

PLANNING COMMISSION MEETING

Tuesday, May 28, 2019 7:00 p.m.

Community Recreation Center

10640 N Clubhouse Drive, Cedar Hills, Utah

Present: David Driggs, Chair, Presiding
Commissioners: Jeff Dodge, John Dredge, Steve Thomas,
Eric Scholer (7:14 p.m.)
Absent/Excused: Jared Anderson, LoriAnne Spear
Chandler Goodwin, City Manager
Jenny Peay, Planning Associate
Joel Wright, City Attorney
Colleen Mulvey, City Recorder
Others: Nate Miller, Jack West

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 Chairperson Driggs at 7:00 p.m.

2. Public Comment

There were no public comments.

3. Approval of Minutes from the April 30, 2019 Planning Commission Meeting

MOTION: C. Thomas—To approve the minutes from the April 30, 2019 Planning Commission Meeting. Seconded by C. Dredge.

Yes - C. Dodge
C. Dredge
C. Thomas Motion passes.

4. 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 these Zone Changes

Chandler Goodwin presented the staff report and explained that Canyon Heights Plat G Lot 14 was designated open space even though it was private property. He said there was a portion of the property that naturally collected rainwater. The owner wanted to merge their lot with the open space lot and remove the open space designation. The Planning Commission had two concerns. First, the open space lot had a Utah Power and Light easement; the City had rights to inspect this easement. Second, there was a concern about liability of building on a slope.

C. Thomas asked if the building had to be built seven feet away from the slope. He also asked if all three easements would be recorded, and if the box in the diagram was an extension of the existing home. Mr. Goodwin responded in the affirmative to all three questions.

Kyle Spence, with Northern Engineering, explained that there was concern about placing buildings on the property. He said they had determined if the slope failed it would not undermine the building's foundation. They were confident the foundations and footings would be safe for the property.

C. Driggs recognized C. Schloer as a voting member.

C. Driggs stated he did not have a problem with the slope. He said he was concerned about the open space. He explained the Planning Commission had received open space requests in the past and this item would vacate an open space. Mr. Goodwin said the public was not concerned about the open space. Rather, they were concerned about the water drainage of the property. C. Driggs stated that the applicant could not build on the drainage easement.

Mr. Goodwin explained that the new structure had to fit in with the neighborhood. Therefore, specific design requirements should be in place. C. Dodge added that the new structure had to match the applicant's existing home. C. Miller stated that the structure would not be easily seen from the road.

C. Driggs asked about the public hearing requirements. Mr. Goodwin said the Planning Commission was only required to hold one public hearing, which was held in March also a notice was sent out in March to the neighbors impacted by the request.

MOTION: C. Dredge—To recommend to the City Council the alteration of the Canyon Heights Plat G Lot 14, by removing the open space and non-buildable lot provisions identified on the plat map. Seconded by C. Dodge.

Yes - C. Dodge
C. Dredge
C. Driggs
C. Schloer
C. Thomas Motion passes.

5. Review/Recommendation and Public Hearing on Preliminary Plans for 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 stated that he met with the developer, Mr. Bill West, who was in attendance. He said staff still had questions and concerns about the development. He asked Mr. West if he planned on selling or leasing the property. Mr. West said the intent was to lease the property. Mr. Goodwin said there were concerns about parking in the development. Staff wanted to include sidewalks into the design. He asked Mr. West what the projected use of the development was. Mr. West said they planned on small businesses and some commercial. Mr. Goodwin said if they planned on commercial spaces the parking might not be enough. Therefore, the parking needed to be adjusted if they planned on more commercial uses.

C. Thomas mentioned a property in Pleasant Grove that was similar to this one, noting that the parking at the Pleasant Grove location was insufficient. Mr. Goodwin explained that this

development could make an agreement with Walmart for shared parking. There was subsequent discussion on parking and the code. It was stated they could not know what type of businesses would use the properties, which would determine the amount of parking needed. C. Thomas stated they could avoid the problem if they had an agreement with Walmart.

Mr. Goodwin said there was another issue with the distance between the existing sidewalks. C. Driggs asked if this was a public safety concern, to which Mr. Goodwin responded that it could potentially be a concern. Mr. Goodwin concluded that staff was also concerned with the transition between Walmart, the lighting, and the landscaping. All of these concerns were communicated to the developer of the project.

PUBLIC HEARING

Robert Ogden said he was concerned about the aesthetics of the buildings, indicating that they would not blend in with the existing developments. He was also concerned about the proximity of the buildings to the sidewalks and traffic.

D. Driggs closed the public hearing.

C. Schloer said he was not aware that the development would be two stories. The finishes should be harmonious with the surrounding development. He said they needed to consider the height, the sidewalk, and the impact to the school.

C. Dodge said he looked forward to a nice development. He was concerned about the distance of the buildings to the sidewalk.

Mr. West stated that the height was standard.

C. Dodge said they were in favor of buildings that reflected the aesthetics of the community. They were not in favor of stucco. Mr. Goodwin said there was a portion that would be brick. C. Dodge said the building needed to be pulled back from the walkway. Mr. Goodwin noted this was an issue because there was already an existing sidewalk.

C. Dodge said he wanted the buildings to be more aesthetically pleasing. C. Dredge said he agreed with the other comments. He was concerned with the color palate and suggested they consider smaller units.

C. Thomas stated they needed to comply with the colonial design requirements established in the zoning requirements. He asked if there were any limitations or considerations they were making for the buildings. Mr. Goodwin said the only setback requirements were related to the homes.

C. Thomas said they should not give up the design guidelines. He was also concerned with the sidewalk. He said Unit 7 created a safety issue due to its location. C. Driggs asked how they determined public safety concerns. Mr. Goodwin explained that the Police Chief and Fire Chief could determine these concerns. Ultimately the Planning Commission or the Council would determine the concerns.

C. Schloer asked what was behind the parking spaces, to which Mr. Goodwin noted that there was an existing wall. C. Schloer said there was potential for people to cut through the landscaping. Mr. Goodwin explained that they could not plan for this situation.

C. Dodge stated that landscaping was meant to benefit the community as a walkable buffer. C. Driggs noted there was a 30% landscaping requirement. He said they also needed to adhere to the colonial design. He suggested investigating Unit 7 and its safety concerns.

C. Driggs said he was concerned with the exit pushing all the traffic into Walmart. Mr. Goodwin explained that when this was subdivided Walmart would be a part of the greater development.

C. Driggs said it was difficult to approve the development without a landscape plan. He said he wanted the colonial look and feel. He said he also wanted the building pushed back from the sidewalk.

C. Schloer noted the pedestrian traffic would not be worse than Walmart's parking lot.

C. Driggs suggested they table the item and request more information from the developer. C. Thomas agreed. He noted they did not know the plans for the parking lot or the landscaping.

Mr. West stated that there were problems creating the elevations before getting the development approved. He said they wanted to create something that was aesthetically attractive. He noted they were not trying to over-develop the area and did not want parking or traffic problems.

C. Driggs asked if Mr. West had experience with these types of projects. Mr. West responded they had done 10 similar projects and the number of parking stalls was based on their experience.

C. Driggs said if they set the building back from the sidewalk they would have to reduce the size of the buildings. He asked if this would impact the ability to sell the property, to which Mr. West responded in the affirmative.

Mr. Goodwin noted there was not a line of people looking for office space in Cedar Hills. C. Schloer asked if they could consider one or two fewer units. C. Driggs responded their role as Planning Commissioners was to interpret the code. It was difficult to require the developer to change their plans without public input.

C. Thomas asked if there was a minimum square footage for office space. Mr. Goodwin responded in the negative and explained that they would have to comply with the fire code.

Mr. Goodwin noted there was a list of approved uses and they were required to comply with the City Code. C. Driggs said the purpose of the zoning was to create sales tax revenue. After subsequent discussion, the Commission determined that it would require the developer to create and return an acceptable site plan and building elevations.

MOTION: C. Thomas—To table the recommendation of the preliminary plans for the Lone Peak Landing Commercial Subdivision pending submission of an acceptable site plan and building elevations. Seconded by C. Dredge.

Yes - C. Dodge
C. Dredge
C. Driggs
C. Schloer
C. Thomas Motion passes.

ADJOURNMENT

This meeting was adjourned at 8:42 p.m. on a motion by C. Thomas, seconded by C. Schloer and unanimously approved.

Approved:
July 10, 2019

/s/ Colleen A. Mulvey, MMC
City Recorder