

PLANNING COMMISSION MEETING

Thursday, February 27, 2014 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Donald Steele, Bradley Weber, John Dredge, LoriAnne Spear, Craig Clement, Jeff Dodge
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Courtney Hammond, City Transcriptionist
Mike Geddes, City Council Liaison
Others: Gary Gygi, Jenney Rees, Daniel Zappala, Trent Augustus, Doug Young, Marisa Wright, Russell Smart Brad Freeman, Stephanie Martinez, George Munton, Audrey Munton, Deborah Gibbons, David Jardine

PLANNING COMMISSION MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:02 p.m. by C. Dodge.

Voting members tonight are C. Dodge, C. Steele, C. Clement, C. Weber, and C. Jeff Dodge.

2. Public Comment

Jenney Rees: Ms. Rees spoke on behalf of residents on Sugarloaf Drive. Current ordinance states that those that back up to a trail can't have privacy fences. There are three streets in the city that back to a trail, but there is no possibility of a privacy fence on the other side of the trail. Residents on Sugarloaf would like the ability to install a privacy fence. She is requesting a change that allows for a privacy fence if the yard backs up to a trail and there is no privacy fence on the other side of the trail. At the city council meeting the question of a development agreement was brought up, as well the perceived aesthetics of the trail.

MOTION: C. Steele--To move item 3 between 5 and 6. Seconded by C. Dredge.

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

SCHEDULED ITEMS

4. Approval of Minutes from the January 23, 2014 Planning Commission Meeting

C. Spear stated that the last person who spoke in public comment was Stephanie Richards, rather than Cindy Richards.

MOTION: C. Weber–To approve minutes with that change. Seconded by C. Steele.

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

5. Review/Recommendation on Preliminary Plan for Cedar Hills Towne Center by Blu Line Designs, located at 4600 West Cedar Hills Drive (Rosegate)

Chandler Goodwin stated that Blu Line Designs is seeking preliminary approval for their property on Cedar Hills Drive. Blu Line has listened to input from the community. There are still some concerns on the part of the city. As part of the approval process, staff goes through the plan to identify potential problem areas. The current setback from the residential property line to the building is 179.3 feet. Commercial requirements are 30 feet. To qualify for HOPA (Housing for Older Persons Act) the facility must be filled at least 80% by at least one person 55 or older and the owner must publish intent for a 55+ community. One city concern is the lighting plan. There is no light on the trail at night. It would need to be lit in such a way to prohibit light pollution. The landscaping element needs to shield the commercial from the road. The landscaping plan does that. The sewer should be connected to 4800 West rather than 4600 West. A geotech report, percolation rates, SWPP (Stormwater Pollution Prevention) plans and noise study need to be submitted as well as verification of water rights conveyance. The fire chief liked the design of the building from a public safety perspective. The building plans would need to show necessary safety information such as stair wells, elevators, etc. There are noise ordinance hours for construction from 7 in morning to 8 or 9 at night. Ceiling height of the op floor is 38 feet. Peak roof is 58 feet with a decorative ornament at 66 feet.

Doug Young of Blu Line Designs stated that this site plan incorporates some green space along the residential neighborhoods to the east. They are moving forward with discussions and studies for the commercial area. The incentive for HOPA is that you can discriminate, which creates a different type of facility. The trail around the facility will continue around the entire building with low lighting. The unit count is under 300. They added additional parking because of the retail element in the building. The dumpsters will be enclosed in red brick. The plan is for low monument signage. The landscaping will be irrigated. They plan to take down and bury the power lines. To address the 12-foot grade across the site, the plan is to cut the building to try to get it as flat as possible for wheelchair accessibility. The entire facility will have security cameras, including on the garages. He predicts that the facility will fill in 8 months.

David Bunker stated that the planned retention ponds are designed to capture peak flow of 100 year event. The city's standard is retention ponds. The culinary water system has

the needed capacity to accommodate the building. The pressures are great for culinary and safety. The sewer needs to be redesigned to go to the west to 4800 West.

C. Jeff Dodge stated that the traffic study recommended 1 space per unit. He counted 448 parking spaces. He is concerned about where the staging is planned, because at that point there is no fencing between the staging point and the neighbors.

C. Steele stated that the city should consider construction hours closely because it is a long project that is in close proximity to residents.

PUBLIC HEARING

3. Preliminary Plan for Cedar Hills Towne Center by Blu Line Designs, located at 4600 West Cedar Hills Drive (Rosegate)

George Munton: Mr. Munton has seen units similar to this around the community. He has thought about buying something low maintenance. Some of the high units don't look nice. He does not want to see something in Cedar Hills that would devalue the property that they now have. These units seem small for an active adult community.

Audrey Munton: Ms. Munton stated there needs to be ramps inside the building because of when the elevators are shut down in an emergency, residents may not be able to use stairs. She feels that the building is too tall for the size of the community.

Daniel Zappala: Mr. Zappala stated that he has three concerns: (1) The design guidelines state that the area should be used for commercial and that residential uses should be on the 2nd story and not comprise more than 50% of building. (2) Residents feel the building is too high. (3) Pedestrian access needs to be improved. There is good access on the northwest corner, but there should be cut ins on the other corners. He would also like to see improved access to the trail for the residents of the building.

Deborah Gibbons: Ms. Gibbons main concern is the increased amount of congestion in the area with many more cars. There will be impact to the high school. The number of additional residents seems astronomical,

David Jardine: Mr. Jardine represents Harts. He is excited to see development. This development looks nice and would bring increased flow to the city. It would also give Harts the ability to develop the rest of its property.

Marisa Wright: Ms. Wright is in favor of this project. She served on the City Council from 2008 to 2012 and is very interested in this project. Her personal preference would be Whole Foods, Traders Joes, or a Riverwoods type mall. But those type of retailers have never shown interest. From her perspective this developer has jumped through hoops to make this what residents want. The materials and drawings are beautiful. She feels that the real estate market will fall, and waiting will not benefit the city or the property owners. Property owners have rights. The Smarts want to sell, and the developer has met the zoning requirements. It is time to move forward. She feels that the new residents will be good residents.

Stephanie Martinez: Ms. Martinez has also served on the City Council. She commended Blu Line for the good job they have done with the design and being willing to make changes. She is in favor of this development.

Trent Augustus: Mr. Augustus stated that the development agreement can contain language that would limit the kind of people and number of people allowed in the facility. It can prohibit school age children. This property is the least desirable for retail and commercial space in the commercial district. The back of a commercial development is not prime retail real estate. This plan makes good sense because it brings in people that will shop at the rest of the commercial district.

Commission Break at 8:20 p.m.
Reconvened at 8:30 p.m.

5. Review/Recommendation on Preliminary Plan for Cedar Hills Towne Center by Blu Line Designs, located at 4600 West Cedar Hills Drive (Rosegate)

C. Dodge read portions of a letter from Planning Commissioner David Driggs: “I, like others, would like to commend Blu Line for the continued modifications and efforts to mediate concerns raised by nearby residents and citizens of Cedar Hills. It is much appreciated.

Blu Line is seeking to place a 300+ unit residential community in our commercial zone. They are seeking approval to take a third of our commercial zone and turn it into a residential complex. Of concern is that while they have presented a vision for the commercial zone, repeated requests for greater clarity on their commitment to the remaining commercial zone have gone unheeded. Yes, they have made modifications to their vision; but it comes without details or commitment to develop that vision.

The building itself looks great and I appreciate the increased brick. Of concern is the traffic study, which has indicated that one stall per unit is adequate. This I believe is based on comparisons to similar projects elsewhere. This project may or may not reflect the comparative properties, time will tell. I suggest that we require parking that exceeds the threshold of “adequate.” What is unclear to me is the extent of the retail space in the building, delivery parking, guest parking, etc. I didn’t see how many actual stalls were cited on the plan. How many?

Bottom line, had I been in attendance tonight I would likely support the preliminary recommendation of this project, but would be very hard pressed to make a similar final recommendation short of a larger commitment or detail around the remaining commercial zone.”

C. Dodge stated that Blu Line has done a remarkable job. This project is being placed on ground that has little value for retail space. It is an ideal building for that property. Blu Line has listened and made considerable changes. He would recommend approval to the city council.

C. Clement stated that he appreciates Blu Line’s effort. He has been on the Planning Commission a long time. The only type of development that has been proposed for this property is this type of development. There has been no desire for a commercial

development. The height is within the Commercial Design Guidelines, though everyone would want something smaller. Blu Line has tried to accommodate every recommendation. He would recommend approval.

C. Dredge expressed concern about Blu Line’s commitment to develop the nine acres.

Doug Young stated that he met with the city about the 9 acres. He has been trying to put together a site plan that is palatable to the adjoining neighbors. He feels like they have zeroed in on the vision for the commercial area. Has a vested interest in making sure the rest of the property is developed. He is in the process of putting together a letter of intent for the city. He will give an update on the traction at an upcoming meeting. This will be a quiet, non-intrusive building.

C. Weber stated that his concern is about losing 1/3 of the commercial area. The developer has been great at working with the city. He has been pleasantly surprised by the accommodations that have been made so far.

Chandler Goodwin stated that the only other interest he has fielded on that property is interest in apartment buildings.

Mike Geddes stated that when this project started he was on the Planning Commission. This group has bent over backwards for the city and its residents. He likes the idea. He is impressed with the project. The city needs new residents; these will be good residents.

C. Spear stated that she appreciates the accommodations. She wishes it wasn’t as tall.

C. Steele stated that there have been many comments about the mass of this building. It is consistent with what he sees when he drives around to look at 4 story buildings.

David Bunker stated that he talked with City Attorney Eric Johnson who suggested that it was within the Planning Commission’s purview to make recommendations and require changes based on conditional use.

MOTION: C. Clement–To recommend City Council approve the preliminary design for Blu line Designs for Rosegate with the addition of the comments from Chandler Goodwin’s memo dated today. Seconded by C. Jeff Dodge.

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

6. Discussion on City Code Section 10-5-18, Fences

Chandler Goodwin stated that there are few locations where trails and road corridors combine. This is just a discussion item tonight. Fences along trails are currently required to be 40% open for safety reasons.

C. Clement stated that if changing language, the Planning Commission needs to be careful, because this wouldn't apply to a lot of people that live along the trail.

C. Jeff Dodge stated that this recommendation would need to be very specific about where it would apply and why.

The Planning Commission asked Mr. Goodwin to look at other communities to see what they do and allow in these situations.

7. Discussion on the Development of the SC-1 Commercial Zone

C. Clement stated that the Warenski Funeral Home is zoned commercial in American Fork.

C. Weber stated that he was pleased to see the removal of outlets along 9900 North, though elimination of those outlets may limit pedestrian walkability by creating a main traffic thoroughfare.

Chandler Goodwin stated that the traffic study showed that increased traffic for Rosegate is negligible. Amsource has been working on a traffic study and is preparing to submit for preliminary approval next month.

David Bunker stated that the city negotiated with UDOT where cuts onto 4800 West could be. There are three access points.

C. Jeff Dodge is concerned about the scale of the movie theater against a residential neighborhood. He isn't sure the main street boulevard lends to walkability.

C. Spear stated that she is concerned with the every 2 hour traffic impact of a theater.

C. Steele stated that everyone he has talked to is delighted about the prospect of a theater. He would like to see something on the scale of Water Gardens. He wants to attach Blu Line to the commercial portion of the property.

8. Committee Assignments and Reports

No reports.

ADJOURNMENT

9. This meeting was adjourned at 9:37 p.m. on a motion by C. Weber, seconded by C. Steele and unanimously approved.

Approved: March 27, 2014

/s/ Colleen A. Mulvey
Colleen A. Mulvey, CMC
City Recorder