

SPECIAL PLANNING COMMISSION

Tuesday, April 8, 2014 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Donald Steele, Brad Weber
Chandler Goodwin, Assistant City Manager
Others: Bill Gaskill, Jeff Randall

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 7:00 p.m. by C. Dodge.

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

2. Public Comment
No comments.

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

Jeff Randall of Anderson Wahlen and Associates for Amsource reviewed the revised plan/renderings and highlighted the following changes: the landscaping is now at 36% with some additional islands and trees, a row of shrubs has been added to screen the parking lot from the street, the sidewalk has been extended to 10040 North and connected to Buildings A & B to add pedestrian connectivity and access, the plant materials have been changed to follow the plants listed in the Design Guidelines, and the trees changed to be Honeylocust. He pointed out that there are no trees along 4800 West by Walmart and Chase Bank, and there are a few trees in front of Harts, so they are matching the type of trees (Flowering Pear) that Harts used, which are not the ones in the guidelines, to keep the consistency along there. He said that on 10040 North the guidelines call for the Bur Oak tree, but Harts also has the Flowering Pear trees along there and they will match that to make it consistent. The corner plaza has been updated to a red colored stamped concrete with a monument sign that matches the one across the street, an island has been added to the driveway. The America First elevations has been modified to include 9 of the 12 elements in the Design Guidelines for the colonial design, there will be a synthetic slate tile roof, gables, pillars, red brick, tan/brown masonry, and detailed exterior moldings. C. Dodge stated that he would like to see a gabled roofline on the end office portion of the building instead of it being flat. Mr. Randall said that that is something that they will consider. He then reviewed Buildings A & B which include: tan/brown masonry, red brick throughout, similar moldings along the top and peaks. Building A can be separated into 3 - 4 retail spaces; Building B at this point is being proposed to have one or two tenants.

C. Weber asked about the lighting on the buildings and specifically the parking lot. Mr. Randall stated that the lighting plan was submitted with the original proposal and does include the parking lot and street lighting.

Chandler Goodwin asked about plans and dimensions for a sign on 4800 West. Mr. Randall said that the plan is for a monument sign which would be shared for the project; it would have America First signage and also signage for the A & B buildings. He said they haven't laid it out yet but for the dimensions they will refer to the measurements in the Design Guidelines. C. Dodge asked if there will be a sign on Cedar Hills Drive. Mr. Randall said they have not discussed having one there, but they would consider one if the tenants asked.

C. Dodge stated that one of the main concerns with this project is another entrance/exit to the facilities which would require a road to the east of Building A, being either purchased from the Smart family, owners of that property, or if the Blu Line Designs project comes through, then working together with them to put that road in. C. Dodge said that we would like to divide this project into Phase 1 and Phase 2. Phase 1 to be the bank and Phase 2 to be Buildings A & B, and Phase 2 to be predicated on negotiating or showing in good faith that that road is going to go in before you would be allowed to start Buildings A & B. C. Dodge said that they have met with the Fire Department, and they prefer to be able to bring their equipment into the development, and they are concerned with being able to get into and out of this development. They recommend that we have that road running along the back side of the development. Mr. Randall stated that their plan is to construct Buildings A & B first and the bank would be second.

Chandler Goodwin pointed out that any motion made by this body tonight is a recommendation to the City Council of the Planning Commission's opinion, so it is ultimately up to the council to decide whether it is phased in or not. He also pointed out that one of the fire trucks is actually a fire truck/ambulance that will need access right up to the building. He said that there have been discussions with the Smart family regarding the road, and they are under option with Blu Line Designs right now so there is not anything we can do at this point. He added that this road is still very important to the city.

C. Weber stated that he likes the changes that have been made and appreciates the effort put into this. He has hesitations about making our approval contingent on access to adjacent property that you do not have control over. He asked if the delivery area for Building B is ramped. Mr. Randall said it was and that it will ramp down in with a concrete path and double doors for deliveries. C. Weber then asked if the dumpster enclosures would be walled. Mr. Randall said that typically they are a masonry dumpster enclosure that would match the building materials and colors. C. Weber asked how many parking spaces the bank would have. Mr. Randall said that there will be about 40 spots.

C. Steele stated that he feels good about the nature and appearance of the buildings, but he prefers a front-lit monument sign. He asked about the style on the walkways. Mr. Randall said that typically they use dyed and stained concrete. C. Steele asked why they would phase the A & B building first before the bank. Mr. Randall said that there are

tenants lined up for the A & B buildings, America First is moving on a slower schedule with capital allocations, etc.

C. Dodge stated that he likes the building and the roofline, and said that they have followed the guidelines well. He pointed out that now the Phase 1 would be Buildings A & B and the credit union/bank would be Phase 2, so that way people will know what we are talking about.

MOTION: C. Weber–To recommend City Council approve the preliminary plan for the Cedar Hills Retail Center by Amsource, located at 4800 West Cedar Hills Drive, and that the City Council consider phasing as discussed in this meeting and encourage future discussions about the future public road on the east side of the property. Seconded by C. Steele.

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

4. Discussion on a Site Plan for Property located at approximately 9220 North 3694 West, in the R-1-20,000 Rural Residential Zone

Chandler Goodwin explained that there is a remnant lot on 9220 North that is not big enough to develop by itself in that R-1 20,000 zone. The applicant, Mr. Oyler wants to purchase and trade several parcels with the neighbors in order to meet the square footage requirements of the zone. The applicant would then want to create two remnant parcels that would be sold off to other neighbors, and he wants to know if the Planning Commission would have any problems with that. Mr. Goodwin stated that from the city's standpoint, we do not have a problem with this because the remnants are too small to develop. The second thing to consider is that according to the code, anytime there is a subdivision created, frontage improvements such as the curb, gutter and storm drain need to be brought up to current city code standards for every property that is affected. So would the Planning Commission require Mr. Oyler as part of the subdivision process to bring Mr. Clingo's, the affected property, up to current city specs? Mr. Goodwin then pointed out on the rendering the areas where the sidewalk, curb, gutter and improvements would need to be made.

C. Dodge stated he has no problem with subdividing the parcels.

C. Weber asked if there were any easements involved. Mr. Goodwin stated that when this area was approved it was approved on metes and bounds and not as a subdivision, so there is not a plat to refer to when we look at this, but there are not any easements that we have seen. C. Weber then asked if Canyon Road has setback requirements. Mr. Goodwin stated that Canyon Road currently is a state road and there is a lot of discussion right now about if there is going to be a jurisdictional transfer to either the city or the county, and as part of that transfer Canyon Road would need to be brought up to modern day specs

which would possibly involve creating a three lane highway, so there would need to be some leeway on the setbacks. C. Weber said that on any curb and gutter that the city would require to put on Clingo's property, we wouldn't want to require it if it is just going to get torn out later. Mr. Goodwin agreed and said that we would want to plan for that future jurisdictional transfer.

Mr. Goodwin asked if the Planning Commission feels that the applicant needs to put in the improvements.

C. Weber stated that if the code requires it, then his recommendation would be for them to do it, to put the improvements in. C. Dodge and C. Steele agreed.

ADJOURNMENT

10. This meeting was adjourned at 8:13 p.m. on a motion by C. Steele, seconded by C. Weber and unanimously approved.

Approved: April 24, 2014

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