



**NOTICE OF
SPECIAL PLANNING COMMISSION MEETING
Tuesday, October 13, 2015 7:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Special Planning Commission Meeting on Tuesday, October 13 2015 beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS

3. Approval of Minutes from the September 17, 2015 Special Planning Commission Meeting and the September 29, 2015 Planning Commission Meeting
4. Review/Action on Approval of a Conditional Use Permit Allowing Genki Food Truck to Operate on the Chase Bank Property located in the SC-1 Commercial Zone
5. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects

ADJOURNMENT

6. Adjourn

Posted this 9th day of October, 2015

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.



CITY OF CEDAR HILLS

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| TO: | Planning Commission |
| FROM: | Chandler Goodwin, Assistant City Manager |
| DATE: | 10/13/2015 |

Planning Commission Agenda Item

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| SUBJECT: | Discussion on Commercial Design Guidelines |
| APPLICANT PRESENTATION: | N/A |
| STAFF PRESENTATION: | Chandler Goodwin, Assistant City Manager |
| BACKGROUND AND FINDINGS: As part of the process of updating and reviewing the Commercial Design Guidelines, we will be reviewing each section of the Guidelines, and making recommendations to the City Council and soliciting feedback. We will be reviewing all of the changes discussed to this point, as well as discussion section four. | |
| PREVIOUS LEGISLATIVE ACTION: N/A | |
| FISCAL IMPACT: N/A | |
| SUPPORTING DOCUMENTS: Guidelines for the Design and Review of Planned Commercial Development Projects (6/19/2009A), Proposed Guidelines with discussed changes (to be provided). | |
| RECOMMENDATION: Staff recommends that the Planning Commission familiarize themselves with the guidelines and find areas in the guidelines that need to be addressed and updated. | |
| MOTION: No motion necessary, discussion item only. | |



CITY OF CEDAR HILLS

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| TO: | Planning Commission |
| FROM: | Chandler Goodwin, Assistant City Manager |
| DATE: | 10/13/2015 |

Planning Commission Agenda Item

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| SUBJECT: | Review/Action on Conditional Use Permit for Food Vendor in the SC-1 Zone. |
| APPLICANT PRESENTATION: | N/A |
| STAFF PRESENTATION: | Chandler Goodwin, Assistant City Manager |
| BACKGROUND AND FINDINGS: Genki Food Truck has reached an agreement with Chase Bank to provide outdoor food sales during the lunch hour to cater to Lone Peak High School students. As part of the Chase Bank Development Agreement, any outdoor sales would need to be issued a conditional use permit in order to operate. The agreement would allow for Genki to operate in the north parking lot, one time a week, during the high school's lunch hour. Time, place and duration would be coordinated between Chase Bank and Genki. | |
| PREVIOUS LEGISLATIVE ACTION: N/A | |
| FISCAL IMPACT: N/A | |
| SUPPORTING DOCUMENTS: Chase Bank Development Agreement, pp5. | |
| RECOMMENDATION: Grant a CUP to Genki Food Truck, and make a recommendation to the City Council for further issuance. | |
| MOTION: To approve/not approve a conditional use permit to Genki Food Truck to operate in the SC-1 zone, Chase Bank parking lot. All times, dates and places to be coordinated between Chase Bank and Genki Food Truck. Such approval is subject to the following modifications {PLEASE STATE ANY CONDITIONS FOR APPROVAL}. | |

9. Outside Sales & Storage

9.1 Seasonal Outdoor Sales Area

9.1.1 Developer acknowledges and agrees that there will be no outdoor sales area without first obtaining a separate conditional use permit from the City of Cedar Hills.

9.1.2 The application process for any outdoor sales area conditional use permit will include submitting a request to the city that will include sales area size, location, general idea of merchandise, and requested duration for the permit. The City Council shall be able to set parameters limiting the size, location, duration and appearance of the outdoor sales area. The City Council may deny the request if the proposed use is not found to be consistent with the overall development, as well as the community as a whole. This process will be subject to and superseded by any applicable City Code dealing with Conditional Use Permits.

9.1.3 City Council and staff shall review the request in a timely manner, recognizing the time sensitive commercial needs of retailers. As with any conditional use permit the applicant may be required to make reasonable modifications to their request. Only after all City Council requirements are met the City shall issue the permit for the duration of the request. Request to the City for permits shall not be made more than 6 months prior to the requested date.

9.2 Outside Storage

The Developer agrees that except for the areas designated in the Approval Documents, or in subsequent outdoor sales area conditional use permits, there will be no storage allowed temporarily or permanently outside of the Property.

10. Traffic

10.1 Traffic Calming

10.1.1 The Developer shall, in connection with its construction of the Developer's Improvements, construct Traffic Mitigation improvements depicted in the Approval Documents, if any.

10.1.2 The Developer shall add appropriate signage for parking lot traffic control, for crosswalks, and pedestrian paths.

10.2 Traffic Mitigation Measures

10.2.1 The Developer shall add appropriate signage for parking lot traffic control, for crosswalks, and pedestrian paths.