



CEDAR HILLS

PLANNING COMMISSION MEETING OF THE CITY OF CEDAR HILLS Tuesday, August 27, 2024 6:00 p.m.

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, August 27, 2024 beginning at 6:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting, and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS & PUBLIC HEARINGS

3. Approval of the minutes from the July 30, 2024 Planning Commission meeting
4. Review/Recommendation on elevation changes to the approved building elevations for Lot 7 Cedar Hills Gateway Subdivision, located in the SC-1 Commercial Zone

ADJOURNMENT

5. Adjourn.

Posted this 23rd day of August, 2024.

/s/ Colleen A. Mulvey, City Recorder

Supporting documentation for this agenda is posted on the city website at www.cedarhillsutah.gov.

In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.

The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.

This meeting may be held electronically to permit one or more of the commission members or staff to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- Please do not approach the Council/Commission dais without permission from the Chairperson.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, electronic devices or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the agenda item is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

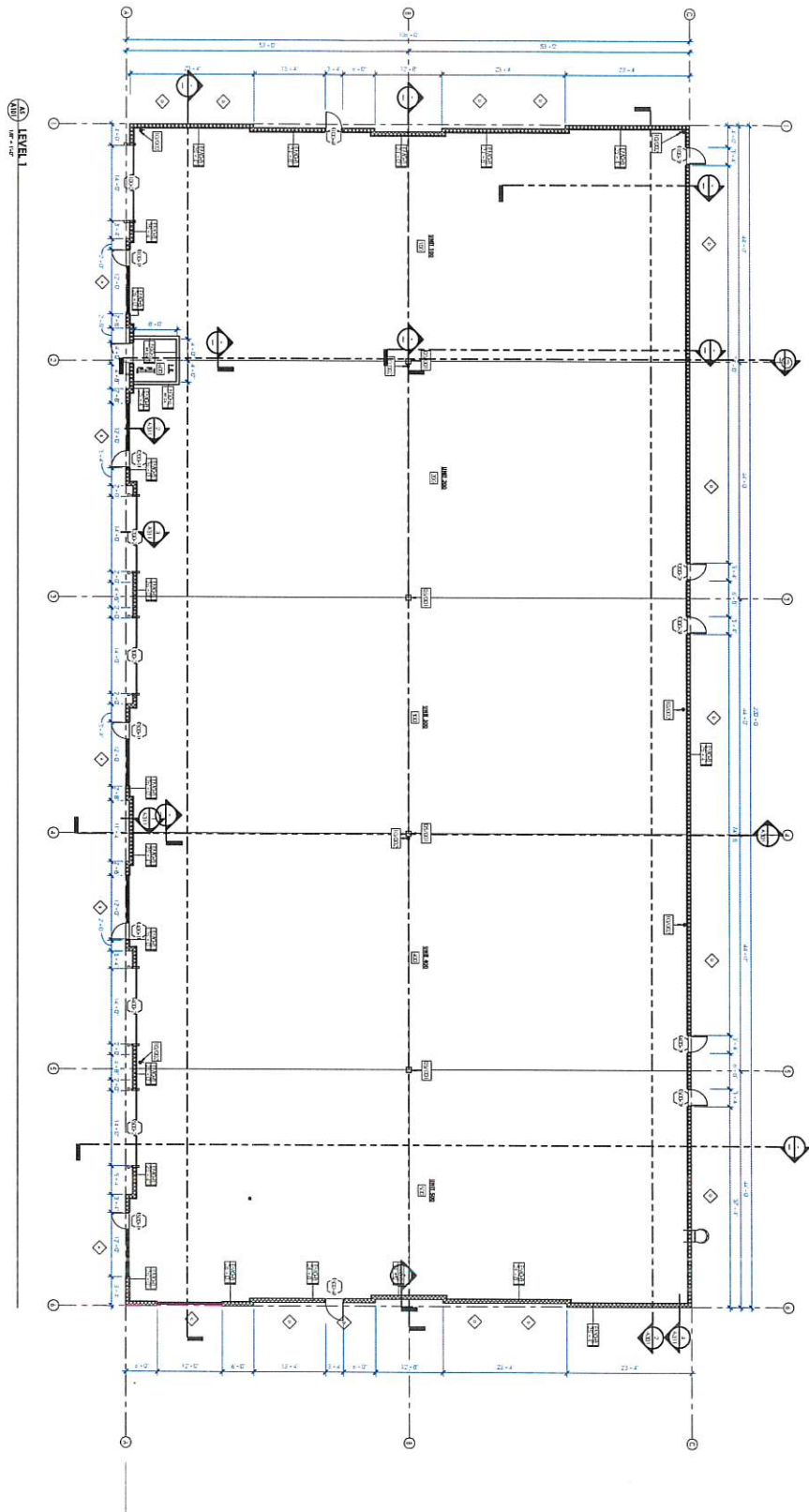


The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin
DATE:	August 27, 2024

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on elevation changes to the approved building elevations for Gateway Lot 7, removing overhead doors from front elevation and adding an overhead door to the south elevation.
APPLICANT PRESENTATION:	Ryan Bybee, owner/developer
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner
BACKGROUND AND FINDINGS: The owner of Gateway Lot 7 wishes to amend the approved elevation by removing two overhead doors from the front (west facing) elevation, and replacing them with storefront windows, and by adding an overhead door to the side (south facing) elevation. The overhead door will face 9900 N with an access for deliveries from 9900 N. The City Council grants the Conditional Use Permit for overhead doors based on Planning Commission recommendation.	
PREVIOUS LEGISLATIVE ACTION: Gateway Lot 7 was approved by the City Council in July 2023, and a conditional use permit was granted through approval for the current placement of the overhead doors.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Proposed location of new overhead door and location of overhead doors to be removed.	
RECOMMENDATION: Staff recommends that the Planning Commission make a positive recommendation to the City Council to remove the two overhead doors on the front elevation and add an overhead door on the south elevation.	
MOTION: To recommend/not recommend the proposed architectural changes to the Gateway Lot 7 elevations by removing two overhead doors on the front elevation, replacing them with storefront windows, and adding a new overhead door on the south/side elevation, {SUBJECT TO THE FOLLOWING CONDITIONS}	



- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE WALL OR TO THE FACE OF THE WALL, UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE 8" THICK CONCRETE. ALL WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINTED.
 3. ALL FLOORS ARE TO BE FINISHED WITH 4" POLISHED CONCRETE.
 4. ALL CEILING ARE TO BE FINISHED WITH 5/8" GYPSUM BOARD AND PAINTED.
 5. ALL ROOF ARE TO BE FINISHED WITH 4" POLISHED CONCRETE.
 6. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 8" THICK CONCRETE AND PAINTED.
 7. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 4" POLISHED CONCRETE.
 8. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 4" POLISHED CONCRETE.
 9. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 8" THICK CONCRETE AND PAINTED.
 10. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 4" POLISHED CONCRETE.
 11. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 4" POLISHED CONCRETE.
 12. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 8" THICK CONCRETE AND PAINTED.
 13. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 4" POLISHED CONCRETE.
 14. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 4" POLISHED CONCRETE.
 15. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 8" THICK CONCRETE AND PAINTED.

- LEGEND**
- 1. 1/2" GYPSUM BOARD AND PAINTED
 - 2. 4" POLISHED CONCRETE
 - 3. 8" THICK CONCRETE
 - 4. 5/8" GYPSUM BOARD AND PAINTED
 - 5. 4" POLISHED CONCRETE
 - 6. 8" THICK CONCRETE
 - 7. 5/8" GYPSUM BOARD AND PAINTED
 - 8. 4" POLISHED CONCRETE
 - 9. 8" THICK CONCRETE
 - 10. 5/8" GYPSUM BOARD AND PAINTED
 - 11. 4" POLISHED CONCRETE
 - 12. 8" THICK CONCRETE
 - 13. 5/8" GYPSUM BOARD AND PAINTED
 - 14. 4" POLISHED CONCRETE
 - 15. 8" THICK CONCRETE



AE0202.025
LEVEL 01
FLOOR PLAN
DATE: 10/20/2020
POLYLINE ISSUE
A101
COMPANY: AURBIA

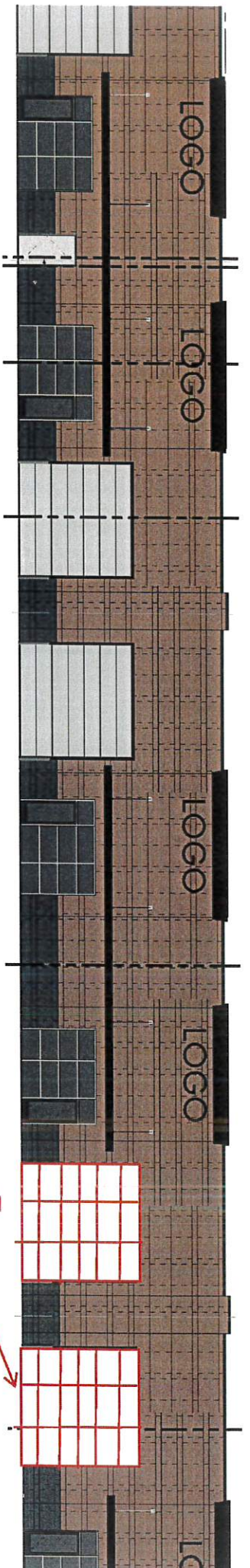
Revision Schedule
REVISION
DESCRIPTION
DATE

STACK CEDAR HILLS
CADENCE COMPANIES
1800 N. 4700 W. CEDAR HILLS, UTAH

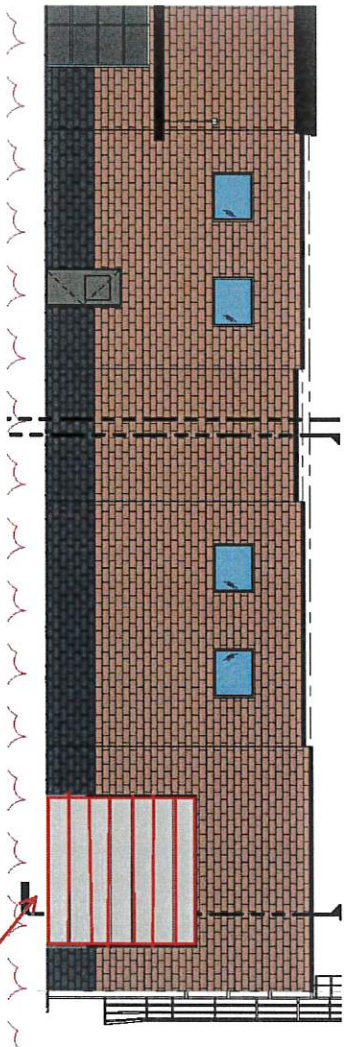
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PERMIT LEGEND
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NEW EXTERIOR STORE FRONT WINDOWS



NEW 12' X 14'
OVERHEAD
MATCH
DOOR -
EXISTING