

**PLANNING COMMISSION**

Thursday, March 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, John Dredge, David Driggs, Lorianne Spear, Brad Weber, Craig Clement, Jeff Dodge  
David Bunker, City Manager  
Chandler Goodwin, Assistant City Manager  
Courtney Hammond, City Meeting Transcriptionist  
Others: Gary Gygi, Mike Geddes, David Reese, Jeff Wallen, Bill Gaskill, Jen Bowerly

**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 7:02 p.m. by C. Dodge.

Public Comment

2. No comments.

**PUBLIC HEARING**

3. Preliminary Plan for Cedar Hills Retail Center by Amsource, located at 4800 West Cedar Hills Drive  
No comments.

4. Amendment to the City Code, Title 10, Regarding Residential Zone Permitted Uses Relating to Foster Care Homes  
No comments.

**SCHEDULED ITEMS**

5. Approval of Minutes from the February 27, 2014 Planning Commission Meeting

**MOTION: C. Jeff Dodge—To approve the Minutes from February 27, 2014.** Seconded by C. Steele.

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

6. Review/Recommendation on Preliminary Plan for Cedar Hills Retail Center by Amsource, located at 4800 West Cedar Hills Drive

Chandler Goodwin stated that the proposal includes three pads: America First Credit Union and the other two other retail pads. All frontage improvements and any necessary utility improvements will be required. Staff would like to see the staging area on the site and would like the corner that will be the credit union to match the other corner for symmetry. More landscaping is required with an additional 12% needed to meet the Commercial Design Guidelines. Parking is more than sufficient, which could be reduced to increase landscaping. The lighting plan is good, but a landscaping lighting plan is needed. No noise study is required because of the use and the distance from residences. Building A cannot make cuts onto Cedar Hills Drive. An 8-inch culinary water line will be required on the corner of the future public road and Cedar Hills Drive. Water rights are needed. A right in and right out need to be constructed on Cedar Hills Drive. Storm drain needs to be in accordance with design standards. The traffic study needs to be reviewed and amended with a specific regard for key intersections and level of service. The Amsource property needs two access points for public safety, not including right in/right out, which will include an access beginning on the Smart property. With Walmart, the outlying pads, McDonalds and Chase, were approved separately from Walmart. The retail pads could be done in the same way.

Jeff Wallen of Amsource stated that drainage will be collected and maintained on the property. Staging will be maintained on site. There is a small sliver of land between the public road and the Amsource property. It belongs to the Smarts. He is unsure who will maintain that small piece of land. They will take a look at the landscaping guideline of 30%. America First likes to have 35– 40 parking stalls and on the retail pads they are shooting for the standard of 5 stalls per 1000 square feet. Amsource is looking to the city to help with the construction of the future public road. It, along with some of the utility lines, is not on their property. There are some ownership and financial issues with many of these requirements. He doesn't feel that a second access point is required with one full access, the right in/right out and the fire hydrants on the street. America First has done the studies and wants the four drive thru lanes.

Bill Gaskill of Amsource stated that Amsource bought the property 10 years ago. The access on the Smart property has been a sticking point since then. Amsource has not been able to get an easement or access for the roadway for years. Since then the Smarts have put the property under option with Blu Line Designs. He is willing to try to get access, but is not at all confident that he will be successful. He would love to get the city's help on that issue. For the retail pads there has been interest from smaller soft goods, small general merchandise, hair salons and food.

David Bunker stated that he is concerned about creating parcels of property that is "no man's land." He feels a second access is important for public safety. The city can help facilitate some of these discussions.

C. Clement stated that he would like the landscaping plan to more closely reflect the design guidelines. He is concerned that these plans don't meet the design guidelines both in terms of

architecture and landscaping. He feels the city can't require a property owner to build something off their property, but could require that the road connection be made when the property to the east is developed. He would be uncomfortable sending this to City Council without renderings of two of the buildings and what has been presented not meeting the design guidelines.

C. Driggs stated that, for historical perspective, when Harts went in, the city was seeking some help and cooperation from Amsource, without success. He currently doesn't have a problem with the public safety aspect of the plan. He feels like this plan is far from the Commercial Design Guidelines. Architecturally, the building does not meet the brick colonial look or feel of the area. He would like to see architectural renderings for retail pads A and B.

C. Jeff Dodge stated that the architectural renderings look like prototypes with stone, but do not match up with the colonial feel, color and materials. If possible, he would like the access points for public safety as the city is asking. He is concerned about the amount of landscaping. The Planning Commission should pass along to the council a package that it is comfortable with. This is not it.

C. Dodge stated that he feels there are too many drive thru lanes. He likes what he sees, but more work is needed before approval. He would like to see Amsource, perhaps with the help of the city, put the street in.

C. Steele stated that he is concerned about whether there is adequate access with this plan. He feels the Planning Commission needs more time to get the elevations right. The next step is final, so the preliminary needs to be correct. He is not prepared to make a recommendation tonight. Doing so would increase the work for the council.

David Reese, architect for Amsource, stated that the elevations and landscaping can quickly be done; the access issue will last longer than preliminary.

A special Planning Commission meeting will be held on April 8th to discuss this preliminary plan.

**MOTION: C. Driggs--To continue item 6 for the Preliminary Plan for Cedar Hills Retail Center by Amsource, located at 4800 West Cedar Hills Drive until April 8, 2014 at 7:00 p.m.** Seconded by C. Weber.

|     |   |            |               |
|-----|---|------------|---------------|
| Yes | - | C. Clement |               |
|     |   | C. Dodge   |               |
|     |   | C. Driggs  |               |
|     |   | C. Steele  |               |
|     |   | C. Weber   | Motion passes |

**MOTION: C. Driggs–To take a 5-minute break.** Seconded by C. Clement.

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

Reconvened at 8:51

7. Review/Recommendation on Amendments to the City Code, Title 10, Regarding Residential Zone Permitted Uses Relating to Foster Care Homes

Chandler Goodwin stated that the current city code states that no more than 3 non-related foster care children shall be placed in one home. The city has been approached by a resident who has three and wants four. State code allows four. Staff proposes aligning the city code with state code to allow for four foster children in one home.

Jen Bowerly from Salt Lake Utah Girls Village stated that they are very picky about who they allow to have four foster children. There are only two families that they have allowed to have four children. State licensure typically only allows for three unrelated foster children. There is special licensure that can allow more.

**MOTION: C. Steele–To recommend to the City Council that City Codes 10-4A-2, 10-4B-2, 10-4G-2 and 10-4H-2 be updated to reflect current State Code, allowing four (4) foster children to be housed, and also removing the word ‘nonrelated’ from the City Code.**  
Seconded by C. Clement.

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

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

Chandler Goodwin stated that Alpine and Highland has specific regulations for fences next to parks, but also have a stipulation where those areas that have a wider width don't need to install open fences.

C. Dredge stated that the wording is going to be important. Public roadways will need to be included in the calculation of width to address situations along Canyon Road but not some other areas along Forest Creek, where the forested areas might be considered open area, but the city wouldn't want solid fences.

C. Clement stated that he thinks this is the right direction.

9. Committee Assignments and Reports

No reports.

10. ADJOURNMENT

This meeting was adjourned at 9:11 p.m. on a motion by C. Weber, seconded by C. Steele and unanimously approved.

Approved: April 24, 2014

/s/ Colleen A. Mulvey

Colleen A. Mulvey, CMC

City Recorder