

## **SPECIAL PLANNING COMMISSION MEETING**

Tuesday, April 16, 2015 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, John Dredge, LoriAnne Spear, Brad Weber  
Chandler Goodwin, Assistant City Manager  
David Bunker, City Manager (8:02 p.m.)  
Jenney Rees, City Council Liaison  
Courtney Hammond, Transcriptionist  
Others: Corey Shupe, Lyle Smart, Mike Geddes, Donna Myers, Elizabeth Follett, Cato Jones, Dan Wilson, Trent Augustus, Gary Gygi

### **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 7:05pm by C. Dodge.
2. Public Comment  
No comments.

### **PUBLIC HEARING**

3. Preliminary Plans for Rosegate at Cedar Hills, located at approximately 4600 West and Cedar Hills Drive in the SC-1 Commercial Zone

Donna Myers: Ms. Myers stated that congregate care is a new concept. She sees a need for this type of facility. She is former ombudsman for a senior living facility. She is aware of guidelines for assisted living, but not aware of any guidelines for congregate care. She wants to know how it differs from 55 and older housing. She has questions about what type of services are offered. Most importantly she wants to know if there will be staff on site 24/7. She has nothing to lose or gain by whether this facility goes in. She wants to ensure that seniors are aware of what this type of facility will offer.

Elizabeth Follett: Ms. Follett lives in back of the empty lot where this is proposed. She has many complaints about the proposal. She moved here because of the view and quietness of the area. She is concerned that with the Charleston and Alzheimer facility the city will be known for this. She is worried about traffic congestion, pedestrian crossing, water and utilities, the boundary between the neighboring houses and the facility, privacy and the height of the building.

Cato Jones: His first concern is height. There are no public buildings in Highland, Alpine and Cedar Hills that exceed 2 stories. People don't have an objection to the use, but to the height. It would be the largest building in the tri-city area. The height is an imposition to the neighbors as far as privacy, views and traffic. He is also concerned with buffering

between houses immediately to the south. A privacy fence and trees may help with the visual effect to the homeowners.

C. Jeff Dodge was recognized as a voting member.

#### SCHEDULED ITEMS

4. Review/Recommendation on Preliminary Plans for Rosegate at Cedar Hills, located at approximately 4600 West and Cedar Hills Drive in the SC-1 Commercial Zone

Chandler Goodwin stated that he met with Corey Shupe of Blu Line Designs last week to go over a few items. The total project area is 11.4 acres. The proposal includes two buildings: the congregate care, which is located entirely in the 8.3 acres in the mixed-use subzone; and a retail pad in the more heavy use area. The landscape plan shows landscaping along the south edge bordering the residential neighborhood. The code requires a fence between the commercial and residential areas. It will be at least a 6-foot block wall with landscaping including trees and bushes. The fence needs to be shown on the site plan. The lighting plan should ensure that no light spills over into the residential area. The total number of parking spaces is 461. Intersection sight triangles need to be kept open. The setback minimum is 30-feet from the property line. The building currently sits at 90 feet from the nearest residence. The building may be built to a maximum of 50 feet with additional setback. The building is currently 35 feet at mid-rake. The noise study shows that it is a very quiet building. The geotech report needs to include more data, including percolation rates and soil samples as well as a recommendation on asphalt thickness. Storm drain pipes need to be 18 inches. The traffic pattern in and out of the facility may need to be tweaked.

Corey Shupe stated that he is thankful for public comment. A three-story building is allowable in this zone, according to Cedar Hills' current adopted code and guidelines. After presenting the 5-story congregate care last year, the developer decided to come back with an assisted living facility because it is an allowed use in the code. The city council expressed a preference of congregate care. He then asked the council for a finding of fact that congregate care is substantially similar to assisted living. The council gave that finding of fact. Rosegate is now in compliance with the city's code and the fair housing act. He reviewed the services offered by the Charleston as well as Treo in Orem. Rosegate provides all the services of the Charleston and Treo either in-house or by third party, including: 24-hour on site staffing, assistance with medication, bathing, bathroom, meals and snacks, escorts, restaurant-style dining, fitness classes, social outings, scheduled transportation, emergency alert response system, housekeeping and maintenance, on-site occupational and physical therapy. The options are cafeteria style. The facility is well within and exceeds all the setback requirements. He is still negotiating with Rocky Mountain Power to move the power lines on the south boundary. No density requirement or limitation is defined in the code. The Charleston has 30 units per acre. Rosegate is also 30 units per acres.

C. Jeff Dodge stated that the goal of the 30% landscaping guideline is a park-like setting. The majority of the landscaping is actually inside the building. He is concerned about

that, as well as the long facades. A lot of masonry has been lost on the exterior. Over 50% of the façade is stucco and siding. It doesn't feel like a Cedar Hills colonial building with thick moldings and other colonial elements. He would like to speak directly to the architects at the next meeting.

C. Steele stated that the exterior is very vanilla. As a result of resident feedback, this project has given up a lot of useful and valuable amenities. Now the building looks like it was built by committee.

C. Clement stated that the previous plans had the park-like setting. Forcing the building into the one zone has deteriorated the look of the project. That saddens him. The exterior looks much better and more colonial in the previous submittal.

C. Dodge doesn't want to send something to the City Council without seeing the updated architecture so that the Planning Commission can get behind and defend the plan.

Chandler Goodwin stated that an offsite architectural meeting can be arranged, so that the details can be nailed down.

Jeff Dodge, Craig Clement, Chandler Goodwin and Jenney Rees will meet with Corey Shupe and the architects for an architectural review. If necessary, there will be a special Planning Commission meeting to review the changes.

**MOTION: C. Clement—To table item 4 until the next Planning Commission meeting.**  
Seconded by C. Jeff dodge.

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

5. Review/Recommendation on Final Plans for Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone

Chandler Goodwin stated that he and David Bunker met with the developers regarding engineering concerns. This submission has addressed almost all those concerns. The city still needs to see a plan for drainage swells. The current plans show riprap at the base with native vegetation on the sides. Two possible solutions are riprap up the side or piping the swell. Water flow over the swells into the storm drain systems needs to be addressed as well. The plans need to show buildable area inside the setbacks.

**MOTION: C. Clement—To recommend the approval of the Lakeview Trails Subdivision final plan to the City Council contingent on following: showing the storm water drainage between Lots 3 and 4 and parcel A and Lot 1; fixing the Pressurized Irrigation line between Lots 19 and 20 per David Bunker's direction; showing the location of the sidewalk at the**

**end of the cul de sac off Bayhill Drive; adding building area on each lot; assigning addresses; correcting the geotech study report; engineering and geotech review by the city engineer; and a letter of water rights conveyance.** Seconded by C. Weber.

Chandler Goodwin stated that the streetlights will be built to city standard. A streetlight will need to be added on Bayhill Drive.

**AMEND MOTION: C. Clement—To include streetlights at the end of the Bayhill Drive cul de sac.** Seconded by C. Weber.

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

6. Review/Action on Amending the 2015 Planning Commission Meeting Schedule, by moving the meeting date for the Regular Planning Commission Meetings to the fourth Tuesday of each month

Chandler Goodwin stated that Thursday nights have become busy at the recreation center. It is proposed that the Planning Commission meetings be moved to the 4<sup>th</sup> Tuesday of the month.

**MOTION: C. Weber—To accept this proposal.** Seconded by C. Jeff Dodge.

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

ADJOURNMENT

7. This meeting was adjourned at 9:01 p.m. on a motion by C. Weber, seconded by C. Jeff Dodge and unanimously approved.

Approved:  
May 12, 2015

/s/ Colleen A. Mulvey, MMC  
City Recorder