PLANNING COMMISSION MEETING
October 27, 2020 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Jeff Dodge, Chair, Presiding
Commissioners: Jared Anderson, Tyler Dahl, John Dredge, Kathryn Newman, Lori Anne Spear, Steve Thomas
Absent/Excused: Eric Schloer
Chandler Goodwin, City Manager
Jenny Peay, Planning Associate
Colleen Mulvey, City Recorder
Others: Jenney Rees, Michael Justice, Matt Nelson

1. Call to Order

Chair Jeff Dodge called the meeting to order at 7:00 p.m.

2. Swearing in of New Members

3. Public Comment

No comments.

4. Approval of the Minutes from the September 22, 2020 Planning Commission Meeting

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

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

5. Review/Action on Conceptual Plan approval for O'Reilly Auto Parts located at approximately 10066 North 4700 West in the SC-1 Commercial Zone

Chandler Goodwin identified the subject location as being within the Cedar Canyon Subdivision, part of this zone included commercial space which is in the PD-1 Zone and the lot in question is also subject to the conditions of the SC-1 Commercial Zone. The application was for an O'Reilly Auto Parts store that was 7600 square feet with 31 parking spots, two of those being ADA-compliant. There had been a site planning committee meeting and the only change that had been made was the location of the trash container. Mr. Goodwin explained that 33% of the area would be landscaped and this would be a simple site to develop because all the public infrastructure was already in. Staff is looking into how traffic stacked at the intersection as well as how they wanted that specific intersection to function. There could be a need to redo that intersection at some level

in the future. He stated that this building was a little bit higher than the one next to it which was something to consider. They were doing an approval of the concept plan that evening and the use itself was an approved use.

C. Spear asked about elevation and which side the entrance would be on, to which Mr. Goodwin replied that it would be on the south side. C. Spear commented they could move it back and put the parking in front. Mr. Goodwin said the building could be rotated.

Michael Justice, Evergreen Development Manager, said as far as the elevations, they had obtained them from O'Reilly's, and they were typical brick elevations which were not specific to this site. Mr. Goodwin stated elevations were not part of the conceptual plan, but it helped developers know what they needed to come back with.

C. Thomas asked about the east side of the building, stating that if they flip flopped the layout then the parking would move west. He then asked how close it would be to the next house. Mr. Goodwin replied at the time they were showing a 10-foot landscaping buffer that needed to be 15 feet. The other option they had considered was moving it to the south. Mr. Goodwin stated the only problem was that they were tied to the access point and it was a fixed space without a lot of room for maneuvering. C. Dodge commented he hoped they could make that flip. If that intersection was going to become more of a major intersection it already felt tight. He hoped the engineers could get the flip to work and maybe have the access point come in at a 45-degree angle and move the building away from the road.

Mr. Goodwin asked if they were tied to a square building. Mr. Justice replied that he did not have an answer for that. Mr. Goodwin commented he was unsure of what their traffic was like but suggested there might be excess parking stalls that could be eliminated. Mr. Justice stated that the site plan just barely met the code for the size of the building, but they could look at it.

C. Dredge commented in his experience when people went to O'Reilly's they had car troubles; therefore, there would be car fluids in the lots. He asked if they were going to change any storm water retention. Mr. Goodwin stated there should be pre-treatment before it went into storm water and it was common.

C. Tyler asked about the concept itself and if it would be just retail or offer automotive services as well, to which Mr. Justice replied that it would just be retail. C. Tyler asked if the south buffer was homes. Mr. Goodwin replied that they were existing homes. C. Dodge asked if there was a wall to which Mr. Goodwin explained there was an existing six-foot concrete wall on the east and south sides, and they did not want one on the north side.

Mr. Goodwin commented on the elevations and said it appeared that it would match the architectural style of the City. Mr. Justice said the reason they had slipped the elevations into this plan was to get feedback. They could not commit without an O'Reilly representative, but they wanted to get feedback to take back to O'Reilly for consideration. They had looked at the area and let O'Reilly's know that if they wanted to do business in Cedar Hills then they would have to conform.

C. Thomas commented that the orientation of the building should not just show bare brick wall everywhere that faced Cedar Hills Drive; they should be able to see the front of the building from Cedar Hills Drive. Mr. Goodwin said he thought that that was reasonable. C. Thomas stated they wanted to make sure that there were some identifying features that could be seen from the main thoroughfare.

Mr. Goodwin stated they had to consider identifying places where they intended to put signage. They had buildings with wainscot and red brick that added to the architecture of the City and that is what they would be looking for. There was subsequent discussion on the matter.

C. Spear said if they were going to be using brick, the red should be less bright. C. Dodge agreed, adding that once this went to a red brick approach some places had a sign prominent enough to find and red brick would help bring that out. If they were planning to heat and cool with rooftop units, they did not want to see those. He also though that it was in the City's guidelines to break up long expanses of wall.

C. Newman asked about other stores. Mr. Justice replied that he did not have answers for other stores because he did not work directly for O'Reilly's. However, if they were interested in this site then they felt like there was a market for them in the area.

MOTION: C. Spear—To approve the conceptual plan for O'Reilly Auto Parts to be located at 10066 North 4700 West. Seconded by C. Thomas.

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

6. Review/Recommendation on amendments to City Code Title 10 Chapter 5 related to Fences

Jenny Peay stated this item was tabled on August 25 for staff to clean up the verbiage of the code to include safety into the intent. They wanted the Planning Commission to review these changes and make a recommendation. The first change addressed was the intent of the code F-1. They included not only recognizing the aesthetics but also included safety issues. She read the adjusted code. The second change addressed was the type of fence allowed under 3-b regarding hybrid style fences. C. Spear asked about section 3a and if that meant picket fences as well. Ms. Peay stated no, this addressed people putting spikes on their fences.

Ms. Peay said the rest they had gone over previously, and these were the two main areas of concern.

MOTION: C. Thomas—To recommend the proposed amendments to Cedar Hills City Code 10-5-18 and section (F); Special Provisions Relating to Fences Adjacent to Public Parks, Trails and Certain Major Streets. Seconded by C. Spear.

Yes - C. Anderson

C. Dodge
C. Dredge
C. Spear
C. Thomas Motion passes.

ADJOURNMENT

This meeting was adjourned at 7:33 p.m. on a motion by C. Dredge, seconded by C. Spear and unanimously approved.

Approved:
November 24, 2020

/s/ Colleen A. Mulvey, MMC
City Recorder