NOTICE OF
PLANNING COMMISSION MEETING
Thursday, January 23, 2014 7:00 p.m.
PLEASE NOTE CHANGE OF MEETING LOCATION
Community Recreation Center, 10640 N Clubhouse Drive

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a regular **Planning Commission Meeting on Thursday, January 23, 2014 beginning at 7:00 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:

3. Approval of Minutes from the October 24, 2013 and November 14, 2013 Planning Commission meetings

4. Review/Action on the 2014 Meeting Schedule

5. Review/Recommendation on Conceptual Plans by Blu Line Designs for a development in the SC-1 Commercial Zone

6. Review/ Recommendation on Conceptual Plans by Amsource for a development in the SC-1 Commercial Zone

7. Committee Assignments and Reports

ADJOURNMENT

8. Adjourn

Posted this 22nd day of January, 2014 Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- 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 via telephone to permit one or more of the commission members to participate.

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	1/23/2014

Planning Commission
Agenda Item

SUBJECT:	2014 Meeting Schedule
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

In accordance with UCA 52-4-202, the Planning Commission is required to adopt and give notice of its annual meeting schedule.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed 2014 meeting schedule

RECOMMENDATION:

Staff recommends that Planning Commission adopt the proposed 2014 meeting schedule

MOTION:

To adopt the 2014 Planning Commission meeting schedule as presented.

PUBLIC NOTICE OF REGULAR MEETINGS FOR THE PLANNING COMMISSION 2014

The City of Cedar Hills, Utah, hereby gives notice that the Planning Commission will hold its regular meetings beginning at 7:00 p.m. at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah on Thursdays according to the following schedule:

MONTH	DATES	TIME
January	23	7:00 p.m.
February	27	7:00 p.m.
March	27	7:00 p.m.
April	24	7:00 p.m.
May	22	7:00 p.m.
June	26	7:00 p.m.
July	31	7:00 p.m.
August	28	7:00 p.m.
September	25	7:00 p.m.
October	23	7:00 p.m.
November	13	7:00 p.m.
December	No Meeting	7:00 p.m.

Posted this 24 day of January, 2014

Colleen A. Mulvey, City Recorder

DRAFT

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	1/23/2014

Planning Commission
Agenda Item

SUBJECT:	Conceptual approval of the Blu Line/Project Utah plan for the SC-1 zone located at 4600 W Cedar Hills Dr. (Smart Property).
APPLICANT PRESENTATION:	Cory Shupe and Doug Young
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

Based on Planning Commissions and City Council requests, as well as resident feedback concerning the overall layout of the site plan, Blu Line Design and Doug Young have modified the proposal to accommodate these concerns. The proposed modifications further reduce the impact of the proposed commercial development on the residents in the surrounding area. The proposal incorporates three and four stories, rather than four and five.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Conceptual site plan

RECOMMENDATION:

Staff recommends that Planning Commission approve the conceptual plan for the proposed facility located at 4600 W and Cedar Hills Dr.

MOTION:

To approve the concept plan provided by Blu Line Designs and recommend to the City Council.

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	1/23/2014

Planning Commission
Agenda Item

SUBJECT:	Conceptual approval of the Amsource property, located at approximately 4800 W Cedar Hills Dr.
APPLICANT PRESENTATION:	Bill Gaskill
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

Amsource owns the property located at 4800 W Cedar Hills Dr. They have submitted a plan for conceptual approval to the Planning Commission. The proposal includes the construction of a credit union, as well as two other pads for retail shops. Concerns for staff include the development of the road on the east side of the Amsource property as well as the overall layout of the proposed buildings. Amsource is seeking conceptual approval for their site, and would like direction on how to proceed into the preliminary phase of approval.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

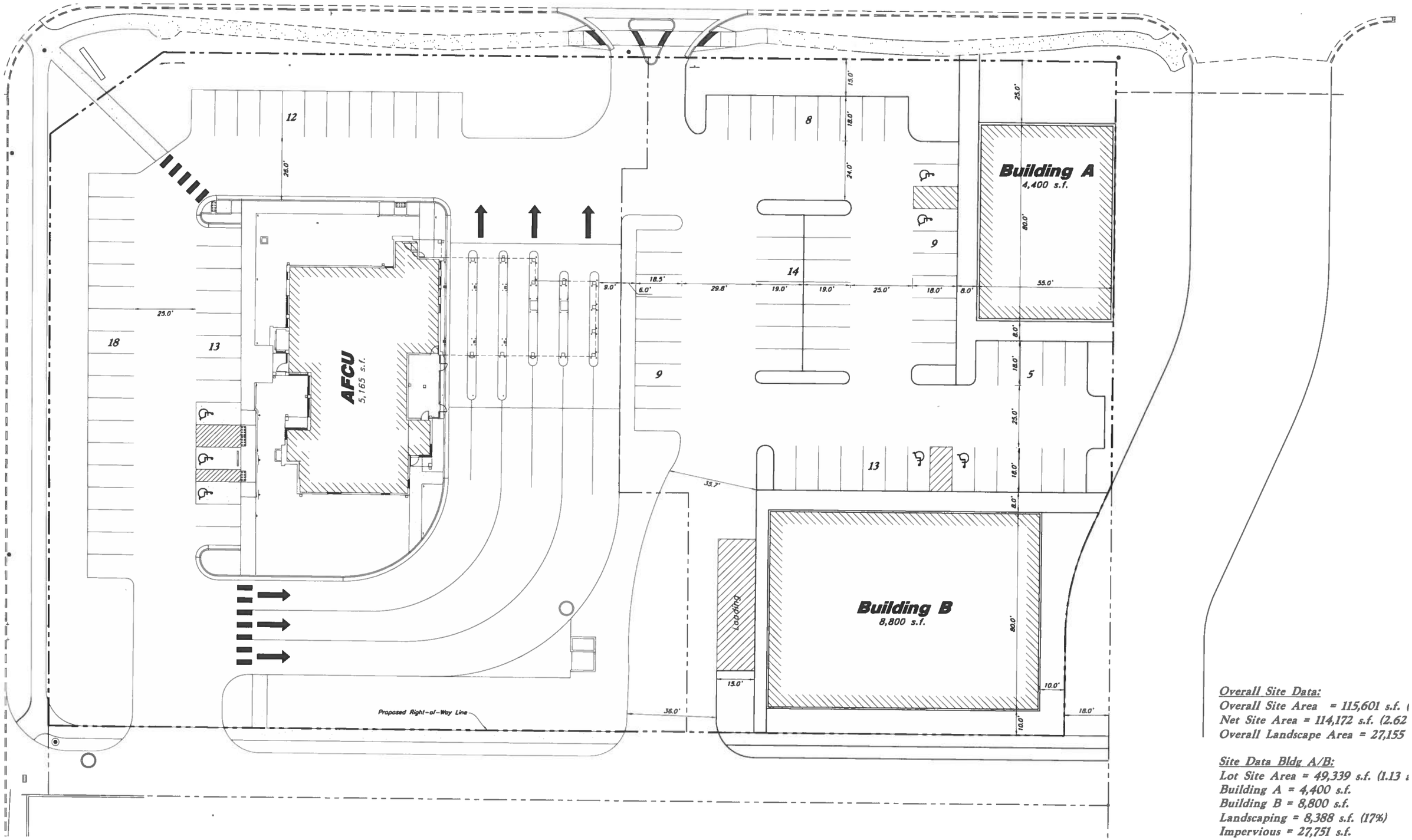
Conceptual site plan

RECOMMENDATION:

Staff recommends that Planning Commission consider the conceptual proposal located at 4800 W Cedar Hills Dr. for recommendation to the City Council.

MOTION:

To recommend the approval of the conceptual proposal located at 4800 W Cedar Hills Dr to the City Council.



Overall Site Data:
Overall Site Area = 115,601 s.f. (
Net Site Area = 114,172 s.f. (2.62
Overall Landscape Area = 27,155

Site Data Bldg A/B:
Lot Site Area = 49,339 s.f. (1.13 a
Building A = 4,400 s.f.
Building B = 8,800 s.f.
Landscaping = 8,388 s.f. (17%)
Impervious = 27,751 s.f.