

SPECIAL PLANNING COMMISSION MEETING

Tuesday, April 7, 2020 6:00 p.m.
Cedar Hills, Utah

NOTICE OF ELECTRONIC PARTICIPATION

This meeting was held electronically pursuant to Utah Code 52-4-20, and pursuant to Governor Herbert’s March 18, 2020 Executive Order. All participants took part in this meeting via Zoom video and audio conferencing.

Participants: Jeff Dodge, Chair, Presiding
Commissioners: Jared Anderson, John Dredge, Eric Schloer,
LoriAnne Spear (6:04 p.m.)
Absent/ Excused: Steve Thomas
Chandler Goodwin, City Manager
Jenny Peay, Planning Associate
Craig Hall, City Attorney
Hyrum Bosserman, City Attorney
Colleen Mulvey, City Recorder
Others: Kelly Smith, Aaron Smith, Brooklyn Stepan, Jenney Rees

1. Call to Order

Chair Jeff Dodge called the meeting to order at 6:00 p.m.

2. Public Comment

No public comments.

3. Approval of the Minutes of the February 25, 2020 Planning Commission Meeting

C. Schloer was recognized as a voting member.

MOTION: C. Dredge —To approve the minutes of the February 25, 2020 Planning Commission Meeting. Seconded by C. Anderson.

Yes - C. Anderson
C. Dodge
C. Dredge
C. Schloer Motion passes.

4. Review/Recommendation and Public Hearing on Preliminary Plan approval for Swig in the Cedar Hills Gateway Commercial Project, located at approximately 9980 North & 4700 West in the SC-1 Commercial Zone

Chandler Goodwin explained that this project came before the Planning Commission last month for conceptual approval. The feedback given at that time was that there be some variation on the building elevations to break up the brick façade. There were also questions on the traffic flow and designing a drive thru system that minimizes the impact of the adjacent Taco Bell drive thru.

Mr. Goodwin then reviewed the site plan, and the landscaping plan, He commended Swig on the landscaping plan stating it's one of the finest he has seen in complying with the city's code requirements. C. Dodge agreed.

Mr. Goodwin next reviewed the traffic plan and went over some Swig site plans from other locations which depicted the drive thru queues. He presented the Swig traffic study summary and noted that the number of cars and time in the line is very short. He added if Taco Bell anticipates a busier time they can cone off and redirect their drive thru entrance.

C. Spear said that in looking at the site plan she counts six parking spaces and asked if that includes the three employees. Mr. Goodwin stated there are five parking spaces, one being an ADA stall.

Swig representative Aaron Smith commented with that number of stalls it should cover the needs of the employees and public. He added that the average wait time is about two minutes. Mr. Smith said that last week they opened in Millcreek and with all their other locations even during this current time with this pandemic when most restaurant business has slowed down; their Swigs are trending up in sales.

Mr. Goodwin said the last item is the elevations of the building and there have been a few changes made. They have added a window on the side to break up the long brick expansion. Mr. Smith pointed out that the base (wainscot) will be a gray color. Mr. Goodwin stated the wainscot on the other developments in the area are typically tan in color not gray. Mr. Smith said that they can change the color. Mr. Smith stated they did add a window on the south elevation to break up the brick and they also extended and added another window at the pick-up to make it feel more open.

C. Dodge inquired about the updated elevations that mention the wainscot material as limestone and asked what material they are using. Mr. Smith said it is a concrete pre-cast material. C. Dodge asked that the material be a warmer color. Mr. Smith stated that they could warm up the color.

C. Dodge stated this item is noticed as public hearing and opened the meeting for comments.

PUBLIC HEARING

No comments.

Mr. Goodwin said that he feels Swig did great job listening to the Planning Commission and addressing the concerns. C. Dredge and C. Dodge agreed.

Mr. Goodwin pointed out there two motions needed, one is for the preliminary plan and the other is regarding Lot 6.

MOTION: C. Dredge—To recommend the amendment to the Cedar Hills Gateway Subdivision Lot 6. Seconded by C. Spear.

Yes - C. Anderson
C. Dodge
C. Dredge

C. Schloer
C. Spear Motion passes.

MOTION: C. Dredge—To recommend the preliminary plan for the Cedar Hills Gateway Subdivision Plat A Lot 9 (Swig), located at approximately 9980 North 4700 West, subject to revising the color on the wainscot. Seconded by C. Schloer.

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

ADJOURNMENT

This meeting was adjourned at 6:27 p.m. on a motion by C. Anderson, seconded by C. Spear and unanimously approved.

Approved:
May 12, 2020

/s/ Colleen A. Mulvey, MMC
City Recorder