

PLANNING COMMISSION MEETING
Thursday, April 25, 2013 7:00 p.m.
City Office Building
10246 N Canyon Road, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Emily Cox, David Driggs, Donald Steele, Bradley Weber,
Craig Clement (7:05 p.m.)
Absent/Excused Committee Members: Michael Geddes
Chandler Goodwin, Assistant City Manager
Scott McMahan, Chief Zoning Official
Courtney Hammond, Transcriptionist
Trent Augustus, City Council Liaison

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 7:03 p.m. by C. Dodge.
2. Public Comment
No comments.

PUBLIC HEARING

3. Concept/Preliminary Plat for Bridgestone, Plat D, located at approximately 4500 West and Harvey Boulevard
No comments.
4. Final Plat for Bridgestone, Plat F & G, located at approximately 4500 West and Harvey Boulevard
No comment.

SCHEDULED ITEMS

5. Approval of Minutes from the March 28, 2013 Planning Commission Meeting (7:05 p.m.)

MOTION: C. Steele—To approve the minutes from the March 28, 2013 Planning Commission Meeting as written. Seconded by C. Clement.

Yes - C. Clement
C. Dodge
C. Driggs
C. Steele
C. Weber

Motion passes.

6. Discussion with Kirk Young on Smart Property located in the SC-1 Commercial Zone

Chandler Goodwin stated that the city was approached by the group Senior Living about a development in commercial area. They have presented their plan to Mayor Gygi, David Bunker and Chandler Goodwin.

Doug Young and Corey Shupe of Senior Living presented their proposal for the commercial zone. They developed the Walmart center in Riverton and are working on a large development near Daybreak. They met with Mayor Gygi who said the top demand is a retail base that will draw restaurants. The concept is similar to City Creek with a splash park. There would be a movie theater, shops, sit down restaurants and a senior living facility with some retail shops on the lowest level. There would be some impact because the senior living facility would be 5 stories high and the movie theater about 4 stories high. There would be a lot of increased foot traffic. They are currently working on a similar project in Draper. It would be a \$25-30 million development. The project would go in phases with the senior living facility first because it is the economic driver. It would cover the Smart Property and the city owned land. The goal is to create exciting space but with a good traffic flow. The senior center would take about 18 months to build. Ideally, they would like to start in the fall. The entire development would take a few years.

Chandler Goodwin stated that the height ordinance limits height to two stories, but can be adjusted with a conditional use permit. He is concerned about sound walls, lighting and setbacks, particularly around the theater.

Emily Cox suggested converting the splash pad portion into an ice rink in the winter.

David Driggs stated that this plan presumes that the city is foregoing any interest in a traditional recreation center and civic center. He would like a real sit down restaurant, not a counter order restaurant.

Trent Augustus stated that based on the Decisions surveys; there is a need and demand for entertainment facilities, such as a movie theater. The city council would much prefer to see the city owned land as a commercial development for a tax base and its prime commercial location, than a recreation center. As the plan is currently drawn, there are several cutouts, which UDOT will not allow.

Donald Steele stated that if Cedar Hills doesn't do it, Highland will. He has been interested in the University Mall movie and eating area.

Bradley Weber stated the concept makes sense as a whole, but he doesn't want to see just a senior living center.

7. Review/Recommendation on Concept/Preliminary Plat for Bridgestone, Plat D
Tabled.

8. Review/Recommendation on Final Plat for Bridgestone, Plat F & G Tabled.

9. Review/Recommendation on Residential Rental Properties Business Licensing Code

Scott McMahon put together a draft that incorporated previous discussion on this issue. Highland and Alpine are also going to be looking at a similar ordinance. This proposal requires those with rental properties to get a business license. Business license fees are \$65 plus an inspection fee. Staff would like input on what kind of annual inspections would be required, either an exterior inspection or an interior inspection. David Bunker is concerned about subletting and possible interior modifications that don't follow building code, or fire code. Violations of the business licensing code could be a \$1000/day fine and/or a class B misdemeanor. Prosecuting a corporation for a violation is a bit more complicated, but essentially the same process.

Chandler Goodwin stated that this doesn't encompass owner occupied units where owners rent a portion of their house to others. One of the driving purposes behind this proposal is to get contact information for owners and to enforce zoning and nuisance codes.

C. Clement stated that the interiors of home businesses such as a preschool are currently inspected annually. Rental businesses should be no different.

C. Driggs stated that "rental dwelling unit" may not be appropriately defined. As written, it can be confused for a bedroom. Under the inspection section, it should be stated that notice will be provided to tenants, and that a tenant will be present. He doesn't feel that the reason to make some of these decisions should be about making things fair, but it should be more about what makes sense.

10. Committee Assignments and Reports

- C. Dodge asked that business license review by the Planning Commission be put on a future agenda.
- C. Augustus stated that the city council has problems with the exterior of the Garbett Homes designs in Bridgestone.

ADJOURNMENT

11. This meeting was adjourned at 8:49 p.m. on a motion by C. Weber, seconded by C. Clement and unanimously approved.

Approved:
May 23, 2013

/s/ Colleen A. Mulvey
Colleen A. Mulvey, CMC
City Recorder