

**SPECIAL PLANNING COMMISSION MEETING**

Wednesday, July 16, 2014 7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair Presiding  
Commission Members: Craig Clement, Jeff Dodge, David Driggs, John Dredge  
LoriAnne Spears, Donald Steele, Brad Weber  
David Bunker, City Manager  
Chandler Goodwin, Assistant City Manager  
Courtney Hammond, Transcriptionist  
Others: Ruston Ostler, Bill Gaskill, Corey Shupe

**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 7:03 p.m. by C. Dodge.

Public Comment

2. No comments.

SCHEDULED ITEMS

3. Approval of the Minutes from the May 22, 2014 Planning Commission Meeting

**MOTION: C. Driggs—To approve the minutes from May 22, 2014 Planning Commission Meeting.** Seconded by C. Clement.

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

4. Review/Recommendation on final Plan for Cedar Hills Retail Center by Amsource, located at 4800 West Cedar Hills Drive

Ruston Ostler presented a materials board for the exterior of the America First Credit Union.

Chandler Goodwin stated that staff has some concerns that need to be addressed. The entire project is up for approval tonight, including the American Fork Credit Union, though it will be a phased project, with the retail pads and public improvements going in first, and the credit union slated to be constructed next year. The Planning Commission requested that the entire memo from Mr. Goodwin be entered in the minutes:

ZONING

Final plats shall show sign elevations.

Final plats to show land to be dedicated to the City (streets, curb, sidewalk, monument).  
Correct crosswalk between buildings A & B to be square.  
Identify raised crosswalks.  
Select plant material from Landscape Palette in the Design Guidelines for final landscape plan.

#### DEVELOPMENT AGREEMENT

“WHEREAS, the Approval Documents authorize the subdivision of parcels for office and retail buildings . . .”

7.1– Reimburse for utility improvements made on 10400 North

11 – List specific hours for delivery.

12 – Strike out, “If at any time the City believes that . . .”

14 – Add language that signage is subject to signage depicted in approval documents.

15.2 – Strike out “Developer’s Customary Business Practices,” replace with “approved Design Guidelines for Commercial Area”.

15.2.2 – Include language regarding street frontage.

15.5 – Replace, “The City,” with, “The Developer”. Also list 10400 N and Future Public Road as being adjacent to the property

16 – Include language dedicated right of ways to the City (Street, Sidewalk, Monument, etc.)

17.1 – Need to show street lighting on the approval documents

19.1 – Need to revisit stated amount of \$8,000 as this was the rate in 2006. Strike out, “The City shall, after the Projects has been opened for one year,” to the end of the section from the Dev. Agreement. Update City Manager to David Bunker, City address to 10246 N Canyon Rd., and City Recorder as Colleen Mulvey.

Chandler Goodwin further stated that currently the retail pads have composite shingle roofs; the Design Guidelines require slate or composite slate roofs.

C. Weber stated that definition 6 in the development agreement: “customary business practices” is nebulously stated. He would like to see a more specific definition. 21.10 should be listed as Utah County. In section 20, Penalties and Enforcement, the City may want reference a code enforcement official and the section of the code that lists penalties.

C. Jeff Dodge would like to add language to the development agreement referencing the property owner, or tenant.

C. Steele wants to ensure that there is no stamped concrete across the crosswalks.

David Bunker stated that the credit union plans contain several notes “to be completed by others.” The Planning Commission requested that his memo on engineering issues be included in the minutes:

#### GENERAL/STREETS

Cedar Hills’ specifications and standards shall be adhered to for all design of public infrastructure.

Minimum street cross sections shall be per City specifications and design standards.

Curve design and alignment for the “future public road” on east portion of project shall be reviewed.

Re-submission of Traffic Study identifying actual street connections as designed.  
Handicap crosswalks shall be perpendicular to roadway and drive crossings where applicable.  
Public Utility and drainage easements shall be maintained on all property boundaries.  
Temporary barrier shall be placed at the eastern boundary of subdivision limits.  
Street lighting shall be installed per city design specifications and shown on plats.  
Staff has repeatedly requested on-site non regulatory signage submission. Signage requests shall be submitted.  
Execution of appropriate Development Agreement and reviewed by the City attorney.

#### WATER

Addition of necessary waterline valves shall be required.  
All utility stubs shall be from service laterals on 10040 North.  
Fire suppression calculations shall be provided to the City.  
Fire flow analysis shall be submitted. Additional mainline extensions may be required.  
Letter of conveyance submitted to City Engineer.

#### SEWER

Sewer manhole in street ROW shall have precast base allowing for extension in appropriate directions. All utility stubs shall be from service laterals on 10400 North.

#### STORM DRAIN

Centerline profile for 10040 North shall be submitted with verification of lip of curb elevations.  
Storm drain design shall meet City minimum design standards.  
Storm drain improvements shall be required for all lots within subdivision.  
Storm Water Pollution Prevention Plan (SWPPP) application shall be submitted for approval.  
SWPPP posting location shall be identified on plan.

David Bunker further stated that he is concerned that Building A sits on the property line.

Bill Gaskill stated that at this point Amsource has no interest in buying the land to put in the future public road because Amsource's property is so small in comparison to the land to be developed to the east. He is hopeful that the land to the east will soon be developed and the road will go in.

C. Dodge stated that he would like to see the entire plat pulled together into one plan with the engineering and zoning problems addressed.

**MOTION: C. Driggs—To recommend final approval for the Cedar Hills Retail Center by Amsource located at 4800 West Cedar Hills Drive contingent on meeting the requirements contained in the engineering and zoning document dated July 16, 2014 and contingent on Building A being moved 5 feet back from the property line and that all three building have slate roofing.** Seconded by C. Steele.

C. Weber stated that he is not comfortable giving approval tonight. He feels it is in Amsource's best interest to tighten up the plan before going to City Council. There are a lot of loose ends with many contingencies.

C. Clement stated that most of the contingencies are for engineering and zoning, outside the expertise of the Planning Commission. He is comfortable approving this contingent on staff satisfaction of storm drain, sewer, etc.

Chandler Goodwin stated that the Planning Commission has not seen any elevations for the sign. That is something that is important for the Planning Commission to review, and there are code restrictions for signs.

David Bunker stated that this final approval shows no signs at all. It is not approved for additional signs. Any signs need to be approved by this body.

C. Driggs stated that signs can be discussed when they apply for signs.

Yes	-	C. Clement	
		C. Dodge	
		C. Driggs	
		C. Steele	
No	-	C. Weber	Motion passes.

5. Discussion on Blu Line Designs Development Plan in the SC-1 Commercial Zone, located at approximately 4600 West and Cedar Hills Drive

Corey Shupe stated that after the last time Blu Line met with City Council, Mayor Gygi told the Smarts and Blu Line he was pleased with the design of the building. There was discussion of doing a property exchange. The mayor spoke to some brokers and learned that the commercial validity of the Smart property is not viable. The discussion of an exchange didn't work. The Smarts are interested in developing their piece of ground. An assisted living facility is a permitted use in that zone. Blu Line plans to come back with a plan for an assisted living facility.

C. Jeff Dodge stated that he is hopeful for Blu Line. A four story building was unpalatable to residents. He likes the idea of breaking up the building.

C. Driggs stated that the change to assisted living will require fewer parking spaces. He would like to see some of the land that would have been parking lot be open space, usable by the city.

C. Dodge stated that he would like to see the building broken up so it doesn't look like a huge brick behemoth.

C. Dredge suggested that they develop a few retail pads along Cedar Hills Drive.

6. Discussion on Guidelines for the Design and Review of Planned Commercial Development Projects

C. Dodge stated that he would like to postpone this item until the next meeting.

**MOTION: C. Weber—To table this item and cancel the meeting on July 31, 2014.** Seconded by C. Clement.

Yes	-	C. Clement	
		C. Dodge	
		C. Driggs	
		C. Weber	
No	-	C. Steele	Motion passes.

7. Committee Assignments and Reports  
None

ADJOURNMENT

8. This meeting was adjourned at 9:00 p.m. on a motion by C. Dodge, seconded by C. Driggs, and approved by C. Clement, C. Dodge, C. Driggs and C. Steele.

Approved:  
September 25, 2014

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