

PLANNING COMMISSION MEETING

Tuesday, April 30, 2019 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: John Dredge, Vice Chairperson, Presiding
Commissioners: Jared Anderson, LoriAnne Spear, Steve Thomas,
Marie Kraft (7:06 p.m.)
Absent/Excused: Jeff Dodge, David Driggs, Eric Schloer
Chandler Goodwin, City Manager
Jenny Peay, Planning Associate
Joel Wright, City Attorney
Colleen Mulvey, City Recorder
Others: Charlie Openshaw, Ryan Bybee

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 7:01 p.m.

2. Public Comment

There were no public comments.

C. Dredge recognized C. Anderson as a voting member.

3. Approval of Minutes from the March 26, 2019 Planning Commission Meeting

MOTION: C. Spear—To approve the minutes from the March 26, 2019 Planning Commission Meeting. Seconded by C. Thomas.

Yes - C. Anderson
C. Dredge
C. Spear
C. Thomas Motion passes.

4. Review/Recommendation and Public Hearing on Final Plan Approval for Taco Bell and a Storage Facility, in the Cedar Hills Gateway Commercial Subdivision located at approximately 9968 North & 9978 North 4800 West in the SC-1 Commercial Zone

Chandler Goodwin explained that this site plan was reviewed by the City Council last month. They were currently discussing the materials Taco Bell would use; the Council wanted them to use more organic wood materials. The Council was also concerned about the parking. He explained that the major issue with the site plan was the island. Taco Bell adjusted the plans and there was still not a lot of room. The Council wanted to require the developers to widen the road to accommodate the traffic flow. C. Thomas asked if they were proposing something different

than what was currently presented. Mr. Goodwin responded that they had already included these changes in the plan.

Mr. Goodwin explained that the Council wanted more distance from the drive-thru to the main road because of the speed of the road. It was noted that two feet would not make a difference. Mr. Goodwin noted this was the only major change.

C. Spear asked about the design of the monument sign. Mr. Goodwin said they would be required to design their sign like the other ones in the development. Mr. Openshaw confirmed it would match the area's design.

C. Dredge recognized C. Kraft as a voting member.

- PUBLIC HEARING

There were no comments.

MOTION: C. Thomas—To recommend approval of the final plans for the Taco Bell as proposed, located at approximately 9968 North 4800 West in the Cedar Hills Gateway Commercial Subdivision. Seconded by C. Spear.

Yes - C. Anderson
C. Dredge
C. Kraft
C. Spear
C. Thomas Motion passes.

5. Discussion on the Storage Facility

Mr. Goodwin explained that there was only one change to the site plan: the landscaping to promote water conservation. Using the aid of a PowerPoint Presentation he described the changes to landscaping as well as the facility's lighting plan.

In response to a question from C. Spear regarding the fence, Mr. Goodwin explained that it was the responsibility of the developer and would go along the entire border of the property. C. Spear asked when this would be built. Mr. Bybee, the developer, stated that it would be built as soon as they received approval from the City.

Mr. Goodwin noted that the Cedar Canyon Subdivision had to be completed by July.

C. Spear asked for clarification on how 4700 West would connect to the development, which Mr. Goodwin subsequently explained. He also noted where the stop lights would be located.

- PUBLIC HEARING

There were no comments.

MOTION: C. Thomas—To recommend approval of the final plans for a Storage Facility as presented, located at approximately 9978 North 4800 West in the Cedar Hills Gateway Commercial Subdivision. Seconded by C. Anderson.

Yes - C. Anderson
C. Dredge
C. Kraft
C. Spear
C. Thomas Motion passes.

6. Review/Recommendation on Amendments to City Code Title 10, Chapter 3 Regarding Re-zoning a Parcel Located at approximately 9390 Timpanogos Cove from Open Space to the H-1 Hillside Zone, and to Amend the Official Zone Map to Reflect those Zone Changes

Mr. Goodwin displayed an aerial map of the applicant's property. He explained that Lot 14 was designated as open space. The applicant purchased this lot and wanted to rezone the property and move his buildable area. The property currently served as natural drainage and they needed to create a new storm drain easement to accommodate the changes.

C. Spear asked about the build limits. Mr. Goodwin stated that Staff wanted to limit the applicant on where they could build. C. Anderson asked where the limit would be located. Mr. Goodwin said Staff did not want anything built close to the natural occurring ridge. He was not opposed for this item to be tabled for additional discussion. He noted that several neighbors had expressed concerns over this proposal.

C. Dredge asked about the easements. C. Thomas explained that the easements were restricted to what was needed. Mr. Goodwin stated the easement was over twenty feet wide and the City was responsible for its maintenance.

C. Thomas said he was not concerned about the hillside sliding. Mr. Goodwin explained they had some problems and would be required to design a wall. It was simpler to create a structure limit from the hillside.

Mr. Goodwin noted that the final recommendation would include the new plat and all three easements.

MOTION: C. Spear—To table the recommendation of the alteration of the zoning of Canyon Heights Plat G Lot 14 until we have a surveyor map showing the slope failure zone and the structure limit line. Seconded by C. Thomas.

Yes - C. Anderson
C. Dodge
C. Dredge
C. Kraft
C. Spear Motion passes.

7. Discussion on the Lone Peak Landing Commercial Subdivision located at approximately Cedar Hills Drive and 4600 West (Redwood Drive) in the SC-1 Commercial Zone

Mr. Goodwin explained that the purpose of the facility was to allow for commercial property as a transition from residential. He displayed a rendering of the proposed subdivision. The group then discussed the design of the façade of the development.

C. Spear asked if there would be outside access to a second story, to which Mr. Goodwin responded that he did not think this was the developer's plan. C. Dredge expressed concerns about the bay doors at the back of the development, and there was subsequent discussion on the matter.

C. Thomas suggested they have an option for a pull-down ramp to load into the parking lot. Mr. Goodwin said the developer was facing issues because they were still required to have the 30% landscaping. C. Thomas made other suggestions for possible parking solutions. He then asked about the parking on the north end of the development. Mr. Goodwin stated that this area was for a retention basin.

It was noted that the developer would eventually put up a monument sign.

ADJOURNMENT

This meeting was adjourned at 7:54 p.m. on a motion by C. Thomas, seconded by C. Anderson and unanimously approved.

Approved:
May 28, 2019

/s/ Colleen A. Mulvey, MMC
City Recorder