

SPECIAL PLANNING COMMISSION MEETING

Tuesday, May 12, 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, LoriAnne Spear, Steve Thomas
Absent/ Excused: Eric Schloer
Chandler Goodwin, City Manager
Jenny Peay, Planning Associate
Colleen Mulvey, City Recorder
Others: 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 April 7, 2020 Special Planning Commission Meeting

MOTION: C. Spear —To approve the minutes of the April 7, 2020 Special Planning Commission Meeting. Seconded by C. Dredge.

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

4. Review/Recommendation and Public Hearing on Final 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 stated since the original site plan and building plans were submitted there have only been marginal changes made. The plans have been reviewed by the city engineer and feedback given to the developer. The location of the trash receptacle has been flipped and moved in, so it does not interfere with the traffic, the queue layout remains the same, and the storm drain issues have been addressed. Mr. Goodwin added that the major concern had been with the Taco Bell queue, but he does not foresee many instances where their queue will inhibit or be a nuisance to the Swig queue.

Mr. Goodwin next reviewed the elevations document and pointed out the wainscot in previous plans was a pea green color, so they adjusted the color to be more in line with the rest of the buildings in the commercial zone. He added that they have broken up the façades to give them some architectural detail that ties into area and requirements of the commercial zone.

C. Spear remarked she likes this plan, it is well within the color scheme, its slightly colonial but more modern. C. Dodge agreed and said it is a small building and has a nice contemporary feel.

Mr. Goodwin stated it is the smallest building in the commercial zone. He commended the developer on the landscaping plan, stating it meets the intent of the city’s code requirements.

PUBLIC HEARING

No comments.

MOTION: C. Dredge—To recommend the final plans for Swig, located at approximately 9980 North 4700 in the SC-1 Commercial Zone. Seconded by C. Thomas.

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

5. Review/Recommendation and Public Hearing on approval of amending the Cedar Hills Gateway Subdivision Plat, Lot 6

Mr. Goodwin explained this proposal spits/subdivides Lot 6 and creates a new Lot 9 where the Swig will be located.

PUBLIC HEARING

No comments.

MOTION: C. Thomas—To recommend the amendments to the Cedar Hills Gateway Subdivision, Lot 6 by creating Lot 9. Seconded by C. Spear.

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

ADJOURNMENT

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

Approved:
June 30, 2020

/s/ Colleen A. Mulvey, MMC
City Recorder