

PLANNING COMMISSION MEETING
Thursday, November 13, 2014 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
 Commission Members: John Dredge, David Driggs, Jeff Dodge, Brad Weber,
 LoriAnne Spear, Craig Clement
 Chandler Goodwin, Assistant City Manager
 Courtney Hammond, Transcriptionist
 Others: Cory Shupe, Gary Gygi, the Smarts, Jenney Rees

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 7:05 p.m. by C. Dodge.

2. Public Comment

No comments.

SCHEDULED ITEMS

3. Review/Action on the 2015 Planning Commission Meeting Schedule

C. Dodge suggested changing the July meeting to the 16th so as not to conflict with July 24th.

Jeff Dodge was recognized as a voting member.

MOTION: C. Clement--To adopt the Planning Commission schedule as outlined with the change of the July meeting to the 16th. Seconded by C. Jeff Dodge.

Yes	-	C. Clement	
		C. Dodge	
		C. Jeff Dodge	
		C. Driggs	
		C. Weber	Motion passes.

4. Review/Action on Conceptual Plans by Cedar Hills Farm Land LLC (formerly Blu Line Designs) located at approximately 4600 West Cedar Hills Drive in the SC-1 Commercial Zone

Chandler Goodwin stated that the Site Plan Review Committee met in late October on this plan. Many suggestions were made at that meeting, many of which have been incorporated into the plans presented tonight. They are proposing three monument signs on the property.

Cory Shupe of Blu Line Designs stated that there will be two elevators at the entrance on the east and west sides. There will be two additional elevators at the locations suggested by the fire marshal on the east and west wings in the back of the building. From this meeting, he would like two questions answered: (1) is this plan in compliance with the Design Guidelines? (2) should they move forward as assisted living or congregate care? A congregate care facility is regulated. This proposal is three levels. According to the Design Guidelines in this zone, living quarters can

go up to 50 feet. This living space ceiling is 33 feet. The number of units in this building will be 250+ for congregate care, or 500 units for assisted living. There are about 340 parking stalls. Their legal counsel feels that this proposal is well within the guidelines, including a congregate care facility. The retail pads are more viable with a congregate care facility.

C. Clement stated that this body approved a congregate care in the last round. He is worried that the guidance given by the Planning Commission is of limited use because the City Council may disagree.

C. Dodge stated that he is concerned about the impact to the residents behind the facility. The site plan committee made some suggestions to mitigate that impact.

C. Driggs stated that there were things included in the previous plan that helped mitigate the proximity to neighbors, such as having the units face a different direction, including parking garages, etc.

C. Jeff Dodge stated that the building is big in terms of footprint, but it is not big in terms of scale. The feel of the landscaping outside of the building will impact the feel of the building to the community. He wants it to be as well planned as the landscaping inside the facility. He suggested looking at the elevations without the dormers. He also suggested backing off the brick some to reduce the visual scale of the building.

C. Dredge stated that he would like to see some cross sections showing relevant heights and site lines.

C. Weber stated that he has found the Blu Line group responsive, tenacious, and accommodating.

MOTION: C. Clement–To approve the conceptual plan, “Cedar Hills Farm Land LLC.”

Seconded by C. Weber.

Yes - C. Clement
C. Dodge
C. Jeff Dodge
C. Driggs
C. Weber Motion passes.

5. Review/Recommendation on Signage on the Amsource Property, located at 4800 West and Cedar Hills Drive in the SC-1 Commercial Zone

Chandler Goodwin stated that Amsource changed the monument sign to look more like that presented in the Design Guidelines.

C. Jeff Dodge would like the arch to dominate the sign by having the precast ends be no taller than the adjacent brick.

C. Clement stated that the Design Guidelines require that a monument sign be no higher than 6 feet. This is 7 feet tall.

MOTION: C. Jeff Dodge–To approve the redesign as submitted this evening with the following changes: (1) to conform to the Design Guidelines and reach a maximum of 6 feet above nearest back of curve, (2) the aesthetic be revised such that the end pylons be capped lower than the spring of the arch so the sign steps down versus popping back up. Seconded by C. Clement

C. Weber would like to add that the end caps should not be pointed.

AMEND MOTION: C. Jeff Dodge–To include that the endcaps not be pointed, as shown in the Design Guidelines. Accepted by C. Clement.

Yes - C. Clement
C. Dodge
C. Jeff Dodge
C. Driggs
C. Weber Motion passes.

6. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects

C. Driggs stated that he would like to postpone this discussion until a document with changes has been created.

MOTION: C. Driggs–To table item 6 discussion of the Guidelines for the Design and Review of Planned Commercial Development Projects until the January 2015 Planning Commission meeting. Seconded by C. Clement.

Yes - C. Clement
C. Dodge
C. Jeff Dodge
C. Driggs
C. Weber Motion passes.

7. Committee Assignments and Reports
No reports.

ADJOURNMENT

8. This meeting was adjourned at 8:28 p.m. on a motion by C. Dodge, seconded by C. Clement and unanimously approved.

Approved:
January 22, 2015

/s/ Colleen A. Mulvey, MMC
City Recorder