

PLANNING COMMISSION

Thursday, April 24, 2014 7:00 p.m.

Community Recreation Center

10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: David Driggs, Donald Steele, Jeff Dodge, John Dredge, Brad Weber, LoriAnne Spear, Craig Clement
Chandler Goodwin, Assistant City Manager
Courtney Hammond, City Meeting Transcriptionist
Others: Corey Shupe, Doug Young, Gary Gygi, Daniel Zappala, Mike Geddes, Dan Wilson

PLANNING COMMISSION

- 1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 7:02 p.m. by C. Dodge.
- 2. Public Comment
No comments.

SCHEDULED ITEMS

- 3. Approval of Minutes from the March 27, 2014 Planning Commission meeting and the April 8, 2014 Special Planning Commission meeting

C. Dodge stated that at the March 27th meeting, Glenn Dodge, not Don Steele was presiding.

MOTION: C. Steele—To approve the minutes with the change for March 27th. Seconded by C. Clement.

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

- 4. Discussion on Preliminary Plan for Rosegate at Cedar Hills by Blu Line Designs, located at 4600 West Cedar Hills Drive in the SC-1 Commercial Zone

Chandler Goodwin stated that this is a new plan with many modifications. The city council tabled the previous plan.

Doug Young stated that this new plan addresses many of the concerns brought up by the city council such as the height, unit number and the commercial area. The top of Walmart is 43' tall measured from the road. Lexington Heights sits at 42'. The new plan is three stories and sitting at 42'. Rosegate won't look taller than anything currently in the commercial zone. The state has put together a plan for the area south of Lone Peak High School with senior living

and high density housing and commercial underneath. Their plan is based on how much commercial this particular area can support. In planning for the Cedar Hills commercial area, the main consideration should be to make sure that there is adequate access to the commercial area across the street. Inside the senior living facility there would be large gathering rooms, theater rooms, entertainment rooms, etc. The building itself is lowered to three stories. They are still unsure whether the unit count will work yet, but were interested in feedback from the city. The outlying retail pads are small shop spaces. Parking has been boosted to 1.25 per unit. The garages are still in this plan with enough spaces between the garages that the trail doesn't become an alley. It will be a fully lighted trail. They are hoping to build 250+ units.

C. Driggs stated that he appreciates the efforts of Blu Line. This is a plan that he can support.

C. Spear stated that she likes the architectural renderings.

C. Weber stated that he would like to see the ground level maximized for commercial space.

C. Clement stated that the reason people are pushing for retail is the perceived tax benefit. There are substantial tax benefits that come with the property taxes on this facility.

C. Steele stated that the worry about the number of units comes down to the perceived impact on schools, roads, churches. They are also concerned with occupancy, or lack thereof. He would like Blu Line to talk to UTA about getting public transportation into the area.

Jenney Rees stated that residential property tax is based on 55% of the value of the home. Because this is commercial, it would be taxed on 100% of the value.

C. Dodge stated that he likes what he is seeing. This facility has gone from four stories to three with all brick façade and facilities geared towards the residents of the facility. He would recommend approval.

5. Review/Recommendation on Wilson-Geddes Conceptual Plan located in the H-1 Hillside Zone at approximately 101200 N Canyon Road

Chandler Goodwin stated that this plan is in the H-1 Hillside Development Zone and comes with some tricky issues in order for it to be subdivided. Developments in the H-1 Zone need to adequately recognize and address the natural terrain of the hillside. Calculating the density allowed in the area is tricky because there are two separate definitions depending on whether it meets the requirements for a town site development. There is one portion that completes a cul de sac in the Cedars East development.

Mike Geddes stated that he is involved in this project, with financial interest. As a city councilmember he will not be voting on this project, but is available to answer questions.

Dan Wilson stated that he developed Mountainview Trails on an equally mountainous terrain. He is not seeking a recommendation tonight, but to start the process. The proposal is

to remove much of the land dirt on several of the lots, changing the grade so that it becomes terraced and buildable. With this project the city would get several acres of open space. This plan also includes the potential for a few commercial pads fronting on Canyon Road, primarily because he has heard that the city would like commercial in that area. For now they would like to keep the project residential, unless they hear from the city that it wants commercial.

C. Jeff Dodge stated that his feeling is to not allow commercial. Once something like that happens it often spreads with older residential homes being bought out and commercial coming in. He doesn't want to see that happen. From a planning standpoint, he thinks it would be great if it were developed, provided all these issues are resolved.

C. Driggs stated that the city has an ever shrinking number of access points to BLM (Bureau of Land Management) property or natural forest. Bayhill Drive is one of the ways people access that land. He is concerned that this development would cut off access to that land. Currently it is an eyesore property; he would like to see it nicely developed.

C. Dodge stated that he would like Dan Wilson to come back with a specific plan.

C. Clement stated that code does not allow development of a 30% slope. Code can be interpreted that you can't cut into 30% slopes, though it has been done all along the hillside. A precedent needs to be set so the entire hillside isn't terraced. There needs to be a clear definition of 30%. There needs to be a horizontal distance given for it to be a useful definition.

MOTION: C. Clement—to continue this item until we get additional drawings. Seconded by C. Weber.

C. Steele stated that would like to see the geotech reports as well.

C. Clement stated that geotech reports aren't required at this point.

C. Dodge stated that he has no problem with him developing the property, but is not excited about the commercial portion.

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

6. Committee Assignments and Reports

C. Jeff Dodge stated that the guidelines may need to be reviewed to better reflect what the community wants.

Chandler Goodwin stated that the guidelines need to be reviewed and updated. To make the guidelines enforceable, it would need to be codified. Codification would take away all the flexibility. To review and update the guidelines is a lengthy process that should be started soon. He will put it on the next agenda.

C. Clement stated that the guidelines are contradictory, but if the guidelines were actually codified, Walmart and others wouldn't be developed.

ADJOURNMENT

7. This meeting was adjourned at 8:57 p.m. on a motion by C. Clement, seconded by C. Driggs, and unanimously approved.

Approved:
May 22, 2014

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