

SPECIAL PLANNING COMMISSION MEETING AND PUBLIC HEARING

Wednesday, March 14, 2012 6:00 p.m.

Public Works Building

10246 N Canyon Road, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding
Commission Members: Tonya Edvalson, Daniel Zappala, Donald Steele, Glenn Dodge
Greg Robinson, Assistant City Manager
David Bunker, City Engineer
Brad Kearl, Chief Building Official
Trent Augustus, City Council liaison
Others: David Jardine, Gary Gygi

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 6:05 p.m. by C. Chandler.
2. Public Comment (6:05 p.m.)

No comments.

PUBLIC HEARING

3. Preliminary Plan for Rhinehart Oil Gas and Convenience Store Located at Approximately 10018 North and 4800 West (6:05 p.m.)

No comments.

SCHEDULED ITEMS

4. Approval of the Minutes from the February 23, 2012, Public Hearing and Regular Planning Commission Meeting (6:06 p.m.)

C. Edvalson was recognized as a voting member.

MOTION: C. Dodge - To approve the minutes of the last meeting. Seconded by C. Zappala.

Yes - C. Chandler
C. Dodge
C. Edvalson
C. Steele
C. Zappala Motion passes.

5. Review/Recommendation on the Preliminary Plan for Rhinehart Oil Gas and Convenience Store Located at Approximately 10018 North and 4800 West (6:07 p.m.)

See handouts.

Staff Presentation:

David Bunker stated that this project is located in the SC-1 zone. Because of its placement on 4800 West, it is in the high intensity area of zone. There are a few issues with the storm drain that need to be reviewed, primarily dealing with storm drain calculations and sump placement. The SWPPP needs to be reviewed to ensure that no debris is taken out to 4800 West by blocking the middle access or installing a track-out pad. The street lights will need to be placed 80 feet apart per commercial guidelines. The design guidelines require shoebox style lights. Additionally the plat with right-of-way dedication needs to be submitted. The anticipated sound level is expected to reach 90 dB because of the large diesel trucks. The traffic study was submitted, and there are no additional mitigation measures necessary. The soil study was reviewed, and there is adequate drainage for the development.

Greg Robinson stated that parking requirements are four stalls per 1000 feet of building space. The building is just over 4000 square feet. Eighteen stalls are required; 24 are planned. The building materials will be similar to those used at Chase Bank. Variances on the size of signs have been given in exchange for improved landscaping in other parts of the commercial district.

David Jardine stated that there will likely be 3–4 truck deliveries per week. Their favored time of delivery is early in the morning, around 4:30 a.m. The deliveries will be at the front of the property and will not be adjacent to any residential areas. Phillips 66 has design standards that this canopy will follow. A monument sign is planned. They would like a larger sign than is allowed by the sign ordinance. The grass in the front of the building will be bermed. They are hoping to use a nice colored concrete, not stamped, to add to the landscape.

Commission Discussion:

- C. Steele would like the north side paved not with just road base, but at least with chip seal. He prefers to see the plus and premium prices listed on a sign. If regular is the only price advertised, he doesn't use the station. He doesn't like the red/white contrast on the canopy.
- C. Chandler stated that he would like to see brick columns on the canopy.
- C. Zappala would like to see more and upgraded trees and shrubs.
- C. Edvalson stated that higher caliper trees are often harder to transplant. Dead trees are worse than smaller, healthy trees.

MOTION: C. Chandler - To recommend preliminary approval for Harts Gas Station subject to the following items: The storm drain design shall be reviewed for compliance; add water valving and improvements as required; adjust street lighting per commercial guidelines; submit plat with right-of-way dedication; building materials shall be submitted for review and shall be similar to existing commercial developments; roofing materials shall be Bar-Tile or synthetic slate; details of awning materials shall be provided; canopy elevations shall be submitted; consideration to be given to have canopy vertical beams bricked to match building bricking; signage for the building; landscaping items including planting types and locations shall conform to the commercial design guidelines and existing uses in the zone: planting in planter strips shall be included in the overall site design, upgraded landscaping shall be identified on the landscaping plan if percentage is less than 30%; address additional SWPPP items. Seconded by C. Dodge.

Yes - C. Chandler
C. Dodge
C. Edvalson
C. Steele
C. Zappala Motion passes.

6. Review/Action on Meeting Locations (7:34 p.m.)

No discussion.

7. Committee Assignments and Reports (7:35 p.m.)

Greg Robinson stated that there will be one item for discussion on March 29th.

ADJOURNMENT

8. Adjourn

This meeting was adjourned at 7:37 p.m. on a motion by C. Dodge, seconded by C. Zappala, and unanimously approved.

Approved by Commission:
March 29, 2012

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