

SPECIAL PLANNING COMMISSION MEETING

Tuesday, June 30, 2015 7:00 p.m.
Community Recreation Center
10640 N. Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Craig Clement John Dredge David Driggs, Jeff Dodge,
Donald Steele, Lorianne Spear
Absent/Excused: Jenney Rees, Council Liaison
Chandler Goodwin, Assistant City Manager/City Planner
Colleen Mulvey, City Recorder
Others: Gary Gygi

PLANNING COMMISSION MEETING

1. This special meeting of the Planning Commission of the City of Cedar Hills, Utah, having been properly noticed, was called to order at 7:02 p.m. 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 (public hearing only – no recommendation will be made at this time)

No comments.

Bradley Weber resigned after the last meeting, and according to the bylaws the first alternate, C. Dodge, has been appointed as a permanent member of the Planning Commission. The second and third alternates will be advanced into the first and second alternate positions, respectively.

SCHEDULED ITEMS

4. Approval of Minutes from the May 26, 2015 Planning Commission Meeting

MOTION: C. Driggs—To approve the minutes. Seconded by C. Jeff Dodge.

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

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

C. Glenn Dodge stated that tonight the Commission will specifically discuss guidelines and category definitions. He explained that he has taken a more extensive list of services and condensed them into the following major categories: "Retail", "Motorized Vehicles", "Financial Institutions", "Care Centers", "Professional Services", "Food Services" and "Real Estate". Other uses not defined included "Churches and other houses of worship", "Community Services" and "Recreational Facilities". The Commission discussed other uses and the appropriate categorization of each use. Chandler Goodwin explained that certain criteria will be established to evaluate each proposed use, in the event that a use not specifically stated on the list of permitted businesses comes forward for review.

A suggestion was made to include an "Other Retail" category that encompasses everything else that hasn't been specifically defined. C. Spear asked if a statement needs to be added to indicate that businesses substantially similar to what has been outlined will also be permitted, and Chandler Goodwin answered affirmatively. He explained that in defining a business that is "substantially similar", they will evaluate the impact on the community in terms of noise and traffic impacts, etc. There was further discussion on the matter, and Mr. Goodwin explained that every use is conditional, thereby limiting impacts. However, creating conditions that dictate perimeters on a business model is outside the purview of staff and the Planning Commission.

C. Glenn Dodge explained that his intention with elaborating on specific definitions for each of the services categories was to anticipate any questions or problems that may arise in the future. With regards to "Financial Institutions", the Commission discussed whether or not the language held any prejudices against certain types of institutions within the zone. Mr. Goodwin stated that prior to any changes being formally adopted to the Guidelines for the Design and Review of Planned Commercial Development Projects, the City Attorney will review the document for any legal missteps that may inadvertently open up the City to any liabilities. He noted that legal opinion is not binding in any way, and there have been occasions in which the Council has chosen not to move forward with a certain legal opinion.

The Commission discussed each category individually, beginning with "Retail", and determined which types of retail businesses would best fit into this category. They defined "Retail" as follows: The primary function of the business is for the sale of goods to the public in relatively small quantities for use or consumption rather than for resale. The Commission discussed how services and restaurants would fit within the retail definition. Furthermore, it was suggested that gas stations be included with the automotive category, rather than with retail. Retail establishments will be acceptable anywhere except in office zones. With regards to check cashing businesses, a foot note can be included under "Financial Institutions" which references the appropriate code requirements.

The "Motorized Vehicles" category is defined as the service, sale, and fueling of vehicles; including car dealerships, car washes, gas stations, and automotive lube centers. The Commission discussed whether or not dealerships and gas stations could be classified as "Retail". Furthermore, they discussed at what point the City of Cedar Hills will become entirely

built out in office space, and a comment was made that in 25 to 30 years, developers will likely decide to tear down own buildings to replace them with new buildings.

"Financial Institutions" are defined as establishments that focus on dealing with financial transactions, such as investments, loans, insurance and deposits. Examples of conventional financial institutions may include organizations such as banks, trust companies, insurance companies, and investment dealers. C. Driggs asked if any of these examples are able to function without having to be licensed by the State of Utah, and remarked that licensure would add to the credibility of the establishments. It was noted that all financial institutions have to be licensed, especially check-cashing and title loan companies, which are heavily regulated.

The primary function of "Care Center" establishments is to deal with physical, mental and emotional care of individuals, serving both short term and long term needs, including assisted living, congregate care and child care. Offices for medical and legal professionals will be categorized under "Professional Services". Examples of "Care Center" facilities were discussed, such as those available to elderly citizens, adults in transition and/or who are seeking protection by way of shelters, as well as young children in day care facilities. "Care Center" establishments are limited to human care, specifically, and do not include animal care facilities. The Commission continued to deliberate on what types of businesses should or should not be allowed in the Neighborhood Retail zone.

The primary purpose of "Professional Services" is the sale of services rather than goods. Examples of businesses which would fall into this category may include beauty salons, barbershops, dance studios, cleaners, laundromats, tutoring and education services, locksmith, shoe repair, etc. The "Food Services" category was discussed next, and is defined as businesses, institutions and companies responsible for any meal preparation outside the home, including restaurants, cafeterias and catering operations. The Commission discussed whether or not drive thru windows should be permitted in this category, as well as what types of uses may be categorized as "Real Estate".

A list of approved services is valuable information when communicating with residents. Furthermore, businesses are approved by way of conditional use permits, which require them to operate within appropriate guidelines for the area. It was noted that recreational facilities may include soccer and baseball fields, pools, tennis courts, and any space which is specifically designated for recreation. The Commission continued identifying certain types of businesses and categorizing them according to the most appropriate use.

In previous discussions, the Planning Commission clarified provisions for xeriscaping and making a park-like setting visible and accessible to the public, with a minimum of two-thirds of the 30% requirement. C. Spear read a provision relating to landscaping requirements near roundabouts. Chandler Goodwin explained that roundabouts are central, and when individuals drive towards a roundabout, their line of sight is to the left, rather than through the middle. He also made mention of one of the City's main entrances which has a roundabout, and was of the opinion that it should have landscaping due to its location in the City. Many of the street intersections in the City have overgrown trees which block visibility. Chandler Goodwin explained that staff occasionally has to prompt residents to trim their trees by way of citations or

finer. These situations are handled on a case-by-case basis. The types of trees which grow in Cedar Hills were discussed.

Section 4.2.2, Structure Height was reviewed. C. Jeff Dodge stated that he relocated the last sentence of this paragraph to be the third sentence, which reads: "*Height is measured from average finished grade to the top of cornice or parapet for flat roofs, and the midpoint of rake for sloped roofs.*" Furthermore, he suggested that the next sentence include: "*An additional height bonus of one (1) foot per additional two (2) feet increase from the required setback may be granted, up to a maximum height of fifty (50) feet occupied space within the permitted one to three stories, with unoccupied space (such as cupolas, false dormers, etc.) approved by the City Council with a recommendation from the Planning Commission.*"

Additionally, C. Jeff Dodge suggested that the Planning Commission may increase the required setback or require additional architectural elements for buildings taller than 30 feet, rather than 35 feet as was previously indicated in this section. These changes are also reflected in Section 4.4.2. Chandler Goodwin stated that he will send out all changes that have been made to the Commission for additional review.

ADJOURNMENT

6. At 9:01 C. Steele motioned to adjourn this meeting, seconded by C. Clement.

C. Driggs asked to make a comment, and mentioned that a member of City Council inquired as to where the Planning Commission is at with regards to amending the Guidelines for the Design and Review of Planned Commercial Development Projects. The inquiry was made under the pretense that if the Commission does not complete this task, the Council will take over the project. Chandler Goodwin stated that progress is being made, and that pre-review has to go through the Planning Commission prior to review and approval from the City Council.

The next meeting will be July 28, 2015.

This meeting was adjourned at 9:02 on a motion by C. Steele, seconded by C. Clement and unanimously approved.

Approved:
August 18, 2015

/s/ Colleen A. Mulvey, MMC
City Recorder