

## SPECIAL PLANNING COMMISSION MEETING

Thursday, March 7, 2019 6:00 p.m.  
City Office Building  
10246 N Canyon Road, Cedar Hills, Utah

Present: John Dredge, Vice Chair, Presiding  
Commissioners: Marie Kraft, LoriAnne Spear  
Absent/Excused: Jared Anderson, Jeff Dodge, David Driggs, Eric Scholer, Steve Thomas  
Chandler Goodwin, City Manager  
Jenny Peay, Planning Associate  
Colleen Mulvey, City Recorder  
Others: Ryan Bybee, Mark Greenwood

### 1. Call to Order

This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order by Vice Chairperson Dredge at 6:01 p.m.

### 2. Public Comment

There were no public comments.

### 3. Review/Recommendation on Preliminary Plan Approval for a Storage Facility, part of the Cedar Hills Gateway Commercial Subdivision located at approximately 9978 North 4800 West in the SC-1 Commercial Zone

Chandler Goodwin explained that this item was tabled at the last meeting for two reasons. First, the landscaping plan was missing; Mr. Goodwin stated that it came in today and it looked good. He stated that he liked the plant selection. His only concern was that the north side of the property would all be grass and he didn't like the idea of there being rock right next to it, so he recommended the rocky areas be changed to grass, too. The second item was that all of the lumens terminated at the property line. Mr. Goodwin concluded that there shouldn't be any light pollution into the neighborhood.

C. Spear asked how far apart the lights were on the building. Ryan Bybee, Project Developer, answered that they were about 40 feet apart and 12 feet high. Mr. Goodwin stated that he was not concerned about the lights spilling over into the neighborhood and therefore causing light pollution.

C. Dredge asked what size of trees would be as planted. Mr. Bybee answered that they would be two-inch caliber. C. Spear asked what kind of trees they were, and Mr. Bybee said they were marina plum trees. They would grow to 12 to 15 feet wide. Mr. Goodwin added that they would be adjacent to the fence and would look nice.

C. Spear asked if there would be any fruit dropping on the ground from the trees. C. Dredge noted that he had these same trees in his yard and that the fruit does drop off in very small amounts.

Mr. Bybee explained that there would be a 15 foot-park strip. It was stated that there were a variety of these plum trees and they could plant the type that did not drop fruit. There was subsequent discussion regarding the specifics of the landscaping plan.

C. Spear asked how high the building was. Mr. Goodwin said the highest peak point was 35 feet from grade, but on the back of the building it didn't reach anything close to that height. C. Spear asked if the second floor windows were frosted. Mr. Bybee explained that at first, they did not include windows in the back because they didn't think the windows were necessary. However, they added them because windows were requested by the City. Plans regarding the backside windows were not completely finalized; the Commission further discussed options.

Mr. Bybee noted that all lights would have motion sensors.

*Vice Chairperson Dredge recognized C. Kraft as a voting member.*

C. Spear stated that she wished outsiders could not see into the building. In her opinion, it did not look like an office building. Mr. Goodwin stated that there was nothing in the City's code that prevented windows.

There was further deliberation regarding the type of trees included in the landscaping plan.

C. Kraft pointed out a typo on the document stating "Cedar City" not "Cedar Hills." The error was corrected.

**MOTION: C. Spear—To approve the preliminary plans for a storage facility, located at approximately 9978 North 4800 West, subject to the change of having grass on the parking strips on the north and south sides of the property.** Seconded by C. Kraft.

Yes - C. Dredge  
C. Kraft  
C. Spear

Motion passes.

#### ADJOURNMENT

This meeting was adjourned at 6:14 p.m. on a motion by C. Kraft, seconded by C. Spear and unanimously approved.

Approved:  
March 26, 2019

/s/ Colleen A. Mulvey, MMC  
City Recorder