

PLANNING COMMISSION MEETING

Thursday, October 23, 2014 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: LoriAnne Spear, David Driggs, Jeff Dodge, Brad Weber,
John Dredge
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist
Others: Brooke Watson, Lloyd Beal, Gary Gygi, Andy Tenney, Ben Bailey

PLANNED COMMISSION MEETING

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.

Jeff Dodge and John Dredge were recognized as voting members.

2. Public Comment

Brooke Watson: Mr. Watson lives close to the Osmond Senior Living Center, which is to be sold. Jared Osmond has the right to sell, though it is sad to see him go because he felt like he made commitments to the neighborhood. He is concerned that there may be changes to the appearance and upkeep of the facility. He wants it to maintain a residential look, including the signage. He would be disappointed if the signage changes in appearance. There is a parking concern. Jared Osmond said he would have ample parking with little parking on the street. At times there have been as many as 10 cars parked on the street. Of particular concern are the cars parked close to the intersection on the north side of the road. He hopes to be able to work with Andy Tenney the same way the neighborhood has been able to work with Jared Osmond.

Lloyd Beale: Mr. Beale stated that he doesn't have a difficulty with the senior living center being in the neighborhood, but he does have a concern with parking. Wintertime is the biggest concern at the intersection with Valley View Drive and Canyon Road.

SCHEDULED ITEMS

3. Approval of the Minutes from the September 25, 2014 Planning Commission Meeting

MOTION: C. Dredge—To approve the minutes from the September 25, 2014 Planning Commission meeting, as written. Seconded by C. Driggs.

Yes - C. Dodge
C. Jeff Dodge
C. Dredge
C. Driggs
C. Weber Motion passes.

4. Review/Action on Approval of a Conditional Use Permit for Andy Tenney to operate Beacon Heights Senior Living (formerly Osmond Senior Living), located at 3787 West Valley View Drive

Chandler Goodwin stated that this is an overlay zone. Assisted living is allowed in residential zones with a conditional use permit. City inspectors have been down at the building several times over the past few weeks. There are a few things that are being worked through: (1) air duct combustion channels; (2) hardwiring of carbon monoxide/smoke detectors; (3) the size of the deck doesn't conform with the code; (4) paperwork is needed for elevator inspection; (5) there needs to be water backflow protection. Parking on the street is permitted during the summer months. There should be no street parking during the winter. He will look into marking no parking zones within 45 feet of the intersection.

Andy Tenney stated that there will be no change to the appearance of the building. He wants the building to look residential. It will be called Beacon Heights Senior Living. The parking is sufficient; the problem is enforcement among the employees. One problem with parking is the number of employees living in the house facing Canyon Road. That will change. Under his direction, there will be one administrator living in that building. He has been a licensed nursing home administrator for the past 7 years. He has fallen in love with caring for the elderly. He and his wife have been saving for many years to be able to do it on their own. His interest in this facility is that Jared Osmond went above and beyond. He shares the same passion. It is a type 2 facility. He does not want a locked facility. The state inspector required that the deck be of that size. Brad Kearl, former building inspector and Jeff Maag, the building official signed off on the deck previously. They will look for documentation.

C. Driggs stated that while there is ample parking, people don't use it. When he visits the facility, he does not want to use the visitors' stalls because of the proximity to Canyon Road.

C. Spear suggested talking to families about the available parking.

MOTION: C. Driggs—To approve the conditional use permit for Beacon Heights Senior Living contingent upon it passing building inspection, zoning inspection, with the north side deck as currently constituted, and that it remain a type 2 facility, and employees will not be permitted to park on the street at any time for longer than 6 hours, and that there be a minimum of 4 parking stalls that are identified as visitor parking and that the 45-foot site triangle be identified as no parking any time. Seconded by C. Jeff Dodge.

C. Dodge stated that the concern was raised about maintaining the residential look. He would like that written down as a condition. He would also require that the signage maintain its existing character.

C. Driggs stated that the residential nature of assisted living facilities is already in the code. Chandler Goodwin stated that the sign will need to be approved.

Yes - C. Dodge
C. Jeff Dodge
C. Dredge
C. Driggs

C. Weber Motion passes.

5. Review/Recommendation on the Signage on the Amsource Property, located at 4800 West Cedar Hills Drive in the SC-1 Commercial Zone

Chandler Goodwin stated that the proposed monument will be located at 4800 West. It is about 6 feet tall with red brick pillars and base. The sign location has already been approved.

C. Dodge stated that he would like to see a monument sign like what is on the top right or middle on page 29 of the Design Guidelines.

C. Driggs stated that he would like the sign to come off the corner and into the middle of the property. In the future he would like to be sure to look at the sign and its location in more detail before approval.

C. Jeff Dodge stated that he would like to see an enlarged masonry planter base with plantings.

MOTION: C. Jeff Dodge–To approve the signage for consideration to the City Council with the stipulations discussed: an enlarged planter base at the base of the sign out of stone to match the remainder of the developer’s property, brick stone above to match the development above that, with an arched top, decorative caps, and in general in greater line with the Design Guidelines as illustrated on page 29. No second. Motion dies.

MOTION: C. Jeff Dodge–To deny approval this evening and ask that Amsource return to the Planning Commission for the sign design that reflects the following revisions: an enlarged planter base at the base of the sign out of stone to match the remainder of the developer’s property, brick stone above to match the development above that, with an arched top, decorative caps, and in general in greater line with the Design Guidelines as illustrated on page 29. Seconded by C. Weber.

Yes - C. Dodge
C. Jeff Dodge
C. Dredge
C. Weber
No - C. Driggs Motion passes.

6. Discussion on Accessory Apartments

Chandler Goodwin stated that the city wants to make the process of having an accessory apartment more accessible to residents, and also identify how many accessory apartments there are in the city. It is required by the state to promote planning for moderate income housing. The concern is that if someone were to challenge the city on this point, the city would lose the case. He proposed a grandfathering period for current accessory apartments. He modeled these guidelines and process after Provo. Licensing is proposed for an accurate count and to provide information to public safety responders.

C. Dodge stated that there needs to be some incentive for existing accessory apartments to come forward.

C. Spear stated that she is concerned that some of the requirements would be difficult for an older home to meet. That may be one reason why someone wouldn't come forward for a permit, but have an accessory apartment, nonetheless.

C. Jeff Dodge stated that eating facilities may need to be further defined to include cooking facilities. Salt Lake City limits the size of the AU to 50% of the main building.

C. Driggs stated that he doesn't see people coming in unless there is an incentive or a penalty.

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

Chandler Goodwin stated that Blu Line Designs will be coming back in November. There is a residential element permitted in the commercial zone. But currently it needs to be ancillary.

C. Jeff Dodge proposed extending the sub districts all the way to the Cedar Hills boundary to the south. He would address the screening of bay doors in 3.2A to read "any bay doors, including but not limited to garage bay, receiving/delivery bay, and overhead doors in general."

C. Dredge stated that some bay doors cannot be screened, such as in a car wash. He suggested removing the mention of permitted uses in 3.2 paragraph 1, because there are no permitted uses.

C. Driggs stated that he worries that extending the sub districts may chase off some developers who may feel they are trapped into a certain sub district. He is also unsure that with such limited area there should be three separate sub districts. He feels that the issues of the adjacent neighbors can be mitigated, rather than limit developers. He would like to add a catchall for permitted use, such as "and any other use as accepted by the Planning Commission and City Council."

C. Dodge stated that section 3.1.1 references the future school. It needs to be updated to what is currently there. He is concerned that the listed uses are so strictly adhered to that they should be expanded to include credit unions and congregate care facilities. Alternatively, the permitted uses can be changed into categories such as banking, senior living, etc.

C Dodge instructed the Planning Commissioners to email any additional changes to Chandler Goodwin.

8. Committee Assignments and Reports

Chandler Goodwin asked Planning Commission alternates to send notice if they want to stay on the commission in 2015.

ADJOURNMENT

9. This meeting was adjourned at 9:36 p.m. on a motion by C. Dodge, seconded by C. Weber and unanimously approved.

Approved:
January 22, 2015

/s/ Colleen A. Mulvey, MMC
City Recorder