

PLANNING COMMISSION MEETING  
Thursday, April 19, 2012  
Public Works Building  
10246 N Canyon Rd, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding  
Commission Members: Donald Steele, Craig Clement, Tonya Edvalson, Glenn Dodge, David Driggs  
David Bunker, City Engineer  
Greg Robinson, Assistant City Manager  
Courtney Hammond, City Meeting Transcriber  
Trent Augustus, City Council Liaison  
Others: David Jardine

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 6:13 p.m. by C. Chandler.
2. Public Comment (6:13 p.m.)  
No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the March 29, 2012, Planning Commission Meeting and Public Hearing (6:14 p.m.)

David Driggs was recognized as a voting member.

**MOTION: C. Clement—To approve the minutes from March 29, 2012, Planning Commission Meeting and Public Hearing.** Seconded by C. Dodge.

Yes	-	C. Chandler	
		C. Clement	
		C. Dodge	
		C. Driggs	
		C. Steele.	Motion passes.

4. Review/Recommendation on Final Plat for Rhinehart Oil Gas (6:15 p.m.)  
Staff Presentation:

David Bunker stated that the development agreement is in the works and a draft copy will soon be given to Harts. Water rights, right of way, outdoor music, and use of fuel for city emergency use are items that need to be in the agreement. A final signage plan is needed. He suggested extending the block wall along the south side of the refrigeration unit and painting the eastern side of the unit. The noise levels that are listed in the City Council motion are based on the requirements for Walmart. Walmart had some heavy duty air conditioning units that backed directly to residential properties. They were required to build sound walls surrounding those units. Those requirements may not be appropriate

for this site. The Harts site is in the high intensity use section, while Walmart straddled low and medium intensity. The Utah County noise ordinance set limits for commercial property as 65 for daytime and 60 for night time. The city's initial recommendations for the Walmart site was 75, 65, 55 (L1, L10, L90) for daytime and 50, 50, 45 for night time.

David Jardine stated that Harts is requesting one wrapped ice machine. He presented photographs of ice machines, propane displays and firewood.

Greg Robinson stated that seasonal outdoor sales will need to be handled through a conditional use permit. Ice machines, propane displays, and firewood are more permanent and would be part of the site plan.

Commission Discussion:

C. Clement stated that the City Council motion stated that all evergreen trees should be Scottish Pine. That isn't reflected in the landscaping plan. Typically, cities have a noise limit at the property line. That may be a more appropriate way to determine noise levels for this property. There is nothing in the code that would preclude this size of sign.

C. Chandler stated that he would prefer to use the Utah County noise ordinance limits.

C. Driggs would like to move the monument sign south so that it is away from the intersection for better sight lines.

**MOTION: C. Chandler—To recommend final approval for Harts subject to following: A final plat shall be prepared. Right of way dedication shall be identified on the final plat. Street dedication shall be required to the east property line. A phasing plan shall be submitted as part of the plat. An existing development agreement shall be required. The agreement shall include, but not be limited to, water rights required, right of way maintenance, playing of outdoor music, use of fuel supplies for City emergency use, etc. A final signage plan shall be submitted. Exterior sales areas shall be identified including ice, propane or vending machines. Screening for all refrigeration units shall be required and approved. Landscape plan shall meet intent of design guidelines and existing plantings of the commercial zone. The concrete area under the canopy shall be colored but not stamped. Elevation plans shall be accepted and a finding that the proposed architectural plans comply with the intent of the design guidelines, specifically, that the motif is an expression of the approved American Colonial style, and that the proposed building is harmonious and cohesive with the existing buildings in the SC-1 Zone, subject to an approved materials board, review of the canopy, all utilities and that access doors be colored as to blend with the exterior brick walls. A traffic study to be accepted and make a finding that the traffic capacity appears to be appropriate for the proposed project and the traffic safety and calming can be appropriately mitigated subject to acceptance by the City Council of a Livability and Safety Standards Plan by the Traffic Safety and Livability Oversight Committee, submission and acceptance of a UDOT Category III traffic impact study. A submitted site plan be accepted and to make a finding that the proposed site plan complies with the purpose and intent statement of the Guidelines of the Design and Review of Planned Commercial Development Projects (Design Guidelines) and complies with the City**

of Cedar Hills Code 10-6A-31A, a harmonious grouping of buildings. The planned development meets the minimum standards of the Community Vision section of the Design Guidelines and the City of Cedar Hills General Plan. Building placement and sub-districting is in harmony with the intent of the Design Guidelines taking into account the requirements for a human-scaled, pedestrian-friendly development that is sensitive to the surrounding residential areas. Building height, setback and facades are in harmony with the intent of the Land Use section of the Design Guidelines and exceed all minimum standards. The City of Cedar Hills noise ordinance is nontechnical in nature. Still, the submitted site plan appears to adequately predict a commercial environment that is sensitive to the adjacent residential areas. Site plan acceptance is subject to adoption of a development agreement and conditional use permit demanding maximum daytime commercial activity L1, L10 and L90 levels of 75, 65, 55 dBA, respectively, at the property line. Maximum nighttime commercial activity L1, L10 and L90 levels of 50, 50 and 45 dBA, respectively, at the property line; no compressor enclosure openings on the sides facing residential areas; outside storage, container storage and overnight parking shall not be allowed as outlined in the Design Guidelines; lighting plan and future development plan are required. Final engineering and verification, including, but not limited to, a finding that drainage calculations substantially conform to the City's design requirements, meet preliminary design criteria and that final design of the site will dictate final sub-basin design and should be subject to final engineering review; a storm water management plan shall be submitted for pre and post construction runoff control. The plan should include applicable BMPs and details; construction access via 4800 West only. Streets shall be kept free of dirt and debris during construction; all utilities for complete site improvement shall be included as part of the subdivision requirements. Also, recommend approval subject to fire marshal and police chief approval; legal review, issuance of a conditional use permit, the acceptance of said conditional use permit by the City Council, subdivision approval, if required, the acceptance by the City Council of recorded CC&Rs providing for the construction, completion, reasonable maintenance, upkeep and cleanliness and surety of the combined project site in accordance with the City's subdivision ordinance and section 4.5 of the Design Guidelines. CC&Rs shall allow for the inclusion of adjacent development as a future phase and association member. Seconded by C. Dodge.

C. Steele stated that he would like to include the light intensity relative to the sign in the sign plan.

AMEND MOTION: C. Chandler—a final signage plan shall be submitted including maximum lumenicence defined. Accepted and seconded by C. Dodge.

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

Motion passes.

5. Committee Assignments and Reports (7:38 p.m.)  
No reports.

ADJOURNMENT

6. This meeting was adjourned at 7:38 p.m. on a motion by C. Clement, seconded by C. Dodge and unanimously approved.

Approved by Commission:  
October 25, 2012

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