

PLANNING COMMISSION MEETING
Thursday, August 22, 2013 7:00 p.m.
City Office Building
10246 N Canyon Road, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission: Mike Geddes, Brad Weber, David Driggs, Donald Steele, Jeff Dodge, Emily Cox, Craig Clement (7:06 p.m.)
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist
Trent Augustus, City Council Liaison
Others: Cory Shupe, Doug Young, Nancy Steele, Russ Smart

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 7:01 p.m. by C. Dodge.
2. Public Comment
No comments.

SCHEDULED ITEMS

3. Discussion with Cory Shupe and Doug Young of Blu Line Designs on Development in the SC-1 Commercial Zone
Doug Young and Cory Shupe presented plans, drawings and photographs of the proposed senior living facility. The presentation focused on the impact of this type of facility to the community. The building is 62 feet to the peak of the roof. There is no visible mechanical from the top. Blu Line has an understanding with the Smart property, but does not yet have a contractual agreement with Cedar Hills for its 9 acres. The senior living facility is a for-lease property and has been extremely profitable where similar facilities have been built. There would be approximately 300 units with up to 600 people. This is different than an assisted living facility. It is for active senior living. It attracts those with money to spend, possibly as a summer home. Rents would run from \$900-\$1,300. There is parking for 1-1.2 cars per unit. Many residents don't drive or aren't living there year round. Typically 25% of the parking spaces are empty. They would also tie the facility into public transit. The facility is upscale with shopping, church facility, libraries, etc inside. The building will go up all at once, with finish work phased as occupancy merits. There would be an 8-foot precast fence along the south. A similar facility is underway in Draper City near the new Harmon's market.

Chandler Goodwin stated that the current standards allow for up 50 feet high of occupied space. The only setback required is a 30 foot setback from residential property for a 3 story building with an additional 2 to 1 for extra height. That would require a 94-foot setback on the south. The next step is to see more details with conceptual/preliminary planning.

C. Dodge stated that his main concern is that the development starts with the senior living center with the commercial coming later. He does not want a half finished project, such as Midtown Village in Orem.

C. Geddes stated that he is concerned with the amount of parking. Standards usually require one parking space per bedroom.

C. Jeff Dodge recommended looking at varying the heights of the three separate buildings with the central u-shaped building as the tallest. It would be a great idea to start thinking about branding and marketing with a name, etc.

C. Driggs stated that he was concerned by the height of the building, which was mostly mitigated by the photographs, though he is still concerned about how they will look up close. He would also like more clarity on plans for the commercial portion and would like to see a portion of the commercial be built out prior to occupancy.

Trent Augustus stated that a demographic survey was done covering a 20 minute driving radius to Cedar Hills. The main wants/needs for those in that radius were dining, shopping and entertainment.

C. Weber stated that his biggest concern is the phasing of the entire project.

4. Discussion on Conveying Planning Commission Decisions, Opinions and Recommendations to the City Council

C. Driggs stated that at the June 18 City Council meeting the final plans for Bridgestone were presented and approved. He listened to the audio recording of the meeting. He was under the impression that the Planning Commission minutes were delivered to the City Council for their review before taking action. At the June 18 meeting the recommendations made in the Planning Commission were not part of the packet or the discussion. He felt that the work that the commission had done wasn't heard and considered. He would like to see a process to ensure it is.

Chandler Goodwin stated that the issue is primarily when the Planning Commission and staff don't agree on recommendation. Every agenda item before the City Council includes a memo. The background and findings portion of the memo outlines the Planning Commission's recommendations. In the June meeting the Planning Commission's recommendations were presented, along with staff's recommendations, in written format. The City Council has discussed how the Planning Commission recommendations are transmitted to the City Council. Some possible solutions would be to have a Planning Commission representative at the city meeting, particularly if there is a disagreement between staff and the Planning Commission. Another idea is to have a Planning Commission memo presented to the City Council as part of the packet. The city council liaison could also present the Planning Commission's feelings. Alternatively, Chandler could send his written memo to the Planning Commission for their review and input.

C. Clement stated that in his experience this isn't a big problem. He used to attend a lot of City Council meetings. Typically the recommendations were communicated to the council. A commissioner at the council meeting is a good idea. He suggested that if there is an item important to a commissioner that they go to the City Council meeting.

C. Dodge stated that he attends City Council meetings when a Planning Commission recommendation is on their agenda.

C. Weber stated that it really comes down to whether the City Council cares about the work that the Planning Commission does. Planning Commissioners should be prepared in order to make recommendations meaningful enough so that the City Council cares.

C. Jeff Dodge stated that he has been to many such meetings, and the memos are typically read verbatim into the audio record.

C. Steele stated that the minutes are the legal document. The commission needs to make sure that its decision is supported by the documentation in the minutes, and that they are a correct representation of the meeting.

5. Discussion on the Representation and Role of Planning Commission

C. Dodge reviewed the bylaws of the Planning Commission. Basic principles include equality of members and freedom of discussion. A quorum needs to be present for a meeting. A quorum is defined as 3. The commission consists of 5 voting members and 3 alternates. He encouraged Planning Commissioners to review the bylaws.

6. Committee Assignments and Reports

C. Augustus suggested the Planning Commission come to a City Council work session.

ADJOURNMENT

7. This meeting was adjourned at 9:03 p.m. on a motion by C. Dodge, seconded by C. Geddes, and unanimously approved.

Approved: October 24, 2013

/s/ Colleen A. Mulvey

Colleen A. Mulvey, CMC
City Recorder