

PLANNING COMMISSION MEETING  
Thursday, September 29, 2011 6:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding  
Commission Members: Craig Clement, Donald Steele, Daniel Zappala, Glenn Dodge,  
Gary Maxwell  
Greg Robinson, Assistant City Manager  
Brad Kearl, Chief Building Official  
David Bunker, City Engineer  
Scott Jackman, City Council Liaison  
Others: Brandon Dire

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was 6:04 p.m. by C. Chandler.
2. Public Comment (6:04 p.m.)

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the August 25, 2011, Public Hearing and Regular Planning Commission Meeting (6:04 p.m.)

**MOTION: C. Clement - To approve the minutes from the August 25, 2011, Public Hearing and Regular Planning Commission Meeting.** Seconded by C. Dodge.

Yes	-	C. Chandler	
		C. Clement	
		C. Dodge	
		C. Maxwell	
		C. Steele	Motion passed.

4. Review/Recommendation Regarding Amendments to the City Code 10-6A, Planned Commercial Development Projects, and the Guidelines for the Design and Review of Planned Commercial Development Projects (6:05 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that this amendment explores the possibility to allow temporary food vendors to be located on undeveloped commercial property. Health guidelines require sanitary facilities, hot and cold water, waste tank, etc. Many cities require the fire chief to sign off on firework stands. Lindon City approves such facilities through a temporary site plan. In the

current code, temporary food stands are allowed as a conditional use in retail and mixed use sections but on developed commercial property. The current guidelines for these types of facilities are a little vague. He would like to develop a checklist with more specific guidelines. He prefers Lindon City's code because each site plan is approved individually.

Commission Discussion:

- C. Steele stated that the City needs a checklist as part of a stand alone ordinance or clearly stated as part of another ordinance. Applicants should come before a subcommittee. If he were to write an ordinance, he would pattern it after Highland City.
- C. Maxwell stated that he would like to see a streamlined process so applicants can easily see what they need to do. That way they can see upfront if they feel it is worth the effort or will work out for them.
- C. Dodge stated he would like to see the ordinance be short, concise, and to the point.
- C. Zappala would prefer that any change be comprehensive to apply to all temporary commercial stands, such as firework stands, Christmas tree lots, etc.
- C. Chandler directed staff to come up with a draft for guidelines for review at the next meeting. He is worried that this change may open Pandora's box. He doesn't want the undeveloped land covered with these types of facilities.

**MOTION: C. Maxwell - To continue this item and direct staff to write a proposed ordinance as simple as possible outlining items that would be necessary for applicants and specific enough so that the Commission can comment on the proposed ordinance next month.** Seconded by C. Dodge.

Yes - C. Chandler  
C. Clement  
C. Dodge  
C. Maxwell  
C. Steele Motion passed.

5. Discussion Regarding the Concept Plan for Bridgestone, Plat C (6:36 p.m.)

See handouts.

Staff Presentation:

David Bunker stated that Perry Homes is requesting a revised concept plan for Bridgestone, Plat C, which includes units 17-32 on the old plan. The proposed plan would include all the property on plat C. The proposed concept is two-row-style complexes with eight units each as opposed to the previous four-plexes. The number of units stays the same. Underground parking has been difficult for Bridgestone. This proposal has at-grade garages for each unit. The density doesn't change, but there is a deviation from the architectural style. These were originally marketed as a retirement community though never limited to a 55+ age. Changing to a two-story plan may change the market. At preliminary approval Perry Homes will need to submit lighting, storm drain, sewer, pressurized irrigation, utilities, and right-of-way dedications.

Brandon Dire of Perry Homes said that this change is only intended to address Plat C. Perry Homes did not build the previous units. They have worked with the existing homeowners to

design the plans and to change the CC&Rs. The HOA has given approval for these changes. The most significant architectural change is that these units are two-story units as opposed to the previous rambler style. The exterior is intended to be a mixture of stone, Hardi-plank, and stucco. Changing to the two-story homes widens the market for Bridgestone. The price point is likely anywhere from \$180,000–\$250,000. The current four-plex design is cost prohibitive. The all brick exteriors are expensive and residents don't like the elevators or the underground parking.

Commission Discussion:

- C. Steele stated that visually, this will be quite different. What is currently there appears to be single family residences. The eight-plex row houses change that appearance.
- C. Dodge stated that his concern is whether the City can handle the influx of people and children. He liked the 4-plex plan and doesn't like the eight-plex plan as much. He suggested making the elevations and rooflines more interesting to break up the row a little bit.
- C. Maxwell stated that his biggest concern and caution is that if the materials don't closely match the existing residences, there will be problems especially with the City Council. He likes the addition of the park on the corner. For preliminary and Council hearings, they need a strong letter of support from the HOA.

6. Committee Assignments and Reports (7:12 p.m.)

None.

AJDOURNMENT

7. Adjourn

This meeting was adjourned 7:13 p.m. on a motion by C. Dodge, seconded by C. Maxwell, and unanimously approved.

Approved by Commission:  
October 27, 2011

/s/ Kim E. Holindrake  
Kim E. Holindrake, City Recorder