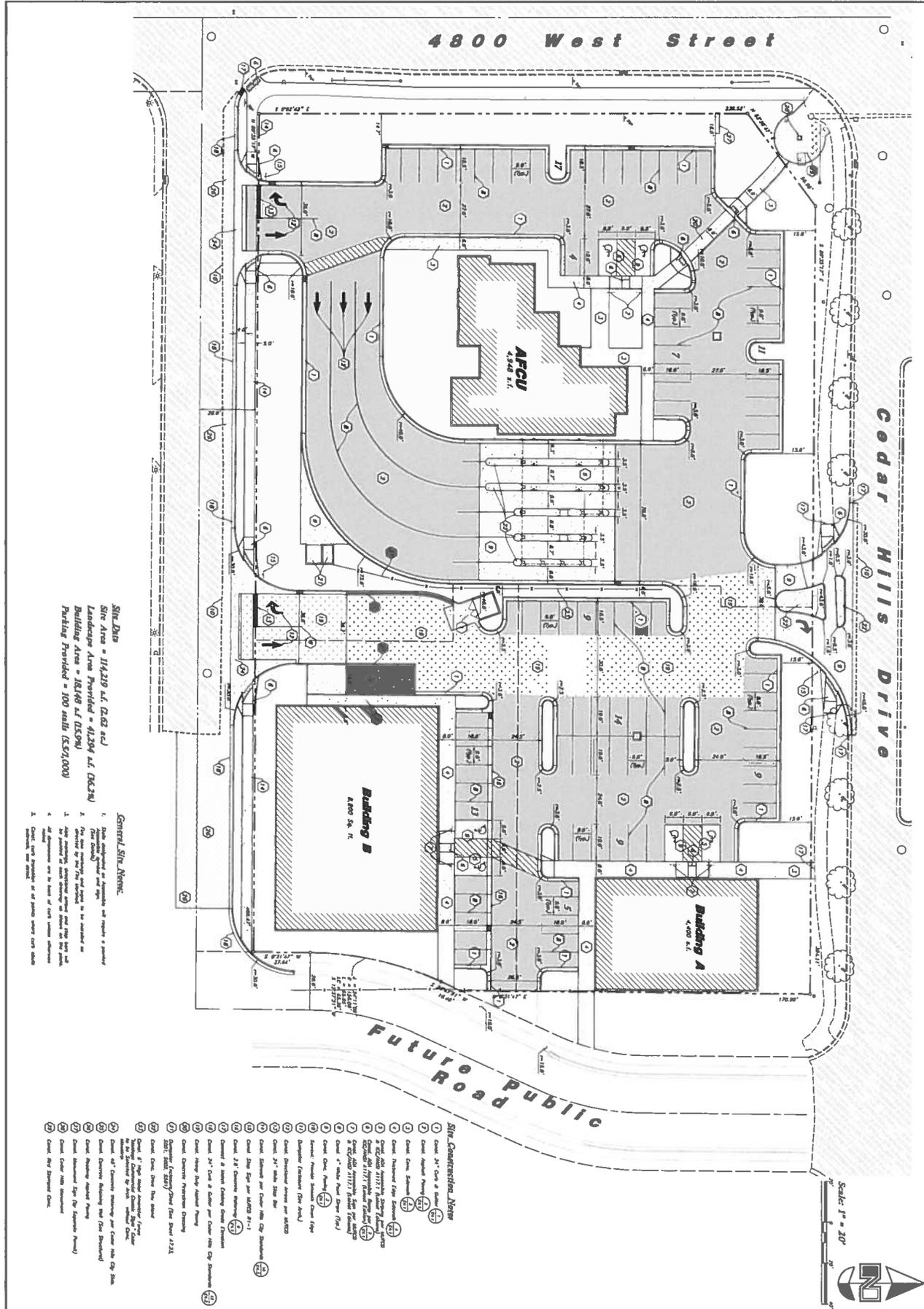


# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	4/8/2014

## Planning Commission Agenda Item

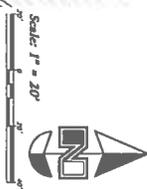
<b>SUBJECT:</b>	Review/Recommendation on preliminary plans for Amsource
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> <p>Amsource has submitted preliminary plans for review to the Planning Commission. The Amsource property is located at 4800 W Cedar Hills Drive. The proposal includes the construction of an American First Credit Union, and an additional two retail pads. Amsource has submitted the required studies to the City, and paid the application fee.</p> <p>Of concern to the City is the construction of the access road that runs adjacent to the Smart property and the Amsource property. The entrance to that road is on the Smart property, but the road would need to be installed in order for Amsource to build according to their plans.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Storm Water Study, Noise Letter, Plan Set, Landscape Plan, Soils Report, Traffic Study, Lighting Calcs	
<b>RECOMMENDATION:</b> To consider the Amsource preliminary plans for recommendation to the City Council	
<b>MOTION:</b> To recommend/not recommend the preliminary plans for the Amsource property located at 4800 W Cedar Hills Dr. to the City Council.	



**Site Data**  
 Site Area = 114,210 s.f. (2.62 ac)  
 Landscape Area Provided = 41,204 s.f. (0.93 ac)  
 Building Area = 12,000 s.f. (0.27 ac)  
 Parking Provided = 100 stalls (250/1,000)

- General Site Notes:**
1. Show dimensions of all buildings and specify a method of measurement.
  2. The site is shown and notes to be installed as shown.
  3. All dimensions are to the center of each feature unless otherwise noted.
  4. All dimensions are to the center of each feature unless otherwise noted.
  5. Check each property of all notes every 200 feet.

- Site Construction Notes:**
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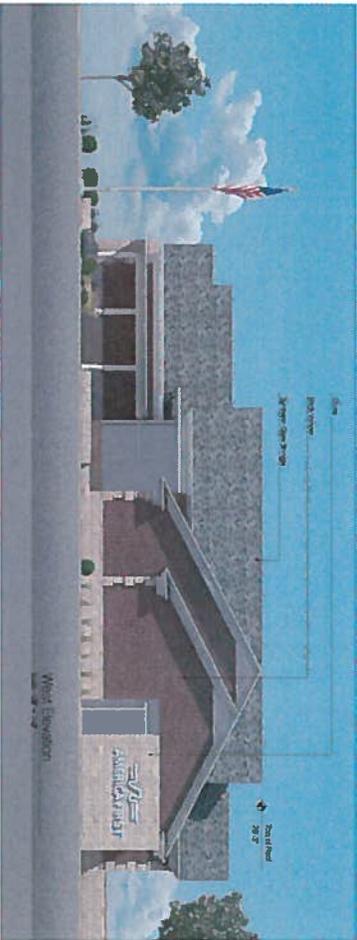
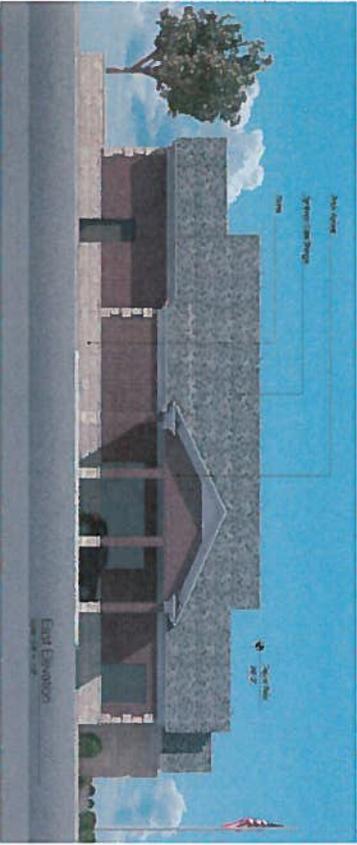
	<b>Site Plan</b> <b>Cedar Hills Retail Center</b> 4800 West Cedar Hills Drive Cedar Hills, Utah	 <b>ANDERSON WAHLEN &amp; ASSOCIATES</b> Great Basin Engineering South 7010 North Redwood Road, Salt Lake City, Utah 84116 801 521 6322    ah@andwh.com	Project No. 13 Date: 12-15-2014 Drawn: [Name] Checked: [Name]	<table border="1"> <thead> <tr> <th>NO.</th> <th>REV.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REV.	DESCRIPTION									
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13 Mar, 2014 <b>C-11</b>																











FFKR  
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AMERICA FIRST CREDIT UNION  
 CEDAR HILLS BRANCH  
 Cedar Hills, Utah  
 Preliminary Site Plan Submittal

NO.	DATE	DESCRIPTION
1	4.2.2017	P.C. MEETING
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PROJECT: CEDAR HILLS BRANCH  
 DRAWING NO: 17-0000-01  
 SHEET: 1 OF 1  
 DATE: 4/2/17



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Chandler Goodwin, Assistant City Manager
<b>DATE:</b>	4/8/2014

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Discussion on property located at approximately 3630 W 9220 N
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> Ben Oyler has contacted the City about subdividing a series of lots in the area of 3630 W 9220 N, the subdivision involves the purchase and trade of multiple parcels. Of concern to the City is that each subdivided lot continues or will be able to meet the zoning requirements of the R-1 20,000 zone. Also, anytime a subdivision is approved, the developer agrees to perform the work necessary to bring that entire subdivision up to current code. This includes the installation of curb, gutter, storm drain and any other requirement as outlined in the City's design standards and code. (See City Code 11-5-2B 1a) The current plan would create two remnant pieces of property that would be too small for development, and would eventually be sold off to neighboring properties at some point in the future.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Potential land division plan submitted by Ben Oyler	
<b>RECOMMENDATION:</b> Staff is seeking Planning Commission's opinion on the frontage requirements as well as creating two remnant lots.	
<b>MOTION:</b> No motion necessary, discussion item only.	

